

PLANNING AND ZONING COMMISSION

MEETING AGENDA

April 13, 2023

12:00 PM

**AT: Sublette County Library, Lovat Room, Pinedale, Wyoming
82941**

Virtual Meeting Details

Video call link: <https://meet.google.com/oqn-joyo-irw>

Join by Phone

Call-in Number: (US) +1 316-536-0270

PIN 765 339 333#

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: Open with the Pledge of Allegiance.

1. Approve April 13, 2023 regular meeting agenda.
2. Approve March 15, 2023 regular meeting minutes.
3. Public Hearing for Union Wireless Macro Cell Tower application.
Introduction of Topic, housekeeping, ground rules for meeting.
 - a. Town of Pinedale Staff Report and Recommendation
 - b. Union Wireless Comments.
 - c. Public Comment / Questions.
 - d. Variance Requests.
 - Union Wireless is requesting a variance to **§475-332.B**. Macro cell towers, antennas or poles, freestanding or building-mounted, shall not exceed the maximum height requirements permitted in the underlying zone district without receiving a conditional use permit and building permit from the Town. If the tower or pole is to exceed the zoning height limit, the applicant shall follow the conditional use application process as described in **§160-22** and include all information required in this article with the application. If the proposed structure, facilities or equipment exceed the maximum height requirements permitted in the underlying zone district, then a variance is also required.

The variance is seeking to allow an 85 foot tower in the C-1 Zone district that has a height limit of 35 feet.
 - e. Conditional Use application (Macro Cell Tower Application).
 - Union Wireless has filled out the Conditional Use Permit and submitted proof of the neighbor notifications sent out on March 28th notifying Neighbors within a 140 ft radius of the application and the public hearing scheduled for April 13th 2023, at 12:00 Noon

- f. Motion and Vote on Recommendation to Town Council regarding Macro Cell Tower Application for Union Wireless at the Fremont Peak Post 4801 V.F.W location.

4. Organizational Matters
 - Training opportunity for the board members in May rescheduled for next financial year due to budgetary concerns.
5. Public Comments
6. New Business
 - Crosswinds Lot Division First amendment subdivision application on behalf of Hat Creek Land Co, LLC.
7. Planning and Zoning Administrator's Report
8. Board Member Comments
9. Schedule of next Regular P&Z Meeting Include Public Hearing for Crosswinds Lot Division First Amendment Subdivision application.
Time:
Location:
10. Adjourn meeting.



TOWN OF
PINEDALE
WYOMING

1

Item: Accept/Amend Agenda

Action:

Presenter: Chairman Wells

Information:

Issue:

Supporting Information:

Recommendation:

Planning and Zoning Minutes

Wednesday March 15, 2023

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/dyh-hfws-ztj>

Call-in Number: (US) +1 413-728-2203

PIN: 996 909 907#

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

Other: Chad Mitchell Town Planning and Zoning Administrator.

Virtual: No Virtual Attendance.

Commissioner Wells presided over and called the meeting to order 5:00 p.m.

1. Organizational Matters

1.a. Approve Tuesday March 15, 2023 Planning and Zoning Board Meeting Agenda:

Commissioner Herron moved to approve the March Planning and Zoning agenda with Commissioner Lutz seconding the motion. Motion Passed 5-0

1.b. Approval of the January 10, 2023 Planning and Zoning board Regular meeting minutes:

Commissioner Herron Moved to approve the January Planning and Zoning meeting minutes. Councilwoman Boyce Seconded the motion. Motion Passed 4-0-1.

1.c. Approval of the February 15, 2023, Regular meeting, and Public Hearing minutes:

Councilwoman Boyce moved to approve the February Regular Meeting and Public Hearing Minutes, Commissioner Lutz Seconded the motions. Motion Passed 5-0

1.d. Approval of the February 22, 2023 Bloomfield Public Hearing minutes:

Commissioner Herron Moved to approve the February Bloomfield Subdivision Public Hearing minutes, Commissioner Lutz Seconded the Motion. Motion passed 4-0-1.

2. Public Comment

No public comment

3. New Business

No New Business

4. Old Business

No Old business to discuss

5. Planning and Zoning Administrator's Report

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

Mr. Mitchell discussed a possible training opportunity for board members to attend this years WYO PASS Conference, details to follow at next meeting.

6. Chairman Comments

No comments were received in Chairman Comments.

