

**Sublette County, Wyoming  
Planning and Zoning Commission  
Official Minutes**

July 15th, 2021

The regularly scheduled meeting of the Sublette County Planning and Zoning Commission was held in the Commissioner's Room of the Sublette County Courthouse on this date. Present were Sublette County Planner Dennis Fornstrom, Assistant Planner Alan Huston and Commissioners Blake Greenhalgh, Maike Tan, Pat Burroughs, Chris Lacinak and Ken Marincic.

Chairman Blake Greenhalgh called the meeting to order at 6:05 PM. and welcomed everyone to the evening meeting. Chairman Greenhalgh spoke very briefly regarding rules.

**First order of business:**

Minutes of the May 20th, 2021 meeting were approved unanimously with a motion by Pat Burroughs and a second by Maike Tan.

Minutes of the June 17th meeting were approved unanimously with a motion by Chris Lacinak and second by Maike Tan.

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

**Agenda Item #1.**

Item #1 as advertised was withdrawn by the applicant Mr. Strike.

**Agenda Item #2.**

Chairman Greenhalgh introduced the applicant's request for variance. Mr. Fornstrom elaborated on the particulars of the request from Ron Wagstaff. A request for a 10' setback, as opposed to the required 50' setback was desired in the A-1 zone located on Horse Creek Rd. The completed elevation certificate indicated the building envelope in the desired area was rather limited. The property to the west, which would be encroached upon is BLM property. Mr. Wagstaff was present and spoke to his desire to locate the structure as the sight required. He expressed some puzzlement at setback requirements in general. Mr. Wagstaff was advised by his surveyor to request a variance to the setback requirements. Options to a variance were touched upon and the concept of "self-inflicted" was mentioned. Concerns with precedent were noted by Comm. Burroughs and concerns with deviating from variance criteria was noted by Comm. Lacinak. After some further discussion it was determined that a setback of 30' would be sufficient and considering the affected neighbor adverse impacts were unlikely.

**Action # 1**

Comm. Lacinak made a motion to approve a variance with the condition that the setback be 30' along the westerly side. Comm. Burroughs seconded the motion. Motion carried unanimously.

Chairman Greenhalgh encouraged the applicant to attend the County Commissioners meeting.

**Agenda Item #3**

Chairman Greenhalgh introduce the next matter regarding a variance to a setback which was required and noted on the subdivision's recorded plat. Mr. Fornstrom elaborated on the setback requirements of the Culbertson Creek Subdivision. The applicant Daniel Harrison spoke the unique building envelope indicated by topography. It was noted by the board that similar platted setbacks have been granted variances. It was also noted that the 100' setback may have been an artifact from the origins of the subdivision as a tract of Hoback Ranches Subdivision. The property is zoned RR-10 currently. It was noted that a more favorable building site would allow for a gravity septic system. Mr. Fornstrom noted that this variance would only apply to Lot 1, of the Culbertson Creek Subdivision, which is owned by Mr. Harrison. Surrounding property owners voiced their support for the variance. Board members again voiced concerns regarding the setting of precedent. It was concluded that this was regarding Culbertson Creek Subdivision and not adjacent Hoback Ranches. Some further discussion ensued.

## Action # 2

Comm. Burroughs made a motion to recommend the applicant's variance request for a 50' setback be approved pursuant to regulations. Comm. Marincic seconded the motion. Motion carried unanimously.

Chairman Greenhalgh encouraged the applicant to attend the County Commissioner's meeting.

Some further incidental discussion ensued, some of which queried the final disposition of the Elkhorn application. Chairman Greenhalgh discussed Chairman and Co-chairman positions and their tenure. Support for the status quo was voiced.

There being no other business, Chairman Greenhalgh adjourned the meeting at 7:00 P.M.

PLANNING AND ZONING COMMISSION  
SUBLETTE COUNTY, WYOMING

  
\_\_\_\_\_  
~~Blake Greenhalgh, Chairman~~  
Maile 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.