

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA  
November 7, 2022  
5:00 PM  
AT: Sublette County Library, Lovatt Room, Pinedale,  
Wyoming 82941**

**Virtual Meeting Details**

**Video call link:** <https://meet.google.com/for-bwvf-scc>

**Join by Phone**

**Call-in Number:** (US) +1 442-229-4848

**PIN** 974 060 648#

*Attendees on the virtual option will be able to listen to the meeting. Efforts to give virtual attendees an opportunity to speak will be made but cannot be guaranteed.*

**Agenda Items:**

1. Organizational Matters
  - a. Approve Agenda
  - b. Approval of the September 7, 2022, Public Hearing minutes.
  - c. Approval of the October 03, 2022, regular meeting minutes.
2. Public Comments
3. Public Hearing
4. New Business
5. Old Business
6. Planning and Zoning Administrator's Report
7. Board Member Comments
8. Schedule of next Regular P&Z Meeting (Possible Public Hearing for Wind River Resorts LLC.)

Time:  
Location:
9. Adjourn meeting.



TOWN OF  
**PINEDALE**  
WYOMING

1-a

**Item:** Accept/Amend Agenda

**Action:**

---

---

**Presenter:** Chairman Wells

**Information:**

**Issue:**

**Supporting Information:**

**Recommendation:**

---

---

---

---

## **Planning and Zoning Minutes**

Wednesday, September 7, 2022

6:00 PM

Sublette County School District #1, Administration Building, Board Room, Pinedale, WY  
665 N Tyler Ave, Pinedale, Wyoming 82941

Meeting also hosted virtually

Video call link: <https://meet.google.com/ceo-orhe-ria>

Call-in Number: (US) +1 405-353-0939

PIN: 431 156 474#

Attendance: Commission Members: Ryan Wells, Adam Herron, Judi Boyce, and Sandy Wanfalt  
Commissioner Michael Lutz was excused from attending.

Other: Chad Mitchell Town Planning and Zoning Administrator.

Abram Pearce, Director Public Works Town of Pinedale. Kevin Mitchell, Public Works Town of Pinedale. Chauncey Goodrich, Developer Representative. Brian Gray, Jorgensen Engineering. Pat Davies, Jorgensen Engineering. Bob Kladianos, Sublette County Unified Fire. Loran Erickson. Robert Galbreath, Newspaper. Corrie Norby. Brent Norby. Andrea Petty. Tessa Manning. Rob and Melva Post. Mike and Teresa Cacklar. Cari Butcher, Marilyn Mackey. Gary Burstad. Ryan Linnemeyer

Virtual: Lindsey Gooch, Adjacent Landowner. Amy Sturman. Harrison Carter. Jenny Vincent. John Jocher. Julie Mackey. Kolja Rockov. Anna Fabelina.

Chairman Wells presided over and led meeting in the pledge of allegiance before calling the meeting to order at 6:00 p.m.

### **1. Organizational Matters**

#### **a. Approve September 7, 2022, Agenda:**

Commissioner Herron moved to approve the agenda with Commissioner Wanfalt seconding the motion. Motion Passed 4-0.

#### **b. Approval of the August 1, 2022, regular meeting minutes:**

Councilwoman Boyce Moved to approve the August 1, 2022, Meeting minutes with Commissioner Herron seconding the motion. Motion Passed 4-0.

### **2. Public Comment**

No public comment

### **3. Public Hearing:** Wind River Resorts Preliminary Plat Public Hearing.

Chairman RyanWells gave a brief overview or how this portion of the meeting would be run, then relinquished the chair over to Maureen Rudnick Town Clerk to chair in his stead as to avoid any conflict of interest arising from Chairman Wells participating as the Surveyor employed by Jorgensen Engineering being contracted by the Developer Wind River Resorts LLC.

Madam Clerk then laid out the discussion format as well as calling on the Director of Public Works Abram Pearce to summarize the process of primary plat submission and report on the status of the Wind River Resorts Submission.

Director Pearce gave a review of where the submission was in the process. He stated the developer had completed all requirements set out by town code to get to this point successfully. Director Pearce then listed the people and outside agencies that had been sent the preliminary plat submission for review and comment. He then confirmed that the staff report had been completed and distributed to the Board Members, the developer as well as posted to the town's website.