7. Board Member Comments

No comments were received in Board Member Comments.

8. Schedule of next Regular P&Z Meeting with Public Hearing for Antelope Crossing Subdivision in Bloomfield Pinedale Preliminary Platt

Council Members briefly discussed the meeting time and agreed to schedule the next meeting for Thursday April 13, 2023 at 12:00PM

Meeting Adjourned at 5:20d PM

Ryan Wells
Planning and Zoning, Chairman

Adam Herron
Planning and Zoning, Secretary



TOWN OF
PINEDALE
WYOMING

2

Item: Approve the minutes of the March 15, 2023 regular Planning and Zoning Commission Meeting

Action: Approve/Disapprove/Amend

Presenter: Chairman Wells

Information:

Issue:

Supporting Information: Attached

Recommendation:



March 13, 2023

Chairman Ryan Wells
Town of Pinedale, Planning and Zoning
PO Box 709
Pinedale, WY 82941
307.367.4136

**RE: Macro Cell Tower – Staff Report
Union Wireless , Macro Cell Tower- Monopine located on Lots 1-8 of the Cooley Second Addn.
Belonging to the Fremont Peak Post 4801 V.F.W. Inc.**

Dear Chairman Wells and Distinguished Planning and Zoning Commission,

The Town of Pinedale Planning and Zoning department received a Macro Cell Tower Application from Union Wireless to be located at the VFW Post 4801 Parking lot (lots 1-8) of the Cooley Second Addition to the Town of Pinedale. The application was deemed complete and acceptable on January 5, 2023.

As per §475-332.B. Macro cell towers, antennas or poles, freestanding or building-mounted, shall not exceed the maximum height requirements permitted in the underlying zone district without receiving a conditional use permit and building permit from the town if the tower or pole is to exceed the zoning height limit, the applicant shall follow the conditional use application process as described in §160-22 and include all information required in this article with the application. If the proposed structure, facilities or equipment exceed the maximum height requirements permitted in the underlying zone district, then a variance is also required.

The height limit for the zone district C-1 of which the tower will be located is 35 ft. The Tower Union seeks to erect is 85 feet tall at its highest point. Therefore, both a Conditional Use Permit as well as a Variance is required.

Union has submitted both of these applications to be considered at the April 13, 2023, Planning and Zoning regular meeting / public hearing.

Of particular note to this application are town code subsections:

§ 475-33. K. Visual Impact. All small wireless facilities shall be sited and designed to minimize adverse visual impacts on surrounding properties and the traveling public to the greatest extent reasonably possible, consistent with the proper functioning of the small wireless facilities.

§475-333. L. Design Standards. Subject to the height limitation of the underlying zoning district, all poles built for the sole or primary purpose of supporting small wireless facilities may be approved through administrative review subject to the wireless provider complying with reasonable and feasible considerations for the:

- (1) Height, shape, design and color for poses and related equipment;
- (2) Number and location of poles that may be installed or used; and
- (3) Aesthetic approach for different types of poles and related equipment.

§475-333.M. Use of stealth design. The applicant shall use stealth design to the maximum extent feasible unless otherwise approved by the Town. Stealth and concealment techniques must be appropriate given the proposed location, design, visual environment, and nearby uses, structures, and natural features.

§475-333.Q. Site design flexibility. Individual sites vary in the location of adjacent buildings, existing trees, topography and other local variables. By mandating certain design standards, there may result a project that could have been less intrusive if the location of the various elements of the project could have been placed in more appropriate locations within a given site, therefore, the wireless facilities and supporting equipment may be installed so as to best camouflage, disguise or conceal them.

Union wireless has proposed a Stealth monopine design, however the stealth design they have chosen does not resemble a Natural Pine Tree.

Union telephone provided photo simulations to demonstrate what the monopine would look like at the proposed site. While there are some pine trees near the main arterial highway, unfortunately, the proposed monopine appears more stand alone in nature because it is not grouped with any other pine trees, nor does it resemble a natural pine tree. There are various levels of Stealth design ranging from those that look like a cell tower with some branches attached, to a cell tower truly disguised to look like a natural pine tree. The proposed monopine extends well above the roof lines of nearby or adjacent buildings as well seems to obscure part of the view of the mountains depending on where you are located and the direction you are traveling.

