

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes

Feb. 17th, 2022

The regularly scheduled 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 Planners Tess Soll. Commissioners Blake Greenhalgh, Maike Tan, Pat Burroughs, Chris Lacinak, and Deputy County Attorney Clayton Melinkovich were present. Comm. Marincic was absent.

Comm. Greenhalgh called the meeting to order at 6:15 PM. No members of the public were present.

First Order of Business:

Comm. Greenhalgh introduced approving the meeting minutes from the Jan. 20th meeting.

Action #1

A motion by Comm. Burroughs for approval the Jan. 20th meeting minutes was made and seconded by Comm. Tan and the motion carried 4/0.

Items on the agenda were introduced by the Comm. Greenhalgh as follows:

Agenda Item #1.

Item #1 was pulled by the applicant.

Agenda Item #2

Item #2 was a review of the Zoning Regulations amendments to Ch. 1-3 Sec. 48 & 49. This discussion started at 6:20 PM and lasted the duration of the meeting. Dennis Fornstrom presented progress to the regulations specified in these two sections. Mr. Fornstrom stated to the board after discussing Sec. 48 & 49 a quick review of Ch. 1-3 would be done to wrap up any additional comments from the board. Mr. Fornstrom states the P&Z office is still in the process of revising Ch. 4-12 for board comment.

Review of sections and various other regulations commences for the remainder of the meeting. The following items were discussed:

Development standards for guest ranch
Formula for guest ranch occupancy
Double J ranch request for Guest Ranch
Density of parcel related to guest ranches
Discussed a definition for 'Event'
Capacity specific to the nature of the event and/or parcel
Special Events
Special Use permit (1000+ ppl)
Employee Housing for guest ranches
Development standards for Resort
Unified ownership models
Include J (Sec.49) to Sec. 48 under 'b'
Natural limiters to gross size of resorts
Applicant needs to describe how/what 'recreation' ties into a request for re-zone to RS-1
Resort vs. Motel
Conditional Use Service stations in RS-1
Motel vs. Hotel
CH-1 Zoning
C-1 Zoning
Campground stay 120 days vs. 60
Discussed possible RV park definition

Comm. Greenhalgh asks what is on the March agenda. Three things were noticed for March’s agenda.

Comm. Greenhalgh calls the Planning and Zoning meeting to adjournment at 8:13 pm.

PLANNING AND ZONING COMMISSION
SUBLETTE COUNTY, WYOMING



Blake Greenhalgh, Chairman

Maile L Tan
Vice Chair

Attest:



Dennis Fornstrom, Sublette County Planner

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