

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
July 20th, 2023

I. ROLL CALL: A regular 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 6:00 pm by Chairperson, Chris Lacinak.

Members Present: Maike Tan, Chris Lacinak, and Blake Greenhalgh

Members Absent: Ken Marincic, Chase Harber

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 June 15th meeting minutes will be held over until the board is at quorum.

IV. Public Hearings:

1. An application by JLC Wyoming, LLC proposing a Conditional Use Permit for the operation of an Outfitting Business within the A-1 Zoning District, for property associated with 332 Dell Creek Rd. 23-114. T38N, R113W, Sec. 23, of the 6th PM, Sublette County WY. This request is being made pursuant to Chapter V, Conditional Uses, of the Sublette County Zoning and Development Regulations.

Agenda Item #1. An application by JLC Wyoming, LLC proposing a Conditional Use permit for the operation of an outfitting business within the A-1 zoning district. Mr. Fornstrom introduced the application with a brief overview of the request. This request predominately will allow for the staging of outfitting operations from JLC private property. Mr. Fornstrom stated this request complies with the zoning regulations pertaining to the A-1 district and believes this request will not be detrimental to the public and is compatible with the surrounding lands and uses. Mr. Fornstrom recommends in favor of the conditional use, with no prescribed conditions from the planning and zoning office. The planning and zoning office has received one written public comment.

Board discussion with the applicant consisted of the number of use days on the forest, reasons why the CUP was not sought earlier, other associated outbuildings proposed for this use, the number of residential structures that would be included in the outfitting business, and anticipated expansion.

Public Comment:

Kevin Campbell- spoke in support of the application.

Motion by: Comm. Greenhalgh to approve the request for the conditional use permit for the operation of the outfitting business from the Little Jennie ranch with one condition:

1. If future structures are built for overnight guests specific to the outfitting business, the conditional use permit shall be amended.

Seconded by Comm. Tan

VOTE:

Comm. Lacinak Aye

Comm. Tan Aye

Comm. Greenhalgh Aye

Motion passes: 3/0

Comm Lacinak addressed the board to confirm board members have considered the eight criteria of conditional uses and made findings A and B.

Comm. Tan Yes

Comm. Greenhalgh Yes

Comm. Lacinak Yes

Agenda Item #2. Regulations revisions continued.

Ch. 2

Comm. Lacinak proposes alternative language to cluster and planned unit development for better distinction between terms used in the document.

Short discussion around public facility definition ideas.

Comm Lacinak poses a question as to how the ARU standard is applied for clarity purposes.

Strike the word 'temporary' from temporary heavy equipment storage.

Comm. Lacinak suggests adding resorts to CH-1 zoning district.

Comm Lacinak inquires what 'Agricultural light' means in the RM zoning district and proposed changing the language to 'general' agriculture.

Ch.3

Comm. Tan comments on the parking standards table and wonders if other uses should be added. Include coffee shops, coffee drive-ins. Mr. Fornstrom suggests updating the parking table as well.

Comm. Tan questions whether home occupation standards should be better defined. Comm. Lacinak suggests adding selling 'products' raised or produced on the premise, eggs, cheese, and dairy to this standard/definition.

Comm. Tan feels the sign dimensions of 14ft by 48ft were rather larger, and wonders if this is more of a billboard size. Additionally, proposes political signs restricted to 'current' elections or elections within the year, and asks whether or not religious messages or substance abuse message signs have no size limit. Comm. Lacinak suggests whether a statement could be made that exempted signs still need to follow a size limitation.

Comm. Tan has a concern with language for landing strip standards specifically, landing strips shall not be used for commercial purposes, and would also like clarity if the 13 landings are per parcel, per owner etc. Comm. Lacinak proposes striking language around the 13 landings in the definition. Comm. Tan would like game and fish consulted.

Ch.14

Comm. Tan is concerned based on public comment, this can be exploited. Suggests owner needs to be onsite and/or reachable within 24hrs, and restricting non-Wyoming residents operating STRs.

Ch.3

Comm. Lacinak comments on the usage of 'guest' in the parking standard tables, and suggests using 'transient' or 'bedroom' and again, perhaps updating the parking table is necessary.

Mr. Fornstrom asks if the update to maximum building height is acceptable for principal and accessory building height.

Comm. Lacinak proposes additional language for the noise standards to incorporate a distance from residences or perhaps noise is exempt during certain hours, or decibel rating over a certain distance.

A brief discussion regarding site, building site, parcel, etc. Comm. Lacinak proposes striking ADU from the parcel size table.

Comm. Lacinak proposes adding language in Sec.20 to provide clarity between this section and Sec. 44 and suggests eliminating PUD 'zoning district'. Additionally, suggests a rule that the applicant shall be in consultation with Game & Fish when pursuing this type of subdivision design. A discussion between Sec. 20 and Sec. 44 lasted for the remainder of the meeting.

V. Old Business: The Board set three additional workshop meetings by motion from Comm. Greenhalgh and 2nd by Comm Tan. Motion carried 3/0. The dates are as follows:

July 27th

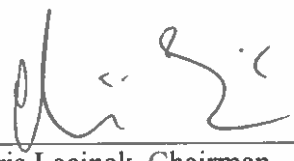
August 3rd

August 10th

VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak, at 9:09 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.**