Also of concern for the town staff is the close proximity to a public building (the VFW Bar). Even though the site itself is large enough to contain the tower if it were to suffer a catastrophic failure as dictated by Town Code, the building is located within the fall zone of the tower.

Recommendations

Based on the review of Town Code by Staff, and other agencies approval of the Macro Cell Tower application from Union wireless should not be accepted for these reasons, it is the recommendation of the town staff that Union Wireless look at other locations in the Town which are more suitable for a Tower of this size.

Respectfully,



Chad O. Mitchell
Planning and Zoning Administrator, Town of Pinedale

Attachments:

Attachment A: Photo simulations submitted by Union Wireless

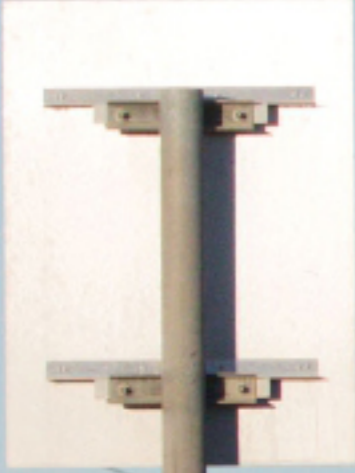
LARSON

A **valmont**  COMPANY



LARSON

A **valmont.**  COMPANY



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A **valmont**  COMPANY



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A **valmont**  COMPANY



LARSON

A **valmont**  COMPANY



LARSON

A **valmont**  COMPANY



River Oaks Communications Corporation

Denver Office:

10940 S Parker Road, Suite #766
Parker, Colorado 80134
Telephone: (303) 947-6133
E-Mail: bduchen@rivoaks.com

Colorado Springs Office:

710 Count Pourtales Drive
Colorado Springs, Colorado 80906
Telephone: (719) 339-4604
E-Mail: tduchen@rivoaks.com

MEMORANDUM

To: Abram Pearce, P.E.
Director of Public Works
Town of Pinedale

From: Bob Duchen, Vice President
River Oaks Communications Corporation

Date: March 1, 2023

Re: Union Telephone Company- Monopine Application

Introduction:

Union Telephone Company (“Union Telephone”) is seeking to construct a monopole/monopine in the downtown area of Pinedale. In that regard, Union Telephone has provided us with access to a number of documents, including a request for a Building Permit, CUP, Fence Permit, Macro Cell Tower Permit and a Variance Permit, along with Photo Simulations. In this Memorandum, we will highlight the pertinent materials and not summarize every document because the Town also has access to those same materials. We will also highlight the key provisions of the Town Code which are found in Article XL (Sections 475-330 et seq.).

At the conclusion of this Memorandum, we will provide our assessment and recommend some alternatives for both the Town and Union Telephone.

Summary of Application Materials:

On November 16, 2022, Union Telephone signed a request for a Commercial/Non-Residential Building Permit to construct a tower at 1033 W Pine Street, which property is owned by the Fremont Peak Post 4801 VFW, Inc. That parcel is located in the Commercial C-1 Zone. The tower would be 85’ high and 16’ wide. The setbacks would be equal to or greater than the tower height.

One of the documents for the proposed Pinedale VFW Communications Site reflects a proposed 80’ (rather than 85’) monopine, which is along the north side of Highway 191, the main thoroughfare through the Town. The drawing indicates that a monopine tower and equipment buildings will be part of the Site.

Union Telephone also provided a folder labeled “CUP” for the Telecommunications Site. That folder referenced a new 80’ monopine tower, an 11’ x 20’ electronics building and an 8’ x 12’ generator building, all of which are to be within a 50’ x 50’ leased area split into two portions and connected by a utility easement. Union Telephone will also be seeking an access and utility easement across the property to access the Site, along with power services and future fiber optic cable.

Union Telephone indicated that the new telecommunication facilities would be part of a critical backhaul upgrade to support Union Wireless’ cellular network. The company has a need for one downtown site to offload traffic from Pinedale Skyview and other out-of-town towers to improve data service.

The proposed monopine would replace Union Telephone’s existing COW within the Town. The new tower would also be capable of collocation. The facility would be un-manned and visited approximately on a quarterly basis.

Union Telephone wants all permitting to be in place by May 1st and would propose the actual commencement date by June 1st. Once construction commences, Union Telephone anticipates completion within 90 days.

