

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
January 26th · 2023

I. ROLL CALL: A special meeting of the Sublette County Planning and Zoning Commission was held in the Lovett room of the Sublette County Library and was called to order at 6:05 pm. Vice Chairperson, Pat Burroughs chaired the meeting.

Members Present: Blake Greenhalgh, Ken Marincic, and Pat Burroughs

Members Absent: Maike Tan and Chris Lacinak

Staff Members Present: Sublette County Planner, Dennis Fornstrom, Associate Planner, Tess Soll, and County Attorney Clayton Melinkovich

Staff Members Absent: None

II. Amendments to the Agenda: None

III. New Business: None

Agenda Item #1. Continued discussion on the proposed amendments to Chapter 2 and Chapter 3, of the Sublette County Zoning and Development Regulations.

This was the only agenda item and focused solely on public comment on the proposed Zoning Regulations. The chapters discussed were Ch.2 and Ch. 3

Six members of the public were present. Twelve members of the public participated via zoom.

Sec 3 Authorized Uses discussion

***Minute 39:08 Chairman Lacinak joined the meeting.**

Public comment on the following topics:

I-L industrial zoning uses discussion

Public Facility definition reference

ADU, Guest house, Cabin

Livestock provision in RS-1 to have animals on the property

Service station in RS-1 be struck in CUP. Definition for an alternative service station. Include rec vehicles

Bic Coin mining definition and zoning district

RC- permitted uses of industrial parking lots and sanitary landfills

Definition for Industrial parking lot

The threshold for an engineer report for water is required of the developer. Seems to be a big concern among the public.

Wastewater system and studies prior to? Who and when should a person/developer do this?

Max building heights

Odors- Exemption does include feedlots. Are we defining feedlot?

Nuisance

Concerns over the usage of the word 'site'

Definition for cabin

Why is ADU on the list with only zoning districts for the minimum site?

Sec 19 manufactured home standards. What code prevails HUD or IBC?

More info on Open Space PUD or specifically Ag PUD (by Right or CUP)

Define professional office

Fencing in general. Can county trump state fencing statutes

Landing strips in ANY zoning district. Redefine perhaps?

Definition of campground should be clear on the intent. Reevaluate the length of stay.

Glamping and problems for neighbors

Should we define RV park

Landscaping should include an option for 'Zeroscapes'
Gravel pit extension of 5 years. Is that being enforced?
Will we continue to regulate long-term rental in RR zoning districts
What is the intent of 'Rental of an ADU'
Look at Sec 41 (g)
ARU language
Special Event having no parameters (resolution reference?)

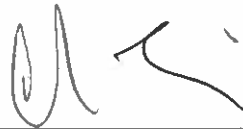
Pick up Ch. 3 Sec. 42 at the next workshop

V. Old Business: None

VI. General Public Comment: None

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