

Planning and Zoning Commission
Official Minutes
September 19th, 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 6:02 p.m. by Chairperson, Chris Lacinak.

Members Present: Maike Tan, Chris Lacinak, Blake Greenhalgh, Ken Marincic, and Chase Harber

Members Absent: None

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.

Ch.1

Comm. Lacinak questions the definition and the relationship between site, parcel, lots, building site and/or area, etc., and the intent of these terms.

Board discussion regarding lands under the jurisdiction of Sublette County and whether the County should or would be subject to its own rules.

Comm. Lacinak suggests deleting the 'general' in the agricultural use definition title.

Comm. Lacinak suggests cleaning up the 'wrecking yard' definition. Some discussion ensued around potential language.

It was decided to move the co-locate definition to the Tower chapter.

Comm. Lacinak proposed a re-write of the definition of 'Conditional Use'.

Board discussion surrounding the definition of 'commercial'.

Comm. Lacinak proposes a definition for 'density'.

Comm Lacinak proposes modifying the definition of 'family'

Comm. Lacinak suggests creating a definition of 'feedlot'

Public Comment:

John Carter suggests referring to the EPA on feedlot definition

A lengthy board discussion was had on the definition of guest ranch. This discussion segways into a further discussion regarding a BOCC determination on by-right uses in the A-1 zoning district, in conjunction with other permits and multiple pieces of land owned by one owner.

Comm. Lacinak questions whether the definition of 'lodging facility' is necessary or not. The board discussed situations when applying for a lodging facility.

A lengthy board discussion commenced around the term 'incidental' and how this term applies to a variety of definitions in the regulations.

Public Comment:

Lisi Krall feels it is essential to include incidental in the definition of guest ranch. Additionally, if by-right uses are not negated, it is difficult to differentiate guest ranch from resort.

John Carter felt that the guest ranch was a trojan horse.

Dan Bailey suggests that when using the term 'guest cabin' that should not include kitchens, as his belief is communal eating is a part of the guest ranch experience. Mr. Bailey also feels that allowing by-right uses on closely connected lands would allow for a double up in uses. Additionally, Mr. Bailey feels the term incidental must be used in the guest ranch definition is critical.

The Board suggests limiting 'guest cabin' to no more than the square footage of an ADU (1200 sq ft.)

Comm. Lacinak proposes new language to the 'incidental' definition.

Mr. Melinkovich suggests modifying language regarding the definition of 'home business' and 'home occupation'. The board then discussed how the current definitions of home business and home occupation could benefit from edited language.

A board discussion regarding the definition of 'landing strip' opened. Some of the discussion included whether the intent of the restriction is on the use of space or the general definition.

Public Comment:

Dan Bailey is concerned about whether multiple landings will disturb wildlife and owners with multiple properties in close proximity abusing the purpose of landing trips.

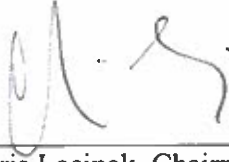
John Carter is concerned about the helicopters buzzing residents in Hoback Ranches that create noise and disturb wildlife. Noise levels are a factor for wildlife.

V. Old Business: None

VI. General Public Comment: Dan Bailey asked whether or not a written timeline moving forward, regarding the regulation revision could be provided to the public.


VII. Adjournment: The meeting was adjourned by Chairperson Chris Lacinak, at 9:24 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.**