Director Pearce then stated that Town Staff had met with the Developer and Jorgensen Engineering to review the report. The group was very understanding of the comments. However, the developer expressed the desire to table the vote before the commission for a period to address the deficiencies found in the report. Mr. Pearce then recited the town code Chapter 400-23 that allows the vote to be tabled for up to six months at the request of the developer.

The Town Staff believes that the deficiencies that were pointed out in the staff report can be addressed and nothing to date would disallow the subdivision from being approved, if the deficiencies are corrected.

Madam Clerk then called on Chauncy Goodrich (Wind River Resorts LLC) to speak. Mr. Goodrich gave a summary of the benefits to the town if the resort is to be approved. He also discussed the reason for wanting to table the vote to gain time for them to address the findings of the Town of Pinedale Staff Report. Mr. Goodrich then offered to field questions from the board before yielding his time.

A Citizen asked Madam Clerk to put a copy of the development concept up onto the projector screen to accompany the hardcopies that had been handed out to the public at the entrance to the meeting room. (Madam Clerk and Director Pearce obliged).

Madam Clerk then called on Tessa Manning to speak, who introduced herself as an adjacent landowner and she voiced her two major concerns as an adjacent landowner. 1. The ditch going across the development and 2. secondary access off McLaughlin drive

Madam Clerk then called on Citizen Melva Post she then expressed concern for the development being a private gated community and becoming like a little Jackson.

Madam Clerk then called on Citizen Cari Butcher who expressed her concern with the development being so close to the school as well as expressed that a transient population is an additional concern, she then inquired as to the dates that the resort would be open for business.

Director Pearce addressed her concerns as they related to the code. Miss Butcher then asked a question regarding the ownership or rental of these lots. Director Pearce explained that the lots are deeded parcels, and can be treated the same as other deeded lots within the town limits.

Madam Clerk called on citizen Rob Post who asked a question regarding the weight class of the proposed roads. Director Pearce explained that was a question raised in the staff report and would need to be addressed by the developer.

Madam Clerk called on Miss. Gooch who asked a few questions 1. Of the deeded parcels are they able to be rented out?

Director Pearce explained that the code does allow for the lot to be rented out NOT the RV. Miss Gooch then asked about the restriction of use being only 180 days and how is that enforced?

Mr. Mitchell explained that the Town Code currently spells out that any one user cannot stay more than 180 consecutive days, however the lot can be rented out to another user with a Class A or Super C Motor Coach for an additional 180 days. Miss Gooch then asked if the developer was going to limit the amount of stay with the CC&Rs?

Mr. Goodrich addressed the question stating that the lots can be re-rented not the motorcoach. Miss Gooch then asked if there was a draft of the CC&Rs that the public can review.

Mr. Mitchell explained the CC&Rs are incomplete however when completed they will be reviewed and approved by the town before Final Platt approved.

Mr. Goodrich explained that he couldn't guarantee what would be in the CC&Rs but the intent of his group is to only operate between May and October.

Miss Gooch then asked the question regarding Kathryn Hills Drive and the eventual development of her 56 acres located to the east of this development, specifically who would be responsible for building the road to continue Kathryn Hills Drive across her property?

Director Pearce explained that it is the responsibility of the developer of that property to complete connectivity.

Miss Gooch then expressed concern with the town vacating the portion of the 60-foot utility that is labeled Jocher court in the proposed development and creating additional hardship on her or a future developer of the 56 acres.

Additional comments were made from the public expressing concern with the proximity and the transient population that a development like this would be a detriment to the community.

Questions were raised around the residency of the owners of these lots and if they would then be able to get hunting tags. Mr Pearce explained that would be an issue administered by the state and not the Municipality.

Commissioner Heron asked a question regarding the sex offender registry and if the town would enforce this.

Director Pearce stated that would be a law enforcement issue and not a town staff issue.

Miss Gooch made a request that a few concerns of hers be noted and formally recorded in the minutes.

- a. (the P and Z commission when reviewing the CC&Rs that they pay particular attention to the 180-day operating limit)
- b. (that the abandonment of the Jocher court utility easement could create an additional hardship for future development of her property.)

Additional questions were asked about the safety of the children in and around the elementary school and what if any mitigation was going to be put in place by the developer or the Town to address the fears for child safety in and around the development.

Madam Clerk stated these were concerns that were better addressed during the Rezone of the development and not during the preliminary plat process.

