

**BOARD OF COUNTY COMMISSIONERS
SUBLETTE COUNTY, WYOMING
AGENDA
SUBLETTE COUNTY COURTHOUSE
TUESDAY, OCTOBER 18, 2016**

7:00 a.m. Breakfast at the Stockmans
The Commissioners and Industry Representatives

(Tentative Agenda, Subject to Change Up To 9 a.m. the Day of the Meeting)

9:00 a.m. Call to Order

Pledge of Allegiance

- *Chairman Nelson will call the meeting to order, lead the Pledge of Allegiance, and request approval of the prior meeting minutes.*
- *Skyline Drive Project Update*
Tom Bonar, Project Superintendent
Rob Hoelscher, Forest Service District Ranger

Butch Penton, Road & Bridge Report

- *This report will include a review of all present maintenance work being performed, project updates, materials and equipment.*
- *Resolution No. 16-100289N, Perkins Realignment*
Merna North Beaver CR 23-115

9:30 a.m. Ron Gordon, Waste Management

- *This report will include landfill, recycling, and transfer station activities.*

10:00 a.m. Shad Cooper, County Fire Warden

- *Monthly Update on Unified Fire Activities*

10:30 a.m. Dereth Gehlhausen, Public Health Nurse

10:45 a.m. Sheriff KC Lehr

- *Report on Department Activities*

11:00 a.m. Old Business

- *Each member will report on recent activities*

1:00 p.m. Planning & Zoning

- *Agenda Items are attached in a separate document.*

- 1:30 p.m. Todd Hurd, Forsgren & Associates
- *The County's Owners Representative will review ongoing County construction projects.*
 - *Paul Jensen, Rendezvous Pointe Addition*
- 2:00 p.m. Scott Scherbel, Rural Health Care District
- *Discussion of merger status and go ahead for CAH for the RHCD.*
- 2:30 p.m. Ice Arena Committee
- *Continued discussion of the Ice Arena*

Planning and Zoning Agenda Items

1 p.m., October 18, 2016

The applications listed below were advertised in the Sublette Trader and a public hearing before the Planning Commission and/or Board of County Commissioners was held on the dates preceding each application contained in this notice. At the September 15, 2016 Planning Commission meeting and October 18, 2016 Board of County Commissioners meeting a public hearing will be held to re-consider the following application(s):

Considered at the November 17, 2015 Board of County Commissioners meeting:

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution, entitled Minor Subdivision; Robert and Deborah Brackett applicants. The application for Minor Subdivision proposes the creation of a 10 acre lot within the Rural Residential 10 zoning district and a 30 acre lot within the Rural Residential 20 zoning district. The Brackett parcel subject to the application seeking change of zoning district approval is located Section 27, Township 31N, Range 111W; generally described as 165 Muddy Creek County Road 23-190.

Request for the partial vacation and amendment of an existing plat, pursuant to Chapter IV Section 4 of the Sublette County Subdivision resolution; entitled Vacations/Modifications to Filed Plats; Jonelle Hafner applicant. The vacation and amended plat being proposed is a boundary line adjustment, changing the dividing line between Lot 1 of Gypsum Creek No. 2 Subdivision and the un-platted parcel to the south west of Lot 1, which is owned by John Fortuna. With the boundary line adjustment the size of Lot 1 increases from 1.08 acres to 1.66 acres and the size of the Fortuna parcel decreases from 3.56 acres to 2.99 acres. Lot 1 of Gypsum Creek No. 2 Subdivision is located in Section 36, Township 38N, Range 110W; generally described as Lot 1 of Gypsum Creek No. 2 Subdivision and being located on the north side of Moose/Gypsum Creek Road 0.3 miles from the intersection of Moose/Gypsum Creek Road and State Highway 352.

Considered at the December 15, 2015 Board of County Commissioners

meeting:

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; Juliet James, applicant. The application for Minor Subdivision proposes the creation of two five acre lots within the Rural Residential 5 zoning district (residential zoning designation with a minimum lot size of five acres). The James parcel subject to the application seeking minor subdivision approval is located Section 3, Township 34N, Range 110W; generally described as Lot 3, Cora Subdivision and being located at 14 Carter Avenue.

Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations; Charles Richardson, applicant. The application proposes a change of zoning district boundary for 13 acres of a 593 acre parcel from the current Agricultural zoning to Rural Residential 10 (residential zoning designation with a minimum lot size of ten acres). Approval of the requested change of zoning district boundary will result in a subsequent application for Minor Subdivision to create the 13 acre lot allowed with the change of zoning. The Richardson parcel subject to the application seeking change of zoning district approval is located in Section 1 (primarily the SW quarter of the SW quarter), Township 36N, Range 112W; generally described as being south of the Rim Station and on the east side of U. S. Highway 189/191.

