

Planning and Zoning Department

County of Sublette
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July 25, 2011

Planning and Zoning Commission
Sublette County
Pinedale, Wyoming 82941

Re: Meeting August 3, 2011

Dear Commission Members:

The next Planning and Zoning Commission meeting will be held on **Thursday, August 3, 2011 at 6:30 p.m.** in the Sublette County Courthouse Commissioners Meeting Room, located at 21 South Tyler Ave, Pinedale, Wyoming. At this time, a public hearing will be held to consider the following applications:

AGENDA

NEW BUSINESS

1. Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution, entitled Minor Subdivision; for Runway Lane Minor Subdivision; Brad Haslem Investments, applicant. The application for Minor Subdivision proposes the subdivision of the Haslem property, which is 25.3 acres in size, with 10 acres zoned Light Industrial and the remaining 15.3 acres zoned Rural Residential 10. The Rural Residential 10 portion of the property is developed with a single family dwelling and the Light Industrial portion of the property is currently being developed with an electrical contracting business. The application for minor subdivision proposes creating a 10 acre lot to encompass the Light Industrial zoning and a second lot 15.3 acres in size which would encompass the Rural Residential 10 zoning. The proposed Runway Lane Minor Subdivision is located in Section 26, Township 33N, Range 109W and is located at 62 Runway Lane, generally described as being on the northeast boundary of the Pinedale Airport.
2. Request by the Sublette County Planning Department for termination of a change of zoning district boundary from Agricultural to Light Industrial for a 154.9 acre parcel, as approved by Resolution 09-100102C dated July 7, 2009. The change of zoning to Light Industrial permitted the development of an oil and gas production waste facility on the 154.9 acre parcel as a conditional use. The owner of the 154.9 acre parcel is R-3 Treatment Incorporated. Chapter 8, Section 2.e. of the County Zoning and Development Regulations requires substantial development on the site contained within the zoning district boundary change to occur within two years. As no development associated of the waste facility has occurred on the 154.9 acre parcel within two years this request for termination of change of zoning district boundary may cause the present Light Industrial zoning to revert to the prior Agricultural zoning. The R-3 Treatment Incorporated property subject to this application is located in Section 27, Township 28N and Range 113W; generally described Dry Piney Road approximately ½ mile east of the intersection of Dry Piney and Calpet Roads.

3. Request for Conditional Use approval pursuant to Chapter V of the Sublette County Zoning and Development Regulations, entitled Conditional Uses, by R-3 Treatment Incorporated. In July of 2009 a conditional use to operate an oil and gas production waste facility on a 154.9 acre parcel was approved in conjunction with a change of zoning district boundary from Agricultural to Light Industrial zoning. The facility was never developed. Chapter 5, Section f. of the County Zoning and Development Regulations provides “Conditional use permits shall expire in one year if either the permitted use has not commenced or any required construction has not been materially completed.” As the use has not commenced and construction of the facility has not been started R-3 Treatment Incorporated is seeking renewal of the conditional use approved in July of 2009. The R-3 Treatment Incorporated property subject to this application is located in Section 27, Township 28N and Range 113W; generally described Dry Piney Road approximately ½ mile east of the intersection of Dry Piney and Calpet Roads.

4. Request for Determination of Similar Use pursuant to Chapter II, Section 4 of the Sublette County Zoning and Development Regulations, entitled Determination of Similar Use, by RCD Wood Products. . RCD Wood Products is proposing to lease a 16 acre portion of a 30 acre parcel owned by Dorothy Noble in order to operate a log storage and sales yard. RCD Wood Products is proposing to store and cut logs to length for home construction. The left over wood would be split and sold as firewood. A saw mill and the processing of logs, beyond cutting to length is not proposed. Two small structures are proposed with the use. The Noble property is zoned Agriculture and RCD Wood Products is seeking a determination that the use being proposed is similar in nature to agricultural uses. The Noble parcel subject to this request is located in Section 26, Township 34N, Range 101W and is located at the intersection of U.S. Highway 191, U.S. Highway 189 and State Highway 354.

CALL TO ORDER

NEW BUSINESS

MATTERS FROM THE PUBLIC

MATTERS FROM COMMISSION AND STAFF

ADJOURNMENT

Published as a legal advertisement in the Sublette Examiner on June 28, 2011.

I have enclosed a copy of the Staff Report(s) for the August 3, 2011 meeting. If you have any questions, please do not hesitate to call.

Sincerely,

Bart R. Myers
Sublette County Planner

: Enclosures