Union Telephone is very experienced in the construction of cellular towers, having built more than 250 towers in Wyoming, Colorado, Idaho, Montana and Utah. The prefabricated equipment and generator building would be painted to blend in with the surrounding landscape. There will be a 16’ x 16’ (6’ high) vinyl fence around the tower. Union Telephone indicated that the Site has been noted in the FAA Notice Criteria Tool and is not required to register it with the FAA.

An additional document depicted the monopole with antenna space for three carriers, along with microwave dishes. The antenna locations would be at 83’, 60’ and 40’.

The materials also include coverage maps which show the current COW coverage, the COW and Skyview coverage combined, the proposed monopole and Skyview coverage combined, and the proposed coverage from the VFW Site. In essence, the proposed monopine coverage would take the place of the current COW coverage, though not identical.

Union Telephone also provided photo simulations. It looks like there are some pine trees near the main arterial highway. In the second photo simulation in the package, No. 554038-02 Rendering No. 2, Union Telephone has provided a depiction of the monopine. It appears that the real pine tree looks quite different than the proposed monopine. Also, because the height limit of the underlying C1 Zone District is listed at 35’, the proposed monopine extends well above the rooflines of the nearby or adjacent buildings. The fourth photo simulation in the package provides a more distant view of the proposed monopine. Unfortunately, the proposed monopine appears more stand-alone in nature because it is not grouped with another pine tree. In the fifth rendering, which is a more close-up view of the proposed monopine, it seems to obscure the view of part of the mountains. The sixth rendering, which is a more distant view, does not reflect that same situation.

Union Telephone also provided a folder labeled “Variance Permit” which includes a list of addresses within 140’ of the proposed Site at 1033 Pine Street. At this time, we do not know if notice to those property owners has been given by Union Telephone. Union Telephone provided a sample letter to notify nearby property owners.

Town Code:

In 2021, the Town amended its Tower Regulations which are contained in Article XL Sections 475-330 et seq. We have reviewed that Article to see how it relates to Union Telephone’s proposed monopine. For ease of reading, we will highlight some of the key parts of those Sections:

Section 475-330 Intent and purpose.

B. It is further the intent of this article to protect the community's visual quality and safety while facilitating the reasonable and balanced provision of wireless communication services. More specifically, it is the Town's goal to minimize the visual impact of wireless communication facilities on the community, particularly in and near residential districts, downtown and in and along highly visible corridors and entrances to the community.

C. This article regulates macro cell towers, antennas and poles, along with small wireless facilities as herein defined, to: 1) protect residential areas and land uses from potential adverse economic impacts of macro cell towers, antennas or poles; 2) encourage the location of towers, antennas and poles in nonresidential areas; 3) encourage the joint use of new and existing macro cell tower sites as a primary option rather than construction of additional single-use towers; 4) encourage users of towers, antennas or poles to locate them in areas where the adverse effects on the community are minimal; and 5) provide adequate area surrounding towers to minimize damage to people and property if a failure occurs. This article is enacted to promote and protect the health, safety, and general welfare of the citizens of the Town of Pinedale.

In essence, the Town chose to minimize the visual impact of wireless communications facilities downtown and along highly visible corridors. U.S. Route 191 is a highly traveled corridor, and the proposed 85’ monopine far exceeds the height of buildings in proximity to the Site.

Although the proposed monopine would be in the C-1 District (a non-residential classification), it would aesthetically dominate the surrounding area.

Section 475-332 Applicability and exempt facilities.

B. Macro cell towers, antennas or poles, freestanding or building-mounted, shall not exceed the maximum height requirements permitted in the underlying zone district without receiving a conditional use permit and building permit from the Town. If the tower or pole is to exceed the zoning height limit, the applicant shall follow the conditional use application process as described in § 160-22 and include all information required in this article with the application. If the proposed structure, facilities or equipment exceed the maximum height requirements permitted in the underlying zone district, then a variance is also required.

To Union Telephone’s credit, it appears that they filed for a CUP, Building Permit and Variance Permit. However, the nature of their filing does not mitigate our primary concern. Namely, will

an 85' monopine adequately blend in with the surrounding environment based on its proposed downtown location?

Section 475-333 General provisions.

M. Use of stealth design. The applicant shall use stealth design to the maximum extent feasible unless otherwise approved by the Town. Stealth and concealment techniques must be appropriate given the proposed location, design, visual environment, and nearby uses, structures, and natural features.

