

Sublette County, Wyoming Planning and Zoning Commission Official Minutes

June. 16th, 2022

A meeting of the Sublette County Planning and Zoning Commission was held in the Commissioners Room of the Sublette County Court House on this date. Present were Sublette County Planner Dennis Fornstrom & Associate Planner Tess Soll, Deputy County Attorney Clayton Melkinkovich, Commissioners, Blake Greenhalgh, Chris Lacinak, and Ken Marincic, Pat Burroughs, and Maike Tan.

Comm. Greenhalgh called the meeting to order at 6:18 pm. No members of the public were in attendance.

First Order of Business:

Comm. Greenhalgh opened the meeting to approve minutes from the May 19th meeting. Minutes were approved and carried with a 3/0 vote, with Comm Burroughs, and Tan abstaining as they were not present for the May 19th meeting.

Agenda Item #1

Continued discussion regarding the Sublette County Regulations Revision. This was the only agenda item and was discussed the entire meeting.

Mr. Fornstrom asked if any other board members had written comments on the regs aside from what Comm. Lacinak submitted. Comms Tan and Burroughs stated they both felt what they reviewed was what the board and staff had discussed and agreed upon. Comm Burroughs however, would like to review Comm Lacinak's comments regarding Ch. 1-3.

Mr. Fornstrom reiterated the importance of board feedback submitted to the Zoning office.

Items discussed are as follows:

Glossary

Effective dates of resolutions

Dark Skies language

- Discussion on qualifying statements and whether this language follows the Comp plan.

Principal structure & Use

- Result of this conversation was to create definitions for the above

ADUs for employees' definition

- Removed words from the definition

Enforcement of CC&Rs

- Discussion with Mr. Melkinkovich regarding county enforcement of CC&Rs.

Nonconforming parcels and sites

- Mr. Fornstrom discussed this definition in detail to provide clarification to the board

Tower Regulation

Worker's Camp

- Discussion of what this actually is and the number of individuals that may or may not be included in a worker's camp and what the county's goal would be with regulating it. Discussion led to amending the definition for clarity.

RS-1 District

- Comm Lacinak asks why 'commercial' enterprise is not mentioned in this language. Comm Lacinak stated he feels this language opens a door to putting commercial developments where they don't belong (remote settings or rural residential settings).

Authorized Uses for any zoning district

General AG Uses

- Better define this

- Hobby/Commercial Greenhouses
- Nursery

Non-Nuisance producing

- No definition or ordinance
- Removed from regs

Septic Systems; specifically Engineered & DEQ designed systems

Campground

- A portion of the entire parcel included as far as a potential re-zone
- Discussion to amend campground definition and restriction language
- Allowed Zones
- Campground stay discussion (extensive and detailed discussion)

Add Multiple businesses to RS-1

Define better multi businesses to one or more proprietors

Wastewater System language amended

ARU (Accessory Residential Unit) discussion

- Square footage amended
- Defining what 'employee' means and if we should have a formal definition

Guest Ranch and employee housing

Resort Development and size


- Conditional use in RS-1 for oversight of potential development

Special meeting scheduled for continued discussion of regulations

- Scheduled for 6/29 @ 6:15

Comm. Greenhalgh calls the Planning and Zoning meeting to adjournment at 9:13 pm.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING


Blake Greenhalgh, 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.