Mr. Goodrich addressed the public and stated he has children that are attending school in the community and safety is a high priority for him as well as the development group. Additional discussion was had regarding the risks of Short-Term Rentals within the community.

Council Woman Boyce stated that short term rentals are already an allowed use within the community and not something that is specific to this development.

Questions were asked about the time frame for the final CC&Rs being submitted and approved by the town.

Director Pearce stated the CC&Rs will need to be submitted to the Town for review prior to the Final Plat Approval.

Concerns were raised about the development adding to the mosquito problem in the area around the school. Madam Clerk stated the area is already within the Mosquito District Number 1 and currently fogged for mosquitoes.

Madam Clerk asked for any additional questions, none were voiced.

Question and answer session was concluded.

Councilwoman Boyce made a motion to table this per the request of the developer.

Commissioner Herron Seconded the motion.

Motion carried Three to Zero.

Director Pearce stated that since the preliminary plat was tabled, the developer will have up to six months to prepare and present again for public engagement and to look for further information regarding the next public hearing regarding preliminary plat for this development soon.

Madam Clerk thanked the crowd and turned the meeting back over to Chairman Wells for the remainder of the meeting.

#### **4. New Business**

No New Business

#### **5. Old Business**

No Old business to discuss

#### **6. Planning and Zoning Administrator's Report**

Nothing interesting in the report other than this meeting and a posting of the permits that were issued by the town in the month.

**7. Chairman Comments**

No comments were received in Chairman Comments.

**8. Board Member Comments**

No comments were received in Board Member Comments.

**9. Schedule of next Regular P&Z Meeting**

Council Members briefly discussed the meeting time, Chairman Wells made a suggestion to schedule the next meeting for Monday October 3, 2022, at 5:00 P.M. All members were in agreement.

Meeting Adjourned at 6:21 PM

---

Ryan Wells  
Planning and Zoning, Chairman

---

Adam Herron  
Planning and Zoning, Secretary



TOWN OF  
**PINEDALE**  
WYOMING

**1-b**

**Item:** Approve the minutes of the September 07 2022 regular Planning and Zoning Commission Meeting

**Action:** Approve/Disapprove/Amend

---

---

**Presenter:** Chairman Wells

**Information:**

**Issue:**

**Supporting Information:** Attached

**Recommendation:**

---

---

---

---



## **Planning and Zoning Minutes**

Monday, October 3, 2022

5:00 PM

Sublette County Library, Lovatt Room, Pinedale, WY  
155 S Tyler Ave, Pinedale, Wyoming 82941

Meeting also hosted virtually

Video call link: <https://meet.google.com/ays-mayt-rmp?authuser=0&hs=122>

Call-in Number: (US) +1 563-562-6547

PIN: 913 323 985#

Attendance: Commission Members: Ryan Wells, Judi Boyce, Michael Lutz, and Adam Herron.  
Sandy Wanfalt was excused from absence.

Other: Chad Mitchell Town Planning and Zoning Administrator.

Virtual: No Virtual Attendance.

Commissioner Wells presided over and called the meeting to order 5:02 p.m.

### **1. Organizational Matters**

#### **1.a. Approve October 3, 2022 Agenda:**

Commissioner Lutz moved to approve the agenda with Councilwoman Boyce seconding the motion. Motion Passed 4-0

#### **1.b. Approval of the June 7, 2022 regular meeting minutes:**

Councilwoman Boyce moved to Table the approval of the minutes as the commissioners would like more time to review and edit the minutes prior to approval. Commissioner Herron seconded the motion. Motion Passed 4-0.

### **2. Public Comment**

No public comment

### **3. Public Hearing:**

No Comment

### **4. New Business**

Chad updated Commissioners recent efforts to focus on re-addressing throughout the town.

### **5. Old Business**

No Old business to discuss

### **6. Planning and Zoning Administrator's Report**

Commission had no questions or concerns with P and Z Report.

### **7. Chairman Comments**

No comments were received in Chairman Comments.

**8. Board Member Comments**

No comments were received in Board Member Comments.