We recognize that Union Telephone has proposed a monopine rather than a traditional monopole and that there are pine trees in or near the downtown area. However, the photo simulations do not sufficiently reflect that the monopine will look like real pine trees. The monopine looks out of place, given its height and proposed location.

V. Radio frequency emissions. A written report will be prepared and signed by a professional engineer or qualified employee of the provider which assesses whether the proposed macro cell tower, antennas and small wireless facilities demonstrate compliance with the radio frequency emissions limits established by the FCC.

In the Application materials, we did not see a signed report dealing with RF compliance limits established by the FCC. Has one been provided to the Town?

Section 475-334 Development standards.

B. Commercial macro cell tower structural requirements.

(1) All new macro cell towers shall be designed with the structural capacity to accommodate at least three co-located providers.

(2) All new towers shall be located upon sites that are large enough to contain the support equipment for at least three co-located providers.

Because the Town desires to minimize the number of new stand-alone cell towers, and provide for at least three collocated providers, Union Telephone is proposing an 80'-85' tower. Is the Site large enough to contain the support equipment for at least three providers?

E. Co-locations.

(2) No application for a building permit for a new macro cell tower shall be processed until the applicant has met with the Town prior to submitting the application, in order to review the feasibility of using an existing tower or structure. The applicant shall demonstrate that there is no existing facility that can reasonably accommodate the applicant's proposed antennas before the building permit application is processed. The Town may require the applicant to make reasonable efforts to co-locate upon an existing tower. The Town may also require the applicant to make reasonable efforts to use a stealth tower. Co-location of facilities and/or stealth design may be considered a mitigating factor or factors to a conditional use request and may justify the request.

(3) If an applicant claims that it cannot co-locate upon an existing macro cell tower, the applicant shall provide a written report from a communications specialist, radio frequency

expert or other professional in support of its position. The Town shall consider the written report in making its decision.

(4) Any applicant who is aggrieved by the decision of the Town staff concerning a building permit application for a tower, antenna, pole or small wireless facilities may appeal the decision to the Town Council. Operational considerations, along with financial considerations, will be among the determining factors, used to decide issues regarding co-location disputes.

We have not participated in meetings between the Town and Union Telephone for this Site.

F. Lighting. Towers shall not be artificially lighted unless required by the FAA, FCC or other authority having jurisdiction. Lighting shall not negatively impact neighbors or public safety.

Union Telephone's Application materials indicated that FAA notice is not required. However, the Town would still need to know what type of lighting Union Telephone anticipates at the Site because the Site is in close proximity to other property and buildings.

Section 475-338 Private and public property

This article concerns towers, antennas, poles and small wireless facilities on private and governmental property...

The proposed Site is on VFW property and is subject to the provisions of this Article.

Conclusion:

Although Union Telephone has proposed a monopine (a stealth-like facility), the height and location in the downtown area and along the highly visible corridor are problematic. We would suggest that Union Telephone explore other locations in the Town which are not as highly visible.

Alternatively, if Union Telephone were amenable, and if the Town were willing to consider waiving the Code requirements that the proposed tower accommodate at least three providers, then perhaps the monopine could be much smaller in height.

The Town understands the need for more cellular and data coverage. We hope that there may be a more aesthetically desirable location in the Town for what Union Telephone is proposing to build.



TOWN OF
PINEDALE
WYOMING

3-c
Public Questions Comments

NOTES:



TOWN OF PINEDALE WYOMING

Variance Application

61 PINEDALE SOUTH ROAD, P.O. BOX 709 PINEDALE
WYOMING 82941-210
PHONE: (307) 367-4136 FAX: (307) 367-2578
PAZ@townofpinedale.us