Considered at the January 5, 2016 and April 5, 2016 Board of County Commissioners meeting:

Conditional Use approval, pursuant to Chapter V of the Sublette County Zoning and Development Regulations, entitled Conditional Uses; Dunton Sheep Company c/o Pete or Lou Arambel, applicant. The application for Conditional Use proposes the storage of heavy equipment on a 150 portion of the 3,170 acre Dunton Sheep Company property. The Dunton Sheep Company property subject to the application for conditional use is within the Agricultural zoning district and Chapter II, Section 3.b.(6) of the Sublette County Zoning and Development Regulations permits the storage of heavy equipment within the Agricultural zoning district as a conditional use. *The* heavy equipment to be stored on the property will consist of drilling equipment associated with energy development. The Dunton Sheep Company property subject to the conditional use application is located

Section 17, Township 30N, Range 105W; generally described as the portion of the north half of Section 17 which is south of Big Sandy Elkhorn County Road 23-116 and being located 11.3 miles east of U.S. Highway 191 and 21.3 miles north of the Sublette County/Sweetwater County boundary line.

Request for an amendment to the Sublette County Zoning and Development Regulations, pursuant to Chapter VIII, Section 1 of the Sublette County Zoning and Development Regulations; Ryan Smith applicant. The application for an amendment to the regulations proposes allowing poultry to be kept on lots less than one acre in size in the unincorporated County. If approved the amendment would apply on a County-wide basis.

Considered at the February 16, 2016 Board of County Commissioners meeting:

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; Charles Richardson, applicant. The application for Minor Subdivision proposes the creation of a 13.18 acre lot within the Rural Residential 10 zoning district (residential zoning designation with a minimum lot size of ten acres). The Richardson parcel subject to the application seeking minor subdivision approval is located in Section 1 (primarily the SW quarter of the SW quarter), Township 36N, Range 112W; generally described as being south of the Rim Station and on the east side of U. S. Highway 189/191.

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; Alsade Limited, applicant. The application for Minor Subdivision proposes the creation of a six acre lot within the Rural Residential zoning district (residential zoning designation with a minimum lot size of two acres). The Alsade parcel subject to the application seeking minor subdivision approval is located in Section 29 (NE quarter of the NW quarter), Township 30N, Range 111W; generally described as being surrounded by the Marbleton town boundary, located west of Red Hill Avenue and north of East Fifth Street.

Considered at the June 21, 2016 Board of County Commissioners meeting:

Request for an amendment to the Sublette County Zoning and Development Regulations, pursuant to Chapter VIII, Section 1 of the Zoning and Development Regulations; Brian Gray of Jorgensen Engineering and Planning Staff, applicants. The application for an amendment to the regulations proposes allowing private golf course facilities, with no public or commercial use, to be developed within the Agricultural zoning district. If approved the amendment would apply on a County-wide basis.

Considered at the June 21, 2016 and July 19, 2016 Board of County Commissioners meeting:

Request for Variance approval, pursuant to Chapter VI of the Sublette County Zoning and Development Regulations, entitled Variances; Burke Steele, applicant. The application proposes a variance to the standards found in Chapter III, Section 25 of the Sublette County Zoning and Development Regulations, which establishes standards for signs. The Zoning and Development Regulations pertaining to signs do not allow for off premises signs and establish a maximum size for free standing signs in the Agricultural zoning district of 24 square feet. The variance request by Mr. Steele proposes an off premises sign, to be located in the Agricultural zoning district, 64 square feet in size. The sign would advertise the Boulder Store/Bar/Restaurant and Motel. The parcel subject to the application seeking variance approval is located in the SENE Quarter of Section 16, Township 32N, Range 108W; generally described as being approximately 0.15 miles southeast of the intersection of U S Highway 191 and Wyoming State Highway 353 and being located on the east side of U S Highway 191.

Request for an amendment to the Sublette County Zoning and Development Regulations, pursuant to Chapter VIII, Section 1 of the Zoning and Development Regulations; County Planning Staff, applicant. The application for an amendment to the regulations proposes the establishment of standards and an application process for permitting mailboxes in County road easements. If approved the amendment would apply on a County-wide basis.

Request for an amendment to the Sublette County Zoning and Development Regulations, pursuant to Chapter VIII, Section 1 of the Zoning and Development Regulations; County Planning Staff, applicant. The

application for an amendment to the regulations proposes the addition of language to the regulations in order to clarify that the County Zoning and Development Regulations only apply to privately owned unincorporated lands within the County. If approved the amendment would apply on a County-wide basis.