**9. Schedule of next Regular P&Z Meeting**

Council Members briefly discussed the meeting time and agreed to schedule the next meeting for Monday November 7, 2022 at 5:00PM

Meeting Adjourned at 5:19 PM

---

Ryan Wells  
Planning and Zoning, Chairman

---

Adam Herron  
Planning and Zoning, Secretary



TOWN OF  
**PINEDALE**  
WYOMING

1-c

**Item:** Approve the minutes of the October 03, 2022 regular Planning and Zoning Commission Meeting

**Action:** Approve/Disapprove/Amend

---

---

**Presenter:** Chairman Wells

**Information:**

**Issue:**

**Supporting Information:** Attached

**Recommendation:**

---

---

---

---







TOWN OF  
**PINEDALE**  
WYOMING

4

NEW BUSINESS

NOTES:

---

---

---

---

---

---

---

---

---

---

---

---





## Planning and Zoning Report – November 2022

Primary efforts in the past month have been focused on the following items.

1. Union Wireless COW Extension application in tandem with Macro cell tower application.
2. Forward progress for Union wireless closing out zones 1-3 punch list items.
3. Current ROW permits:
  - a. Pinedale Natural Gas Service line 1215 Mountain Meadow Ave.
  - b. Pinedale Natural Gas Service line 914 River Bend St.
  - c. Pinedale Natural Gas Service Line 917 River Bend St.
  - d. Pinedale Natural Gas Service Line 67 S Skyline St.
  - e. Sublette Center/Public Health new parking lot entering off E. Hennick St.
4. Short term Rental Applications.
  - a. 558 Canal St Unit 6 applied for and was granted an STR Permit
5. Current Town Developments:

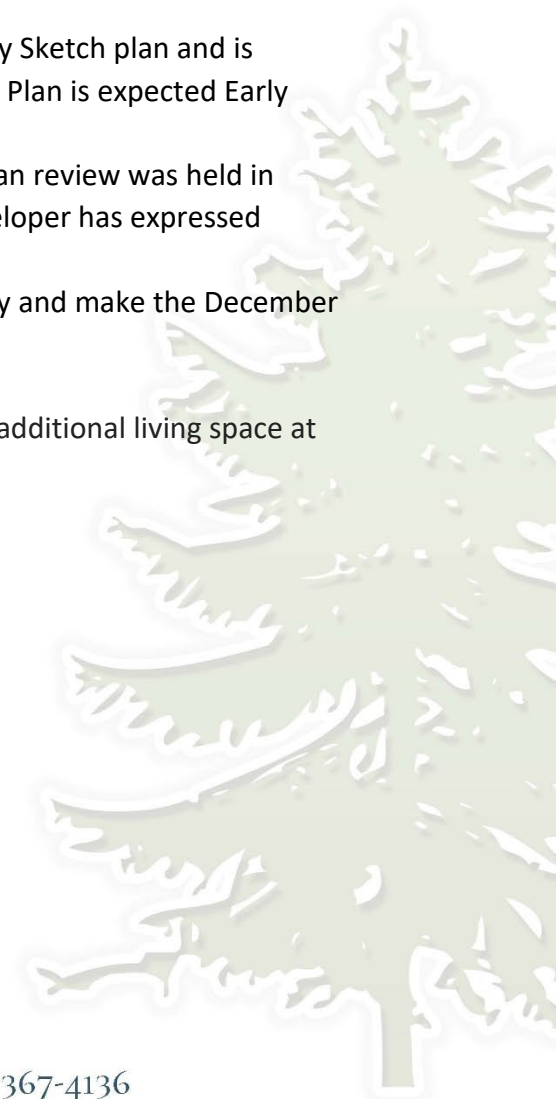
Rio Verde Engineering / Jason Moyes submitted a preliminary Sketch plan and is working on a revision for further review, the Updated sketch Plan is expected Early November

Rio Verde Engineering / Elrod LLC and John Harbor Sketch plan review was held in August, the time to move forward has expired however developer has expressed interest to re-submit a new application in early November.

Jorgensen Engineering / Wind River Resorts is expected to try and make the December Planning and Zoning meeting for public hearing.
6. Building, and Water and Sewer Permits
  - a. Building permit Issued 10/13/2022 for a Kitchen and additional living space at 913 Stuart St.
7. Addressing
  - a. No New Addresses assigned as of 10/21/2022

Respectfully,

Chad Mitchell







TOWN OF  
**PINEDALE**  
WYOMING

**6**  
**P&Z REPORT**

**NOTES:**

---

---

---

---

---

---

---

---

---

---

---



TOWN OF  
**PINEDALE**  
WYOMING

7

**BOARD MEMBER COMMENTS**

**NOTES:**

---

---

---

---

---

---

---

---

---

---

---

