

# Planning and Zoning Commission

## Official Minutes

October 26th, 2023

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**I. ROLL CALL:** A regular 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 6:06 p.m. by Chairperson, Chris Lacinak.

**Members Present:** Chris Lacinak, Blake Greenhalgh, Ken Marincic, and Holly Roberts

**Members Absent:** Chase Harber

**Staff Members Present** Sublette County Planner, Dennis Fornstrom and Sublette County Associate Planner, Tess Soll

**Staff Members Absent:** County Attorney, Clayton Melinkovich

### **II. Amendments to the Agenda: None**

### **III. New Business:**

August 10<sup>th</sup> minutes: approved as presented. 2 ayes and 2 abstentions

August 17<sup>th</sup> minutes: approved as presented. 3 ayes and 1 abstention.

August 24<sup>th</sup> minutes: approved as presented. 3 ayes and 1 abstention.

August 31<sup>st</sup> minutes: Comm. Lacinak points out one typo, approved with an amendment. 3 ayes and 1 abstention.

September 19<sup>th</sup> minutes: approved as presented. 3 ayes and 1 abstention.

September 21<sup>st</sup> minutes: approved as presented. 3 ayes and 1 abstention.

### **IV. Public Hearings:**

**Agenda Item #1.** An application from Christian Smith requesting a Change of Zoning District Boundary pursuant to Chapter VIII, Section 2, of the Sublette County Zoning and Development Regulations. This proposed Change of Zoning District Boundary would reclassify 7.19 acres from (RR-5), Rural Residential 5 Acre Zoning to (RR) Rural Residential Zoning.

Mr. Fornstrom presented the staff report to the commission. Primarily, this application seeks to split the property for the purpose of creating two lots to build two separate residents. Mr. Fornstrom summarized the reasons why this application does not qualify for a Family Exemption.

The applicant Mr. Smith, addressed the commission with further details regarding the purpose of the request for re-zone. Currently, he and his family reside in a small cabin on the property along with his brother's family, who occupy the larger home. The rezoning request would allow him to move forward with an eventual minor subdivision to create two lots, allowing the applicant to construct a larger dwelling unit on a separate lot.

Comm. Greenhalgh confirms with the applicant the property has a dwelling unit and one ADU up to 1200 sq. ft, as per the Sublette County regulations.

Comm. Lacinak questions the applicant on the ditch and water rights, and whether the applicants' plans would implicate these features. Additionally, Comm. Lacinak points out the other R-R lots in the vicinity.

Comm. Marincic questions the applicant on proposed access to the eventual second lot.

#### **Public Comment:**

Dan Bailey: Asks the era in which the lots on the upper Hoback were created and states to the commission whether moving forward it is acceptable for anyone to subdivide their property. Mr. Bailey stated he was under the impression that 35 ac was the minimum lot size moving forward in the area. Mr. Bailey also asked whether this would set any precedent.

**Motion by:** Comm. Greenhalgh to approve the request for change in zoning district boundary from Christian Smith from R-R 5 to R-R, with one condition:

1. The parcel would be divided as presented in the Planning and Zoning meeting and application.

**VOTE:**

Comm. Lacinak Aye  
Comm. Greenhalgh Aye  
Comm. Marincic Aye  
Comm. Roberts Aye

**Motion Passes: 4/0**

**Agenda Item#2.** Planning and Zoning Commission By-laws

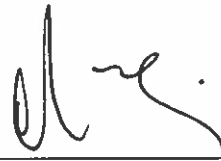
A commission-led discussion regarding the creation of their by-laws was discussed for the duration of the meeting.

**V. Old Business: None**

**VI. General Public Comment: None**

**VII. Adjournment:** The meeting was adjourned by Chairperson Chris Lacinak, at 8:04 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.**