

Sublette County, Wyoming  
**Planning and Zoning Commission**  
**Official Minutes**  
June 15th, 2023

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**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:** Pat Burroughs, Maike Tan, Ken Marincic, and Chris Lacinak

**Members Absent:** Blake Greenhalgh

**Staff Members Present:** Sublette County Planner, Dennis Fornstrom

**Staff Members Absent:** Associate Planner, Tess Soll and County Attorney Clayton Melinkovich

**II. Amendments to the Agenda: None**

**III. New Business:**

1. Approval of the minutes from Feb. 16th. Minutes are approved as presented 4/0.

2. Approval of the minutes from March 30th. Minutes are approved as presented 4/0.

3. Approval of the minutes from May 4th. Minutes are approved as presented 3 aye and 1 abstention from Comm. Marincic.

4. Approval of the minutes from May 18<sup>th</sup>. Minutes are approved as presented 3 aye and 1 abstention from Comm. Lacinak

**IV. Public Hearings: None**

**Agenda Item #1.** The Planning & Zoning Board discussion, and review of the Proposed Zoning & Development Regulation Amendments.

Comm. Lacinak opened the meeting with a discussion of the timeline of board comments and deadline for them to be provided to the office. Mr. Fornstrom provided the board with an update regarding the consultant. The contract for the consultant will be presented to the BOCC for signature at their next meeting. Members of the board questioned the process in which board member comments would be received, when comment needs to be received, and how comments will be implemented into the regulations. It's suggested a voting method by the board on certain elements of the regulations would be helpful and/or appropriate. The tentative consensus of the board is to provide written comments to the office by the end of day on July 6<sup>th</sup>.

After lengthy, the board agreed to conduct a special meeting tentatively set for July 13<sup>th</sup>, 2023.

Comm. Burroughs addresses the board with comments and feedback regarding Ch. 1 Definitions. Landing Strip definition vs. development standard to be more cohesive. Comm. Marincic suggested leaving this definition as is, upon consultation with the county attorney.

The definition of Multiple Family Dwelling unit contains language for separate sanitary facilities and perhaps the definition should be reworked for better clarity overall.

The definition of Parcel. Edited language for word arrangement and clarity.

The definition of Private Land use Regulation (Covenants). Edited language for word arrangement and clarity.

The definition of Public Facilities. Comm. Burroughs suggests alternative language for this definition after consultation with the County Attorney. Comm. Lacinak raises the question of public utilities under the proposed language.

The definition of Recreational Vehicle. Comm. Burroughs proposed expanding the definition to include 'self-containment' meaning kitchens, and bathrooms.

The definition of Recreational Vehicle Park. Comm. Burroughs wonders if sanitary facilities need to be included in the above-mentioned.

Consider separating campground and indicate if the campground would like to support RV's it would provide waste/water.

The definition of Resort. Comm. Burroughs prefers the prior version of this definition.

The definition of Short-term Rental. Comm. Burroughs questions the use and interpretation of "deed restricted" and asks to consult with the County Attorney on the matter.

The definition of SFD (single-family dwelling). Comm. Burroughs asks for clarity of the definition. Striking 'single' from this definition.

The definition of Variance. Comm Burrough requests clarity of the definition. It's suggested to remove 'commonly' from the definition. Edit language for clarity.

The definition of Worker's Camp.

Comm. Burroughs raises the question of what "semi-permanent" temporary housing means in this definition.

#### Chapter 2 Zoning Districts Comments

I-L. Comm. Burroughs feels heavy equipment sales is inappropriate.

#### Ch. 3 Development Standards

Agricultural PUD and Planned Unit development;


Comm. Burroughs asks for clarity surrounding the details of sections regarding PUD and AG PUDs. This discussion lasted for the duration of the meeting.

**V. Old Business:** None

**VI. General Public Comment:** None

**VII. Adjournment:** The meeting was adjourned by Vice Chairperson Pat Burroughs, at 8:30 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.**