

Planning and Zoning Department

County of Sublette
P.O. Box 506, 21 S. Tyler
Pinedale, Wyoming 82941
www.sublettewyo.com

367-4375 276-3827

November 7, 2012

Planning and Zoning Commission
Sublette County
Pinedale, Wyoming 82941

Re: Meeting November 15, 2012

Dear Commission Members:

The next Planning and Zoning Commission meeting will be held on **Thursday, November 15, 2012 at 6:30 p.m.** in the Commissioners Meeting Room at the Sublette County Courthouse, located at 21 South Tyler Ave Pinedale, Wyoming. At that time, a public hearing will be held to consider the following applications:

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES FROM THE September 20, 2012 MEETING

OLD BUSINESS

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

Amendment to the language contained in the Sublette County Zoning and Development Regulations to require consideration of the goals, policies and guidelines of the Sublette County Comprehensive Plan in the review and approval process for the following applications: changes of zoning, amendments to the text of the Zoning and Development Regulations, amendments to the text of the Comprehensive Plan and Conditional Uses. The amendment would apply on a County wide basis.

NEW BUSINESS

1. Request for Conditional Use approval for extraction, crushing, screening, storage of gravel, and operation of a concrete batch plant on 10 acres in the Agricultural zoning district, pursuant to Chapter V of the Sublette County Zoning and Development Regulations, entitled “Conditional Uses” Karen Luce Davis, Michael R & Janice I Hughes/Wind River Materials, LLC, applicants. The Davis/Hughes parcel subject to the proposed conditional use is located in Section 20, Range 110W, Township 30N more commonly known as 562 State Highway 351.
2. Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations, entitled Administration, Dennis Schroeder, applicant. The application proposes a change of zoning district boundary for 5.03 acres of a 43.51 acre parcel from the current Agricultural zoning to Rural Residential 5 zoning with the remaining 38.48 acres retaining the Agricultural zoning. With the change of zoning the applicant intends to develop a one lot subdivision containing a 5.03 acre lot. The parcel subject to the proposed change of zoning district boundary is located in Section 28, Township 34N, Range 109W; generally described as being on the east side of Willow Lake County Road 23-119 at the Town of Pinedale boundary and being located at 138 Willow Lake County Road 23-119.
3. Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations, entitled Administration, Harold and Nancy Merritt, applicants. The application proposes a change of zoning district boundary for 7.22 acres of a 47.64 acre parcel from the current Resource Conservation zoning to Rural Residential 5 zoning and for 22.92 acres of the 47.64 acres from the current Resource Conservation zoning to Agricultural zoning. With the change of zoning the applicant intends to develop a one lot subdivision containing a 7.22 acre lot. The parcel subject to the proposed change of zoning district boundary is located in Section 1, Township 33N, Range 110W; generally described as being on the south side of U.S. Highway 191 east of Industrial Site County Road 23-190 and being located at 15 Industrial Site County Road 23-190.
4. Request for Minor Subdivision approval, pursuant to Chapter 15 of the Sublette County Zoning and Development Regulations, entitled Minor Subdivision; Harold and Nancy Merritt, applicants. The application for Minor Subdivision proposes the creation of a 7.22 acre lot from a 47.64 acre parcel. The 7.22 acre lot proposed is within the Rural Residential 5 zoning district, with the remainder of the parcel being within the Agricultural zoning district. The parcel subject to the application for Minor Subdivision is located in Section 1, Township 33N, Range 110W; generally described as being on the south side of U.S. Highway 191 east of Industrial Site County Road 23-190 and being located at 15 Industrial Site County Road 23-190.

5. Pursuant to Article VIII, Section 1 of the Sublette County Zoning and Development Regulations, entitled Administration; the Sublette County Planning Department proposes the following amendment to the Sublette County Zoning and Development Regulations:

Amendment to the language contained in the Sublette County Zoning and Development Regulations to allow special events as conditional uses in the Agricultural, General Commercial, Highway Commercial and Recreational Service zoning districts. The amendment 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 October 3, 2012.

I have enclosed a copy of the Staff materials for the November 15, 2012 meeting and a draft of the minutes from the September 20, 2012 meetings. If you have any questions, please do not hesitate to call.

Sincerely,

Bart R. Myers
Planning Director

: Enclosures