

Planning and Zoning Commission

Official Minutes

August 31st, 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 6:07 p.m. by Chairperson, Chris Lacinak.

Members Present: Maiké Tan, Chris Lacinak, Blake Greenhalgh, and Ken Marincic

Members Absent: Chase Harber

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

Staff Members Absent: Sublette County Planner, Dennis Fornstrom

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 the meeting with a quick overview of the regulation's revision work to the public and provided the audience with a few housing guidelines for the meeting.

Ch. 14

Comm. Lacinak asks if Mr. Melinkovich will provide a summary of past questions he received from the board. Topics included residency of potential STR permittees and a throttling mechanism.

Comm. Lacinak proposes removing Sec 1 as it is unnecessary.

Comm. Lacinak proposes adding language to Sec 3 as a purpose of the chapter to ensure compatibility between STRs and housing stock.

Comm. Lacinak suggests defining 'guest' for the purposes of this chapter.

Comm. Lacinak questions whether the definitions section should remain in this chapter or whether existing definitions be moved to Chapter 1.

Public comment:

Chauncy Goodrich feels the housing takes care of itself through the market and feels that HOAs are capable of regulating STRs in the respective neighborhoods. In general, I do not feel the P&Z should be heavy-handed in STR regulation.

Holly Roberts touches on the diversity in what is considered 'short-term' and the board should consider that uniqueness.

Jeness Saxton feels whether a housing unit is used for STR purposes, or sits vacant has no sway on the housing stock.

Chris Gepner is concerned that the intent to restrict STRs is going to solve the housing inventory issue.

Molly Nemetz summarizes her experience as a neighbor to an active STR. Acknowledges that some areas in the county seem to be very compatible with STRs but, ultimately feels that her area of the county is not one of them due to the remoteness.

Casey Saxton questions whether more regulation would lead to more people operating outside the lines of the regulations.

Dan Bailey is concerned about the loss of the community atmosphere if all the neighbors are STR's guests.

Subchapter II

Comm. Lacinak proposes adding language that states more than one STR per parcel would require a CUP.

Comm. Lacinak proposes notifying the nearest 10 neighbors when STR notification goes out.

The board discussed whether or not to put STR information on the P&Z webpage.

Comm. Lacinak suggests perhaps Game & Fish could provide feedback and review on the regulations in general, not STR permits.

Public Comment:

Holly Roberts supports the current neighbor notice radius. Ms. Roberts questions if the unit restriction applies to Ag parcels as well.

Mike Ross feels that STR information does not need to be posted on the website and the notifying adjoining neighbors is sufficient.

Sara Ross asked if the current permit holder has to abide by any revisions made to the STR regs at the time of renewal.

Dan Bailey asks whether or not the current regulations address how many STRs can a property can have, for example, if an individual owns several properties. Suggests a zoning map that states where STRs can occur in the county based on areas.

Mr. Gepner asks what the general process of the application is.

Jenny Gepner asks for clarity on how the parcel relates to STRs and the number of units allowed.

Dave Nemetz asks for better clarity in communicating with the office when a suspected violation of an STR permit has occurred.

Chauncy Goodrich questions the meaning of 'ensuring compatibility' with STRs in residential neighborhoods.

Comm. Tan states that Mr. Bailey and Mr. and Mrs. Nemetz's points are valid and need further discussion and emphasizes their concerns should not be lost.

Comm. Greenhalgh questions whether we can provide more clarity in the revocation process and/or violation process of the STR regulations.

General discussion regarding reporting complaints regarding STRs and otherwise.

Public Comment:

Jennes Saxton suggests revising the language as it relates to 'subsequent' violations and the process that is laid out.

Mike Ross suggests a better avenue to report STR violations.

General discussion about improving the navigability of the planning and zoning website.

Molly Nemetz suggests perhaps more manpower in planning and zoning and STRs are happening all over the world and are a major issue.

Ch.15

Comm. Lacinak proposes the application provide a letter from the Wyoming Game and Fish Department regarding impacts on wildlife and wildlife habitat.

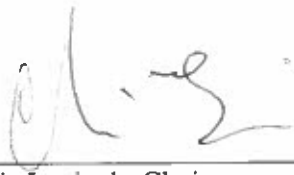
Comm. Lacinak proposes editing the language of co-location of towers. A board discussion surrounding this topic last the remainder of the meeting.

V. Old Business: Motion by Comm. Greenhalgh to hold a Special Meeting on September 19th, 2023 regarding Chapter 1 Definition, seconded by Comm. Tann. Motion passes unanimously. Additionally, the board will revisit fire suppression for new subdivisions public facilities.


VI. General Public Comment: None

VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak, at 9:04 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.**

