

Planning and Zoning Commission
Official Minutes
September 21st, 2023

I. ROLL CALL: A special 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 6:03 p.m. by Chairperson, Chris Lacinak.

Members Present: Maike Tan, Chris Lacinak, Blake Greenhalgh, Ken Marincic, and Chase Harber

Members Absent: None

Staff Members Present Sublette County Associate Planner Tess Soll and County Attorney Clayton Melinkovich

Staff Members Absent: None

II. Amendments to the Agenda: None

III. New Business: Election of board officers

Comm. Marincic moves to nominate Comm. Greenhalgh for Vice Chair. Motion was seconded by Comm. Tan, and passed 5/0.

IV. Public Hearings:

Agenda Item #1. An application from Robert Morin and Robert Wilstead requesting a Partial Vacation and Replat of Tract 14, Sheet 9, and Tract 16, Sheet 8 of the Hoback Ranches Subdivision, pursuant to Chapter XII, Subchapter IV, Section 4, b. of the Sublette County Zoning and Development Regulations. This proposal would reconfigure the boundary line between the two tracts and create Lots 1 & 2 of the Hoback Ranches Subdivision Morin Amendment

Mr. Fornstrom provided the board with a brief overview of the application. Mr. Fornstrom states to the board the primary purpose of this request is to provide better access to Mr. Morin's tract (which will become a lot if approved). No new lots or roads will be created by the reconfiguration. Mr. Fornstrom acknowledges Mr. Jackson who is representing the application. The Board asks Mr. Fornstrom for more details as to how the tracts will be reconfigured.

No public or written comment for this application was received.

Motion by: Comm Greenhalgh to approve the request for partial vacation and modification to Tract 14, Sheet 9, and Tract 16, Sheet 8 of the Hoback Ranches as presented.
Seconded: Comm. Tan

VOTE:

Comm. Lacinak Aye

Comm. Greenhalgh Aye

Comm. Tan Aye

Comm. Marincic Aye

Comm. Haber Aye

Motion Passes: 5/0

Agenda Item#2. An application by Michael Welsh requesting a Variance to the rear setback requirement of Chapter III, Section 4, Setback requirements for the R-R, Rural Residential Zoning District pursuant to Chapter VI of the Sublette County Zoning and Development Regulations. The subject property is located at 91 Riverside Rd, Pinedale, WY

Mr. Fornstrom provided a brief overview of the application to the board. Mr. Fornstrom stated the variance is being applied to the rear setback that encroaches on the waterway. In 2016 a new

leach field was placed on the property that may present difficulties for the current building sites presented by the applicant. Mr. Fornstrom feels this request is somewhat self-inflicted, however, it does not seem to impose undue hardship on adjacent landowners. Several of the properties in this subdivision present similar barriers to building sites. Comm. Greenhalgh asks Mr. Fornstrom if other property owners have variances or sought variances for encroachments to setbacks. Some discussion opened regarding other properties in the vicinity in the setbacks.

The applicant expressed to the board the challenges of the existing septic system in its current location on the property, with the front and rear setbacks being 25ft which would encompass approximately 43-44 % of the lot. Mr. Welsh states the white pine trees towards the back of the property he would like to keep intact. Additional clarification is provided to the board that this request would take the entirety of the rear set back to 10ft so that Mr. Welsh may also place an additional structure in the existing 25ft setback.

Comm. Lacinak read aloud the comments from the Sublette County Conservation District and Game & Fish provided on this application. Some discussion between the board and the applicant regarding precedent and property rights issues occurred.

Motion by: Comm. Haber moved to approve the application as presented.

Comm Lacinak proposed a friendly amendment to approve the application as shown in the drawings presented, representing the encroachment of only the two buildings depicted.

Amendment accepted.

Seconded by: Comm. Marincic

VOTE:

Comm. Lacinak Nay

Comm. Tan Nay

Comm. Greenhalgh Nay

Comm. Marincic Aye

Comm. Harber Aye

Motion Failed: 3/2

V. Old Business: Continued regulation revisions

Item #1. Definition of Guest Ranch.

Comm. Lacinak stated the board was not unanimous in using the word 'incidental' in the definition and other language changes and warrants continued discussion to finalize.

Item#2. Definition of Landing Strip

Comm. Lacinak offers language for both the definition and the development standard.

Item #3 Home Business and Home Occupation.

Negative impacts to bitcoin mining and how that use or business falls into these definitions and development standards. Comm. Lacinak questions whether the board should list examples of permitted businesses in these standards. The board feels addressing potential negative impacts through the consultant would be helpful.

Item #4 Lot lines

Clarification of this term.

Item #5 Meat Processing and Slaughter Facility

APA definition has been inserted as a placeholder.

Item #6. Public Facilities

The board discussed breaking up public facilities into different categories.

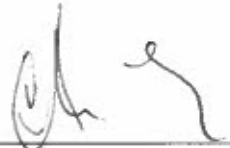
VI. General Public Comment:

Lisi Krall: comments on the guest ranch definition and feels this revision is an opportunity to eliminate the trouble that arose last year and also prefers the use of the term 'incidental' in the definition of guest ranch. Ms. Krall had strong concerns over the operation of Bitcoin in the county.

Dan Bailey: Would like the board to consider removing the guest ranch out of A-1 zoning as a use. Restated that overwhelmingly, the public was against the Jackson Fork Ranch and urged the board to not ignore the people in the county.

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak, at 9:32 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.**

