

Sublette County, Wyoming
Planning and Zoning Commission
Official Minutes
July 27th, 2023

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, Blake Greenhalgh, Ken Marincic

Members Absent: Chase Harber

Staff Members Present: Sublette County Planner, Dennis Fornstrom

Staff Members Absent: Associate Planner, Tess Soll and County Attorney Clayton Melinkovich

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.

Ch.3

Continued discussion surrounding PUD's.

Comm. Lacinak suggests creating a definition for 'professional offices.'

Comm. Lacinak reminds the board of a previous meeting conversation around campground, where the board felt the biggest concern was waste management. This concern will be addressed forthcoming in the revision.

Comm. Lacinak inquires why Sec. 37 landscaping has been struck. Mr. Fornstrom stated that this is applicable to commercial and industrial lots and has not been applied and does not feel it's practical. Comm. Greenhalgh suggests 'zero scaping' perhaps.

Comm. Lacinak questions whether Sec. 42 development standard for accessory dwelling units.

Comm Lacinak questions the reason Sec. 44 is limited to A-1 zone and whether or not something comparable should be offered to other zoning districts. Lengthy discussion occurred as to the intent of Sec. 44.

Comm. Lacinak suggests adding parameters around what the regs mean regarding 'one' time events under the special events section. Comm. Lacinak offers some additional language for the number of attendees.

Comm Lacinak suggests additional language regarding guest ranch to the effect of, being incidental and subordinate to the A-1 use and, owned by the owner of the parcel where the parcel(s) are contiguous.

Comm. Lacinak questions the limit for ARUs and proposes limiting them.

Public comment

Tammy Crosson- Is concerned Ricketts has jeopardized the guest ranch process, and others may follow. Would like bitcoin mining operation defined.

Dan Bailey- would like to emphasize specificity in the regulations, specifically to guest ranches recreation activities. Expressed concerns regarding enforcement. Feels the minimum parcel size for a guest ranch is too small, and also feels the parcels for a guest ranch should be contiguous. Would like to see glamping controlled. Employee housing needs a reclamation process.

Lisi Krall- feels the guest ranch designation is but a loophole to construct a resort and, circumvent the rezoning process. Emphasizes that property rights do not inherently give rights to do whatever you want on your property. Would like the county to mitigate Bitcoin mining operations in Ag.

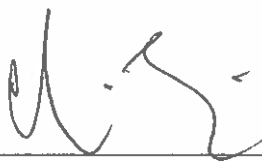
Comm. Lacinak suggests creating outdoor/exterior lighting standards for applications coming through the hearing process.

V. Old Business: None

VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak, at 8:51 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.**