

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
February 16th, 2023

I. ROLL CALL: A regularly scheduled meeting of the Sublette County Planning and Zoning Commission was held in the Commissioners Room of the Sublette County Court House and was called to order at 6:06 pm. Chairperson, Chris Lacinak chaired the meeting.

Members Present: Blake Greenhalgh, Ken Marincic, Pat Burroughs, Chris Lacinak, and Maika Tan

Members Absent: None

Staff Members Present: Sublette County Planner, Dennis Fornstrom, Associate Planner, Tess Soll, and County Attorney Clayton Melinkovich

Staff Members Absent: None

II. Amendments to the Agenda: None

III. New Business:

1. Approval of the Dec. 8th meeting minutes as written. Passed 5/0 vote.
2. Approval of the Jan 19th meeting minutes as written. Passed 5/0 vote.
3. Approval of the Jan 26th meeting minutes as written. Passed 5/0 vote.

IV. Public Hearings:

*All agenda items were introduced by Chairperson, Chris Lacinak.

Agenda Item #1. An application by Johanna Reilly requesting a Minor Subdivision pursuant to Chapter XII, Subchapter V of the Sublette County Zoning and Development Regulations, for a 39.45-acre tract described as Tract 1, Sheet 11 of the Hoback Ranches Subdivision. The Reilly Minor Subdivision will create two lots, Lot 1, being 28.90 acres in size, and Lot 2, being 10.55 acres in size.

Mr. Fornstrom provided a brief review of the application and stated states to the board the lot in question is an original quarter of the Hoback Ranches Sub. Div., that is now being requested to subdivide. The smaller lot is 10.55 acres which is above the minimum lot standard for Hoback Ranches. These lots will be redescribed as Lot 1 and Lot 2 of the Reilly Minor Subdivision. The request for a minor subdivision appears to be consistent with all prior minor subdivisions that have taken place in Hoback Ranches.

The Board asked the applicant the following questions, Comm. Burroughs asked about the presence of water, septic and the configuration of the two lots and, whether the lots are for resale purposes, Comm. Tan asked about future access roads and driveway.

Public Comment:

Billie Hanson- Hoback Ranches resident. Concerned about the ongoing subdivisions of tracts in Hoback Ranches.

Motion by: Comm Burroughs motions to approve the application by Johanna Reilly pursuant to Ch. XII, Subchapter V of the Sublette County Planning and Zoning Regulations.

Seconded by: Comm. Tan

Board Discussion: None

VOTE:

Comm Burroughs AYE

Comm. Lacinak AYE

Comm. Tan AYE
Comm. Greenhalgh AYE
Comm. Marincic AYE
Motion passes 5/0

Agenda Item #2. An application by Jackson Fork Ranch, LLC proposing to amend their existing Conditional Use Permit for a Guest Ranch, located in T36N, R114W, Sections 2, 3, 9, and 10, which includes 478 acres more or less, to include all agriculturally zoned property of the Jackson Fork Ranch, LLC. 1,242 acres more or less, and the additional property held by Dead Shot Holdings, LLC. 160 acres more or less. This request is being made pursuant to Chapter V, Conditional Uses, of the Sublette County Zoning and Development Regulations

*Comm. Lacinak provides a few housekeeping reminders to the applicant, folks present in the room, and on Zoom.

Mr. Fornstrom stated to the board the original CUP was approved in 2010 and covers 478 acres and the JFR lodge (including the main house and dining facility), with this application to amend, it will add and take in the Dead Shot, LLC (owned by Mr. Ricketts) as well as other A-1 property that is owned by JFR. Mr. Fornstrom references the previous CUP application that was withdrawn and directs the board's attention to the revised site map provided by JFR. The revised site map has an alternative building layout (moved further south of the property) on the Deadshot property and includes ten (10) guest cabins, the dining pavilion, and repurposed riding arena. To note, this location and subsequent development will work in conjunction with the existing JFR lodge down the road. Mr. Fornstrom stated his recommendation in his report is solely based on the zoning regulations that are currently in place and is favorable.

Comm. Lacinak asks Mr. Fornstrom to provide clarity on the recent BOCC interpretation JFR requested regarding bi-right recreational uses on A-1 property under a CUP prior to this P&Z meeting.

