

***Planning and Zoning Department***

County of Sublette  
P.O. Box 506, 21 S. Tyler  
Pinedale, Wyoming 82941  
[www.sublettewyo.com](http://www.sublettewyo.com)

---

367-4375      276-3827

July 11, 2013

Planning and Zoning Commission  
Sublette County  
Pinedale, Wyoming 82941

**Re: Meeting July 18, 2013**

Dear Commission Members:

The next Planning and Zoning Commission meeting will be held on **Thursday, July 18, 2013 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**

**ELECTION OF OFFICERS**

**APPROVAL OF MINUTES FROM THE JUNE 20, 2013 MEETING**

**NEW BUSINESS**

1. Request for Renewal of a Conditional Use for extraction, crushing, screening, and storage of gravel on 10 acres in the Agricultural zoning district, pursuant to Chapter V of the Sublette County Zoning and Development Regulations, entitled "Conditional Uses" Michael Schaffer/Green River Rock, LLC, applicants. The Schaffer parcel subject to the proposed conditional use is located in Section 23, Range 112W, Township 28N.
2. Request for Conditional Use approval for a fencing business to be operated as a home business within the Agricultural zoning district, pursuant to Chapter V of the Sublette County Zoning and Development Regulations, entitled Conditional Uses and Chapter III, Section 31 of the Sublette County Zoning and Development Regulations, entitled Home Business. The applicant(s) for the conditional use are Adam and Karen Linn. The application is for the operation of the Linn's fencing business on a 10 acre parcel in the Agricultural zoning district. The parcel subject to Conditional Use is located in Township 30N Range 112W, Section 34; generally described as Lot 2 of the Bray Minor Subdivision.
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, Walter and Neal Robertson, applicants. The application proposes a change of zoning district boundary for a one acre parcel from the current Recreational Service zoning to Rural Residential. Because the parcel is less than the two acre minimum lot size for the Rural Residential zoning district the applicants are also requesting a variance to the minimum lot size, pursuant to Chapter VI of the Sublette County Zoning and Development Regulations, entitled Variances. With the change of zoning and variance the applicants intend to develop the parcel with a single family dwelling. The parcel subject to the proposed change of zoning district boundary and variance

is located in Section 4, Township 37N, Range 113W; generally described as being on Highway 189-191 between the Bondurant Elementary School and Fire Hall.

**MATTERS FROM THE PUBLIC**

**MATTERS FROM COMMISSION AND STAFF**

**ADJOURNMENT**

**Published as a legal advertisement in the Pinedale Roundup June 14, 2013**

I have enclosed a copy of the Staff materials for the July 18, 2013 meeting and a draft of the minutes from the June 20, 2013 meeting. If you have any questions, please do not hesitate to call.

Sincerely,

Bart R. Myers  
Planning Director