

Planning and Zoning Department

County of Sublette
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August 23, 2011

Planning and Zoning Commission
Sublette County
Pinedale, Wyoming 82941

Re: Meeting September 1, 2011

Dear Commission Members:

The next Planning and Zoning Commission meeting will be held on **Thursday, September 1, 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

OLD BUSINESS

1. 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.

NEW BUSINESS

1. Request for Variance approval, pursuant to Chapter VI of the Sublette County Zoning and Development Regulations, entitled Variances. Chapter III, Section 9 of the Sublette County Zoning and Development Regulations, entitled "Maximum Building Heights" establishes a minimum height for a structure at 25 feet in the Highway Commercial zoning district. The applicant, Lower Valley Energy, is requesting variance approval in order to construct four wind turbines to a maximum height of 45 feet on the River Ranch (Ordway) property. The Ordway property subject to the variance application is within the Highway Commercial zoning district and is located in Section 24, Township 37N and Range 113W; generally described as the Bondurant Post Office property located at 13855 U. S. Highway 189 and 191.

2. Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution, entitled Minor Subdivision; Brad and Karen Stepp, applicants. The application for Minor Subdivision proposes the subdivision of a 2.5 acre lot from a 40 acre parcel. The 40 acre parcel has dual zoning, with 20 acres being zoned Highway Commercial and 20 acres being zoned Agriculture. The zoning for the 2.5 acre lot proposed is Highway Commercial and is located in Section 32, Township 33N, Range 108W; generally described as being on the south side of U. S. Highway 191, across from Meadow Lark Lane.

CALL TO ORDER

OLD BUSINESS

NEW BUSINESS

MATTERS FROM THE PUBLIC

MATTERS FROM COMMISSION AND STAFF

ADJOURNMENT

Published as a legal advertisement in the Sublette Examiner on July 26, 2011.

I have enclosed a copy of the Staff Report(s) for the September 1, 2011 meeting and the minutes from the August 3, 2011 meeting. If you have any questions, please do not hesitate to call.

Sincerely,

Bart R. Myers
Sublette County Planner

: Enclosures