OWNER	PROPERTY OWNER NAME: Fremont Peak Post 4801 V.F.W. Inc.		
	MAILING ADDRESS: P.O. Box 724, Pinedale, WY 82941		
	PHONE:	EMAIL:	
LESSEE	BUSINESS / RENTER (IF DIFFERENT THAN PROPERTY OWNER): Union Telephone Company		
	MAILING ADDRESS: P.O. Box 160, Mountain View, WY 82939		
	PHONE: 307-782-6131	EMAIL: rschmidt@unionwireless.com	
AGENT	BUSINESS / RENTER (IF DIFFERENT THAN PROPERTY OWNER):		
	MAILING ADDRESS:		
	PHONE:	EMAIL:	
LEGAL	LOT: 1-4	BLOCK: 4	ADDITION: Cooley Second Addition
	LOT SIZE / AREA: 28,971 Sq. Feet		STREET ADDRESS: 1033 W. Pine Street
	ZONE: Exempt		PIDN: 34093334398700
	ARE THERE COVENANTS OR DEED RESTRICTIONS PERTAINING TO THIS PROPERTY? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
	IS APPROVAL REQUIRED BY A HOMEOWNERS ASSOCIATION OR ARCHITECTURAL COMMITTEE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		
VARIANCE DESCRIPTION	WHAT ORDINANCE IS BEING VARIED? Ordinance No. 353		
	HOW WILL THE ORDINANCE BE VARIED? The height limit in this Zone appears to be 35' and Union is asking to build the communications structure at 80', therefore the request for a variance.		
	SUPPLEMENTAL APPLICTION? <input checked="" type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Fence Permit <input type="checkbox"/> Sign Permit <input type="checkbox"/> Water/Sewer <input checked="" type="checkbox"/> Other: CUP and Excavation Permit		

A written description of the variance and how it meets the following criteria:

- That the variance will not authorize a permitted use other than those specifically enumerated in the zoning district in which the variance is sought;
- That owing to extraordinary circumstances, literal enforcement of the provisions of this title will result in unnecessary hardship;
- That the extraordinary circumstances were not created by the owner of the property and do not represent a general condition of the district in which the property is located;
- That the variance, if granted, will not substantially or permanently injure any adjacent, conforming property;
- That the variance will not alter the character of the district in which it is located;
- That the variance, if granted, is the minimum variance and the least modification that will afford the relief sought;
- That the variance will be in harmony with the spirit of this title and will not adversely affect the public health, safety or welfare.

I hereby acknowledge that I have read this application and stated that the information contained herein is accurate to the best of my knowledge and agree to comply with all town ordinances and state laws regulating building construction. By signing below, the applicant certifies that they are authorized by the owner to act as their agent.

Signature  Date 9.28.2022

APPLICATION FEE:	CASH	MO	CREDIT	CH#
Permit Number:	_____			
Date:	_____			

Conditional Use Application Form for Macro Cell Tower

OWNER	PROPERTY OWNER NAME: Fremont Peak Post 4801 V.F.W. Inc.
	MAILING ADDRESS: P.O. Box 724, Pinedale, WY 82941
	PHONE: _____ EMAIL: _____

LEESE	BUSINESS / RENTER (IF DIFFERENT THAN PROPERTY OWNER): Union Telephone Company
	MAILING ADDRESS: P.O. Box 160, Mountain View, WY 82939
	PHONE: 307-782-6131 EMAIL: rschmidt@unionwireless.com

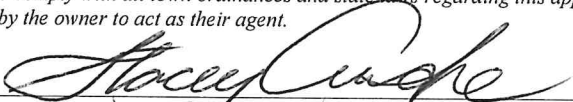
AGENT	BUSINESS / RENTER (IF DIFFERENT THAN PROPERTY OWNER):
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

LEGAL	LOT: 1-4 BLOCK: 4 ADDITION: Cooley Second Addition
	LOT SIZE / AREA: 28,971 Sq. Feet STREET ADDRESS: 1033 W. Pine Street
	ZONE: Exempt PIDN: 34093334398700
	ARE THERE COVENANTS OR DEED RESRICTIONS PERTAINING TO THIS PROPERTY? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	IS APPROVAL REQUIRED BY A HOMEOWNERS ASSOCIATION OR ARCHITECTURAL COMMITTEE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

The Follow information should also be included as an attachment with the application

1. Application fee as determined by fee resolution.
2. Any relevant information Planning & Zoning or the Engineering Department requires to adequately review the permit application.
3. The applicant will be required to submit verification that notice of the Conditional Use Permit Application has been served on all surrounding property owners as specified in §160-22 B 2 prior to hearing before the Planning & Zoning Commission.

I hereby acknowledge that I have read this application and stated that the information contained herein is accurate to the best of my knowledge and agree to comply with all town ordinances and state laws regarding this application. By signing below, the applicant certifies that they are authorized by the owner to act as their agent.

