

Planning and Zoning Department

County of Sublette
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April 10, 2012, 2012

Planning and Zoning Commission
Sublette County
Pinedale, Wyoming 82941

Re: Meeting April 19, 2012

Dear Commission Members:

The next Planning and Zoning Commission meeting will be held on **Thursday, April 19, 2012 at 6:30 p.m. in the Marbleton Town Hall, located at 10700 Highway 189, Marbleton, Wyoming.** At this time, a public hearing will be held to consider the following applications:

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES FROM THE DECEMBER 15, 2011, FEBRUARY 16, 2012 AND MARCH 15, 2012 MEETINGS

NEW BUSINESS

1. Request for Minor Subdivision approval, pursuant to Chapter 15 of the Sublette County Zoning and Development Regulations, entitled Minor Subdivision; Beth Bray applicant. The application for Minor Subdivision proposes the creation of two 10 acre lots from a 1,075 acre agriculturally zoned property, with the agricultural zoning to remain in effect. In order to create the two 10 acre parcels the applicant will set aside 50 acres of open space. Development of dwelling units on the 50 acres of open space is not permitted without compliance with the Zoning and Development Regulations for Sublette County. The Bray parcel subject to the application for Minor Subdivision is located in Section 34, Township 30N, Range 112W; generally described as 298 Wyoming State Highway 350 and being approximately 1 mile west of Big Piney.
2. Request for Variance approval, pursuant to Chapter III, Section 9 of the Sublette County Zoning and Development Regulations, entitled Variances; Sublette County Fairgrounds applicant. The application proposes a variance to the standards found in Chapter III, Section 25, Exempted Signs of the Sublette County Zoning and Development Regulations. The variance proposes a guidance and informational sign at the Sublette County Fairgrounds which exceeds the 32 square foot size restriction and 10 foot height restriction for an exempted guidance and informational sign authorized by a governmental agency. The parcel subject to the application for Variance is described as the Sublette County Fairgrounds, located in

Section 17, Township 30N, Range 111W; generally described as 10937 U. S. Highway 191 (the intersection of U. S. Highway 191 and Wyoming State Highway 351).

3. Pursuant to Article VIII, Section 1 of the Sublette County Zoning and Development Regulations, entitled Administration; the Sublette County Planning Department proposes the addition of the following amendment(s) to the text of the Sublette County Zoning and Development Regulations:

CHAPTER I – GENERAL

Section 6. Definitions.

Asphalt hot mix plant. A plant used for the manufacture of asphalt, macadam and other forms of coated roadstone, sometimes collectively known as blacktop.

CHAPTER II - ZONING DISTRICTS

Section 3. Authorized Uses.

- b. In the Agricultural District (A-1):
- (5) Asphalt hot mix plants which are temporary in nature and linked to a specific public project, in accordance with Chapter III, Development Standards, Section 44 of the Zoning and Development Regulations. A public project shall be defined as a County, State, Federal or Municipal funded road project.
 - (6) Conditional Uses:
 - (p) Asphalt hot mix plants, which are not temporary in nature and linked to a specific public project.
- l. In the Light Industrial District (I-L):
- (13) Asphalt hot mix plants.
- m. In the Heavy Industrial District (I-H):
- (20) Asphalt hot mix plants.

CHAPTER III – DEVELOPMENT STANDARDS

Section 44. Asphalt Hot Mix Plants. Asphalt hot mix plants in the Agricultural (A-1) zoning district shall be subject to the following standards:

- a. Operation of temporary hot mix plants linked to a specific public project shall not be allowed for more than 120 days duration.
- b. Asphalt hot mix plants in the Agricultural (A-1) zoning district shall be allowed to operate in conjunction with an existing and permitted gravel operation.
- c. The hours of operation for asphalt hot mix plants within the Agricultural (A-1) zoning district shall be M-S 7 a.m. to 5 p.m.
- d. Prior to operation hot mix plants shall be permitted by the applicable divisions of the Wyoming Department of Environmental Quality. Copies of applicable Department of Environmental Quality permit(s) shall be provided to the Sublette County Planning and Zoning Department.
- e. The Planning and Zoning Administrator may grant exceptions to the standards and regulations contained in this Section in order to provide flexibility to the application of these standards and regulations where exceptions do not materially compromise public health, safety or welfare. In granting an exception the Planning and Zoning Administrator will consider the following criteria:
 - 1. Impacts to neighboring property owners; and
 - 2. Duration of the exception sought; and

3. Effect on traffic; and
4. Consequence of not granting the exception to the project.

The proposed amendment(s) would apply on a County wide basis.

MATTERS FROM THE PUBLIC

MATTERS FROM COMMISSION AND STAFF

ADJOURNMENT

Published as a legal advertisement in the Sublette Examiner March 20, 2012.

I have enclosed a copy of the Staff Report(s) for the April 19, 2012 meeting and a draft of the minutes from the February 16, 2012 and March 15, 2012 meetings for approval. The minutes from the December 15, 2011 were not approved at the January, February OR March meetings, as there was not a quorum of members present who were in attendance at the December 2011 meeting. The Planning Commissioners present at the December 2011 meeting were Commissioners Harper, Seipp and Gregory. Should you need another copy of the December 2011 minutes contact me. If you have any questions, please do not hesitate to call.

Sincerely,

Bart R. Myers
Planning Director

: Enclosures