

Sublette County, Wyoming  
**Planning and Zoning Commission**  
**Official Minutes**  
July 13th, 2023

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**I. ROLL CALL:** A special meeting of the Sublette County Planning and Zoning Commission was held in the Commissioners Room of the Sublette County Court House and was called to order at 6:00 pm by Chairperson, Chris Lacinak.

**Members Present:** Maike Tan, Chris Lacinak, and Blake Greenhalgh

**Members Absent:** Ken Marincic

**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:** N/A

**IV. Public Hearings:** N/A

**Agenda Item #1.** A special meeting of the Sublette County Planning and Zoning Board to discuss the Planning & Zoning Boards' recommendations for revisions and updates to the Sublette County Zoning & Development Regulations.

Comm. Lacinak opened with the purpose and intent of the meeting, recognized Comm Burroughs for her work on the commission, welcomed Comm. Harber for his appointment to the commission, and welcomed Jeremy Grimm (TEAMS) who is the consultant for the regulation revision.

**Ch. 2**

Comm Lacinak questions whether the phrase 'ag land use' is the same or similar to the definition of Agriculture Use. If not, suggests changing it to conform to the definition and change phrase to 'Agricultural Land'.

Comm. Lacinak suggests the usage of site, lot, parcel used throughout the document may be inconsistent, and seems unclear how the terms relate to each other.

Comm Lacinak suggests a 1-mile buffer distance for I-H zoned lots to provide more distance from residential lots and/or dwelling units. Open to suggestions for alternative distances.

Comm Lacinak questions Mr. Fornstrom regarding examples of formation of development standards in the absence of standards for a particular use. Comm. Lacinak suggests the planning and zoning commission be included in the process of the development standards when absent.

Comm. Lacinak suggests terminology issue with the phrases 'authorized' uses and 'conditional' uses and suggests adding a heading in zoning districts for 'permitted' uses and further, authorized uses would then include permitted and conditional uses.

Comm. Lacinak questions why recreational uses have been added to any zoning district. Suggests updating the definition to state 'non-commercial'.

Comm. Lacinak asks whether 'rental' of an ADU is implied to mean short or long-term or both. Another question posed is whether there is a limit to ARUs (employee housing) on a property. Comm. Lacinak suggests that other counties may have regulations surrounding this and, would be interested in knowing what they are.

Comm. Lacinak suggests proposed language for A-1 conditional uses 'must be incidental to, an active and ongoing agricultural use'.

Comm. Tan motions to add the proposed language 'all conditional uses in A-1 must be incidental to the agricultural use'

2<sup>nd</sup> by Comm. Greenhalgh

**VOTE:**

Comm. Lacinak Aye

Comm. Tan Aye

Comm. Greenhalgh Nay

**Motion passes 2/1**

Comm. Lacinak proposes striking sanitary landfills, public facilities, gravel pits, golf courses, add 'two or more' STRs in A-1 conditional use. Comm. Tan suggests specifying 'private' golf course in the A-1 conditional use language. Comm. Lacinak adds public recreation facilities to be struck as well, add definition for the meat processing and slaughter facilities, and define riding arenas.

Comm. Tan motions to make the proposed changes under the A-1 conditional uses as read by Comm. Lacinak:

Strike sanitary landfill, public facilities, add the word 'private' to golf courses, strike public recreation facilities, add riding arenas, and add 'two or more str's'

Comm Tan signifies that was her motion.

2<sup>nd</sup> by Comm. Greenhalgh

**VOTE:**

Comm. Lacinak Aye

Comm. Tan Aye

Comm. Greenhalgh Nay

**Motion passes 2/1**

Comm. Lacinak opens 10 minutes of public comment:

Tia Leo- would like wrecking yards and sawmills taken out of I-L and feels they are more appropriate in I-H.

Dan Bailey- suggests a reclamation process for ARUs. Is concerned that landing strips may be abused by people that own more than one piece of property, specifically in close proximity to each other, they could perhaps piggyback off one another for the permitted 13 or less landings times as defined in the regs before a CUP needed to be sought. A restriction should address this issue. Comment's that a matrix chart for permitted A-1 uses may help clarify permitted uses with the zoning district. Additionally, suggests the county make a county master plan for development.

Lisi Krall- feels rezoning would be the appropriate path, specifically, in A-1, if the property is not being agriculturally used. Otherwise, the zoning appears meaningless.

Public comment closed

Comm Lacinak suggests that public facilities should not be listed as a conditional use in all zoning districts and proposed striking public facilities from all R-R districts as a conditional use. In addition, proposes an alternative definition of public facilities.

Comm. Lacinak proposes adding hotel to C-1 uses. In CH-1 tourist facilities should be defined or deleted. Un-strike general commercial activity in CH-1.

Comm. Lacinak suggests that a CUP for exceeding maximum building height in the I-L district perhaps be removed, and a variance sought for this. Other topics discussed under the I-L district; project employee housing, oil, and gas waste facility, and adding gravel pits.  
Comm. Lacinak suggests adding gravel pits and public facilities as permitted uses, striking CUP for exceeding maximum building height.

Comm. Lacinak asks for clarity regarding a single-family residence permitted use in the RC district. Additionally, a proposal of striking sanitary landfills and industrial parking facilities in this district.

Comm. Tan motions industrial transportation parking facility and industrial landfills to be removed from the RC zoning district.

2<sup>nd</sup> by Comm. Greenhalgh

**VOTE:**

Comm. Lacinak Aye

Comm. Tan Aye

Comm. Greenhalgh Nay

**Motion carries 2/1**

A discussion around RM district and why it exists and if it should be removed as a zoning district.

**V. Old Business:** None

**VI. General Public Comment:** None

**VII. Adjournment:** The meeting was adjourned by Chairperson Chris Lacinak, at 9:01 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.**



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