Board discussion with the applicant consisted of questions regarding capacity/property user caps presented by the applicant, recreation, a metes and bounds descriptions of the property(s), why were deeds of other properties included in the application, and common ownership prior to the CUP.

Public Comment:

Mr. Huntley- former P&Z comm, not in favor of the proposal and feels the idea is a fantasy.

Dan Bailey- Bondurant resident, read from a prepared statement that encompassed a detailed analysis of the application and proposal. Not in favor

Marilyn Filkins- Bondurant resident, not in favor, has environmental concerns, forest fire concerns, capacity/human presence impacts to the Hoback Basin and lighting concerns.

Mark Anselmi- Bondurant/Cora resident, not in favor. Wildlife corridor issues, detrimental to public health and safety.

Ben Franklin- former Sub. Co Firefighter. Has forest fire concerns.

John Carter- Not in favor. Would like to see the property in a conservation easement.

Lisi Krall- Bondurant resident. Not in favor. Environmental concerns, whether or not the guest ranch is or is not incidental to the Ag purpose, and feels this proposal is materially injurious to her.

Mr. Benson and Rosemary Benson- Bondurant residents and adjacent landowner. Confusion about why a CUP is being sought, concerned about capacity, noise, wildlife, and vegetation concerns.

Public Comment Closed

The Board continued its discussion with the applicant and asked the following questions:

Comm. Lacinak asked the applicant to tie all components of the development and the resort together, Comm. Marincic asked if the use of helicopters are part of the proposal, Comm.

Lacinak asked the applicant to elaborate on types of recreational activities across the property,

Comm Marincic asked a question regarding sanitary facilities on the property and where they would be located, Comm. Lacinak asked the applicant why a CUP is appropriate in this case,

Comm. Greenhalgh asked a question about the previous traffic study/what were the trip count numbers, Comm. Lacinak asked the applicant his timeline of coming back to the board for a capacity request.

Motion by: Comm. Burroughs to recommend approval for modifying the CUP to amend the current conditional use permit, and that we send the approval to the Board of County Commissioners with inclusion of the following conditions:

1. All conditions provided by the applicant with the following modifications:
 - a. That the applicant's condition to "Retain a recognized Dark Sky consultant on all our new construction projects to best protect night skies" to "Construction and landscaping will comply with all Section 5.3.1 Exterior Lighting Standards related to R-1, R-2, and R-3 zoning districts in Teton County planning and zoning regulations.
 - b. That the language "our A1 properties" be changed "to a metes and bounds description for the relevant parcels to be provided to the P&Z and BOCC".
 2. That there be no events at the Deadshot unit with more than 40 adults and 10 children.
 3. That the infrastructure substantially conform to what is detailed in this application.
 4. That the applicant will either follow through on getting a State of Wyoming DEQ UIC permit prior to construction of wastewater facilities on the Deadshot ranch as proposed or install a package plant for sewage treatment.
 5. Noise-producing recreational activities will not begin before 8 AM and will end by 10 PM on Monday, Tuesday, Wednesday, Thursday, and Sunday and end by 12 AM on Fridays and Saturdays.
 6. Heavy equipment may not be operated before 8:00 AM or after 5:30 PM.
 7. The dining pavilion will be a maximum of 5,000 sf.
 8. The 10 proposed cabins will not exceed 30,000 sf total
 9. Common ownership will be completed upon approval by the BOCC.
- Seconded by: Comm. Greenhalgh

VOTE

Comm. Burroughs AYE

Comm. Lacinak NAY

Comm. Greenhalgh AYE

Comm. Tan not present for vote. Comm. Tan's proxy was Comm. Lacinak for NAY

Comm. Marincic AYE

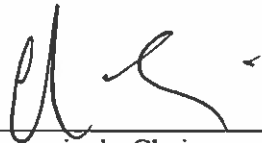
Motion passes 3/2

V. Old Business: None


VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak at 10:55 p.m.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING


Chris Lacinak, Chairman

Attest:


Dennis Fornstrom, Sublette County Planner

***** Please note that a digital audio recording of the meeting is available at the Planning and Zoning Office and online by going to the Sublette County Website. These minutes are a written summation of the meeting.**