Request for the partial vacation and amendment of an existing plat, pursuant to Chapter IV Section 4 of the Sublette County Subdivision resolution; entitled Vacations/Modifications to Filed Plats; Gregory and Martha Ptasnik applicants. The vacation and amended plat being proposed is a boundary line adjustment, changing the dividing line between Tracts 45 and Tract 46 of the Cooley Sixth Subdivision. The parcels subject to this application the Cooley Sixth Subdivision and being located at 690 S. Fremont Avenue.

Considered at the July 19, 2016 Board of County Commissioners meeting:

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; Robert Blaha and Robert Shaw, applicants. The application for Minor Subdivision proposes the division of a 35 acre parcel within the Rural Residential 10 zoning district into a 12 (+/-) acre lot and 23 (+/-) acre lot. The Blaha/Shaw property subject to the application seeking minor subdivision approval is located in Section 11 (E1/2SE1/4), Township 36N, Range 113W; generally described as being within Hoback Ranches Subdivision and bisected by Aspen Drive.

Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations; James and Valerie Kelson, applicants. The application proposes a change of zoning district boundary for a 20 acres parcel from the current Agricultural zoning to Rural Residential 10 zoning. Approval of the requested change of zoning district boundary will result in a subsequent application for Minor Subdivision to create two 10 acre lots allowed with the change of zoning. The Kelson parcel subject to the application seeking change of zoning district approval is located in Sections 4 and 33, Townships 37N and 38N, Range 113W; generally described as Lot 2 of the Brewer Lot Division (currently zoned Agricultural) and an adjacent parcel to the east (currently zoned Recreational Service) and being located in the vicinity of 14287 U S Highway 189 and 191.

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; James and Valerie Kelson, applicants. The application for Minor Subdivision proposes the division of a 20 acre parcel within the Rural Residential 10 zoning district into a two 10 acre lots. The Kelson parcel subject to the application seeking change of zoning district approval is located in Sections 4 and 33, Townships 37N and 38N, Range 113W; generally described as Lot 2 of the Brewer Lot Division (currently zoned Agricultural) and an adjacent parcel to the east (currently zoned Recreational Service) and being located in the vicinity of 14287 U S Highway 189 and 191.

Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations; High Plains Ventures LLC, applicant. The application proposes a change of zoning district boundary for 10 acres of a 40 acres parcel from the current Agricultural zoning to Rural Residential 5 zoning. Approval of the requested change of zoning district boundary will result in a subsequent application for Minor Subdivision to create two 5 acre lots allowed with the change of zoning. The High Plains Ventures parcel subject to the application seeking change of zoning district approval is located in Section 29, Township 34N, Range 109W; generally described as 35 B D Boulevard.

Request for Variance approval, pursuant to Chapter VI of the Sublette County Zoning and Development Regulations, entitled Variances; High Plains Ventures LLC, applicant. The application proposes a variance to the standards found in Chapter III, Section 18 of the Sublette County Zoning and Development Regulations, which establishes the minimum site area for the designated zoning districts within the County. The applicant is proposing a change of district boundary for 10 acres of a 40 acre parcel within the Agricultural zoning district. With the change of zoning the remnant agriculturally zoned parcel will be 30 acres in size. The minimum lot size established for the Agricultural zoning district is 35 acres. The applicant is requesting variance approval for the 30 acres to retain agricultural zoning. The High Plains Ventures parcel subject to the application seeking change of zoning district approval is located in Section 29, Township 34N, Range 109W; generally described as 35 B D Boulevard.

Request for Minor Subdivision approval, pursuant to Chapter V of the Sublette County Subdivision Resolution; High Plains Ventures LLC, applicant. The application for Minor Subdivision proposes the division of 10 acres, within the Rural Residential 5 zoning district into two 5 acre lots. The High Plains Ventures parcel subject to the application seeking change of zoning district approval is located in Section 29, Township 34N, Range 109W; generally described as 35 B D Boulevard.

Request for the partial vacation of an existing plat, pursuant to Chapter IV Section 4 of the Sublette County Subdivision resolution; entitled Vacations/Modifications to Filed Plats. The vacation being proposed is the closure of a portion of Eagle Feather Road, as shown on the subdivision plat for Green River Ranch Unit A Subdivision. The portion of Eagle Feather Road subject to the proposed vacation/closure is approximately 650 feet in length, beginning at the intersection of Eagle Feather Road and Tecumseh Road bearing in a westerly direction to the lot boundaries between Lots 4 and 5 of Green River Ranch Unit A to the north and Lots 13 and 14 of Green River Ranch Unit A to the south. The stated reason for the requested vacation is the section of Eagle Feather Road subject to the application for vacation is hazardous and not able to be maintained due to 25% slopes. Access to lots within all four units of Green River Ranch Subdivision will not be affected by the proposed vacation and closure of a portion of Eagle Feather Road.