

Sublette County, Wyoming  
Planning and Zoning Commission  
Official Minutes

March 18, 2021

The regularly scheduled meeting of the Sublette County Planning and Zoning Commission was held in the Lovatt Room of the Sublette County Library on this date. Present were Sublette County Planner Dennis Fornstrom, Assistant Planner Alan Huston and Commissioners Blake Greenhalgh, Maike Tan, Pat Burroughs, and Chris Lacinak. Ken Marincic was absent (excused). Also present was assistant County Attorney Clayton Melinkovich.

Chairman Blake Greenhalgh called the meeting to order at 6:03 PM. and welcomed everyone to the evening meeting.

Minutes of the Feb. 18<sup>th</sup>, 2021 meeting were approved. The motion to approve was made by Comm. Burroughs and seconded by Comm. Lacinak. Vote to approve was unanimous.

Chairman Greenhalgh announced that an application from Dakin Sloss for a rezone as advertised had been withdrawn earlier in the day. (agenda item #1)

**Items on the agenda were introduced by the Chairman as follows:**

**Item #1.**

Chairman Greenhalgh introduced the first item (old business), a matter that had been tabled at the Feb. 18<sup>th</sup> meeting. The matter involved a request for variance by Mr. & Mrs. Huffines for a change to the setback requirement as describe on the plat of the Carmichael Hills Subdivision Second filing. Mr. Fornstrom reminded the board of the particulars, and relayed Latmer Straley's withdrawal of objection to the variance. This request, to accommodate the construction of a shop/garage, sought relief from the 40' setback required per plat and desired to be governed by the County's standard setback requirement of 25'.

Chairman Greenhalgh inquired of the applicant the extent of the actual encroachment (8'), and expressed his desire to see applicant's original request to change to the county's 25' setback be the matter determined before the board. Some further discussion among the board ensued. Comm. Tan expressed concern about some precedent being established in the ability for HOAs to change platted setbacks. Mr. Fornstrom suggested the practice of recording setbacks on plats was now rather uncommon, although building envelopes were still frequently established. Mr. Huffines spoke further to the particulars on the ground and confirmed Mr. Straley had withdrawn his objection.

**Action #1:**

Comm. Burroughs made a motion to approve the applicant's request as recommended by staff. Comm. Tan seconded the motion. Motion passed unanimously 4/0.

Comm. Greenhalgh thanked the applicant for their understanding of the process and their willingness to work with Mr. Straley.

**Agenda item #1**

Chairman Greenhalgh affirmed that an application from Dakin Sloss for a rezone as advertised had been withdrawn earlier in the day. (see above)

**Agenda Item #2**

Chairman Greenhalgh introduced the next item concerning the request from Justin Scarbrough for a conditional use permit to allow for the operation of a Home-Based Business located in a A-1 zone. Mr. Fornstrom elaborated on the applicant's request, and noted "Home Business" was an enumerated conditional use in the A-1 zone. No comments were received from the adjoining the property owners. As the application states Mr. Scarbrough seeks to provide gunsmithing services, is licensed and has the blessing of his landlord at the Bar Cross. Commissioners had several questions regarding the operation scope and purpose. Comm. Greenhalgh questioned the range of products to be sold and if the applicant desired a "store front", applicant suggested yes. Comm. Burroughs clarified that the applicant was a tenant and made other inquires to the nature of the facilities (small paint booth, unattached garage). Applicant

indicated original operations would revolve around coating of guns and custom builds and much would be online. Comm. Lacinak inquired as to the rationale for a type 7 FLL. Applicant suggested type 7 allowed more flexibility. Mr. Fornstrom indicated there were several FLLs in the county, none of which had generated complaints. Comm. Greenhalgh indicated the expense of commercial property made such home business a necessity, and indicated a time limit might be appropriate. Mr. Fornstrom noted that the CUP as recommended was for Mr. Scarbrough only at this particular location (not transferable). Comm. Greenhalgh expressed growth in such businesses with low overhead might be seen to be unfairly advantage compared to similar commercial establishments on expensive commercially zoned property. Comm. Burroughs noted that home business is conditionally allowed in A-1 zoning. A simple request.

Comm. Lacinak noted every CUP required certain criteria be considered, and voiced concerns that growth could increase traffic which might weigh differently on the criteria. Comm. Greenhalgh opined that just as with STRs, the growth in home business may pose challenges for the board. Assistant planner, Alan Huston spoke to the development standards associated with home business, and agreed with Comm. Lacinak that it was implicitly understood that the applicant would adhere to the standards as outlined in the regulations. Mr. Huston read aloud the development standards involved. Comm. Greenhalgh's concerns about business growth and associated nuisances were somewhat assuage. Comm. Burroughs noted that the landlord was also a likely factor limiting growth.

## **Action #2:**

A motion was made by Comm. Lacinak to approve the request as recommended by staff. Comm. Burroughs seconded the motion.

Chapter V, Section 2, c. (4), (a) and (b) finding of facts were unanimously affirmed.

The vote on the earlier motion was unanimous, 4/0 in favor of approving the applicant's request.

## **Agenda Item #3**

Comm. Greenhalgh introduced the last item on the agenda. The proposed updates to the Sublette County Road Standards were presented to the board members in written form. Mr. Fornstrom spoke to the Commissioners regarding some particulars of the new standards. He indicated many of the standards were being observed for many years now. He noted that the standards had not been officially updated since 1992.

The commissioners discussed the new standards at great length. Mr. Fornstrom pointed out that adoption of the new road standards could impact the current P & Z regulation resolution. Many question and concerns were raised and left unanswered.

Mr. Melinkovich indicated that, given the volume of unanswered questions and given the fact that 29 years have passed since the last update, a motion to table might be indicated. A quick inquiry of fellow board members by Chairman Greenhalgh indicated support for tabling the matter.

## **Action #3:**

Motion to table was made by Comm. Lacinak.

Comm. Tan seconded the motion of Comm. Lacinak. Comm. Burroughs began a motion to modify the motion but such modification was dropped after Mr. Melinkovich spoke to being able to provide "red-line" copies of the road standards, and indicated presentation of the road standards may be more of a courtesy, and require no particular action by the board.

Comm. Greenhalgh call for a vote on the motion to table. The motion passed unanimously, 4/0.

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With new business concluded, some casual discussion ensued among the commissioners regarding the upcoming STR workshop. In addition, membership in WYOPASS was discussed and it was determined that Comm. Greenhalgh would be the only board member to continue a membership.

There being no other business, Chairman Greenhalgh adjourned the meeting at 7:33 P.M.

PLANNING AND ZONING COMMISSION  
SUBLETTE COUNTY, WYOMING

  
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Blake Greenhalgh, Chairman

Attest:

  
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Dennis Fornstrom, Sublette County Planner

\*\*\* Please note that a digital audio recording of the meeting is available at the Planning and Zoning Office.

## Sublette County Planning and Zoning

Meeting Date: 3-18-21

Name:

Dennis Anderson

Barbara Anderson

Brian Gray

Toy Ufford

JUSTIN SCARBROW

Jared Hufner

MANDIE HUFFINO

JOHN SCHENK

Jed Walker

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