Signature  Date 9.28.2022

Application Fee: CASH MO CREDIT CH#	Date of submittal: _____
Permit Number: _____	Date presented to Town Council: _____
Date: _____	Date of news paper publication: _____
Parcel Map ID Number: _____	Date received certification of publication mailings: _____
Parcel Address: _____	Date of P&Z Public hearing: _____
Notes:	Date of Town Council: _____
	Date of approval: _____

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Mark's Vicky Baffle
 PO Box 1200
 Pinedale, WY 82941

9590 9402 5838 0038 0126 46
 Article Number (Transfer from service label)

7019 1640 0000 1797 8619

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressed
 B. Received by (Printed Name) C. Date of Delivery
 MARK BIRRE 3/27/23
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 TMK Holding Co.
 PO Box 4000
 Pinedale WY 82941

9590 9402 5838 0038 0126 60
 Article Number (Transfer from service label)

7019 1640 0000 1797 8626

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressed
 B. Received by (Printed Name) C. Date of Delivery
 Kierra Beckard 3/28/23
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 phi Lodging
 171 S 700 E
 Suite 201
 Pinedale, UT 84070

9590 9402 5838 0038 0126 84
 Article Number (Transfer from service label)

7019 1640 0000 1797 8640

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressed
 B. Received by (Printed Name) C. Date of Delivery
 TANYA MCGARVEY 3-28-23
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 STELL ENTERPRISES LLC
 ATTN TANYA MCGARVEY
 1305 MAIN ST
 PINE DALE WY 82943

9590 9402 7665 2122 4538 78
 Article Number (Transfer from service label)

15 1640 0000 1797 8664

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressed
 B. Received by (Printed Name) C. Date of Delivery
 TANYA MCGARVEY 3-28-23
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 STELL ENTERPRISES LLC
 ATTN TANYA MCGARVEY
 1305 MAIN ST
 PINE DALE WY 82943

9590 9402 7665 2122 4538 78
 Article Number (Transfer from service label)

15 1640 0000 1797 8664

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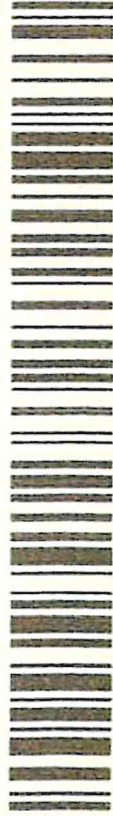
3. Service Type
 Priority Mail Express®
 Adult Signature Registered Mail™
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Return Receipt for Merchandise
 Signature Confirmation
 Insured Mail Restricted Delivery (over \$500)

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Ineddale Estates LLC
 PO Box 67
 Corda, WY 82925



9590 9402 5838 0038 0126 77

Article Number (Transfer from service label)

7019 1640 0000 1797 8633

COMPLETE THIS SECTION ON DELIVERY

A. Signature



Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

USPS TRACKING#



SALT LAKE CITY UT 840

21 APR 2008 11:21

9590 9402 5838 0038 0126 77

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

*Union Telephone Company
Attn: Tyler Tholl
PO Box 160
Mountain View, WY 82939*

015050





TOWN OF
PINEDALE
WYOMING

3-e

Conditional Use Application

NOTES:

Planning and Zoning Report – April 2023

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

1. Union Macro Cell Tower Application review completed and scheduled to go to Planning and Zoning Board on April 13, 2023, at 12:00 Noon in the Library Lovat room.
2. Deed Restrictions for 210 W Pine
3. Completion of HVAC Repair at 205 Entertainment Lane System has been Balanced and now functioning properly.
Working on completion of Fire Suppression System to receive State Fire Marshal approval for occupancy.
4. Working on Union Wireless Zone 12 Fiber installation for Town (this section will include Install of fiber to current Town Hall and Public Works Building.)
5. Working on Preliminary Plat Application for Crosswinds Block Subdivision (property next to Ball Fields) into 3 separate blocks.

Respectfully,



Chad Mitchell





TOWN OF
PINEDALE
WYOMING

6
P&Z REPORT

NOTES:



TOWN OF **PINEDALE** WYOMING

7

BOARD MEMBER COMMENTS

NOTES:



TOWN OF
PINEDALE
WYOMING

8

SCHEDULING OF NEXT REGULAR PLANNING AND ZONING MEETING

NOTES:
