

**PLANNING AND ZONING COMMISSION**  
**REGULAR SEPTEMBER MEETING AND PUBLIC HEARING AGENDA**  
**September 12, 2023**  
**5:30 PM**  
**AT: Sublette County Library, Lovatt Room, Pinedale, Wyoming 82941**

**Virtual Meeting Details**

**Video call link:** <https://meet.google.com/axx-qbeq-ai>

**Join by Phone**

**Call-in Number:** (US) +1 513-480-5324

**PIN** 895 453 065#

*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 September 12, 2023 Agenda
  - b. Approval of the August, regular meeting minutes.
2. Public Comment:
3. Public Hearing: Triangle Addition Angelovic Amendment, Preliminary Plat, Application.
  - (a) Review of Application and summary of Town Staff Report
  - (b) Commissioner Question and Answer
  - (c) Applicant Question and Answer
  - (d) Public Comment
  - (e) Recommendation to Town Council w/Regard to Preliminary Plat Application.  
Motion:  
  
Second:  
Vote:
4. New Business
5. Old Business

6. Planning and Zoning Administrators Report

7. Board Member Comments

8. Schedule of next Regular P&Z Meeting

Time:

Location: Town Hall 205 Entertainment Lane.

9. Adjourn meeting.

a) Time:





TOWN OF  
**PINEDALE**  
WYOMING

1-a

**Item:** Accept/Amend Agenda

**Action:**

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**Presenter:** Chairman Wells

**Information:**

**Issue:**

**Supporting Information:**

**Recommendation:**

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## **Planning and Zoning Minutes**

Monday August 07, 2023

12:00 PM

Meeting hosted virtually.

Video call link: <https://meet.google.com/ehm-pbjj-ccj>

Call-in Number: (US) +1 515-446-8172

PIN: 383 674 291#

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

Other: Chad Mitchell Town Planning and Zoning Administrator.

Public: None

Commissioner Wells presided over and called the meeting to order 12:01 p.m.

### **1. Organizational Matters**

#### **1.a. Approve regular August 07, 2023 Planning and Zoning Board Meeting Agenda:**

Councilwoman Boyce moved to approve the July 27, 2023 Planning and Zoning agenda with Commissioner Lutz seconding the motion. Motion Passed 4-0

#### **1.b. Approval of the July 27, 2023 Planning and Zoning board Regular meeting minutes:**

Commissioner Boyce moved to approve the July 27, 2023 Planning and Zoning meeting minutes, with two minor changes. Commissioner Lutz Seconded the motion. Motion Passed 4-0.

### **2. Public Comment**

No public comment

### **3. New Business**

Angelovic minor subdivision application.

### **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.

### **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**

Council Members briefly discussed the meeting time and agreed to schedule the next meeting and public hearing for Tuesday September 12, 2023 at 5:30PM Location TBD.  
Later Commissioner Boyce confirmed the Lovatt room was available for the Public Hearing.

Meeting Adjourned at 12:17 PM

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Ryan Wells  
Planning and Zoning, Chairman

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Adam Herron  
Planning and Zoning, Secretary



TOWN OF  
**PINEDALE**  
WYOMING

**1-b**

**Item:** Approve the minutes of the August 7, 2023 regular Planning and Zoning Commission Meeting

**Action:** Approve/Disapprove/Amend

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**Presenter:** Chairman Wells

**Information:**

**Issue:**

**Supporting Information:** Attached

**Recommendation:**

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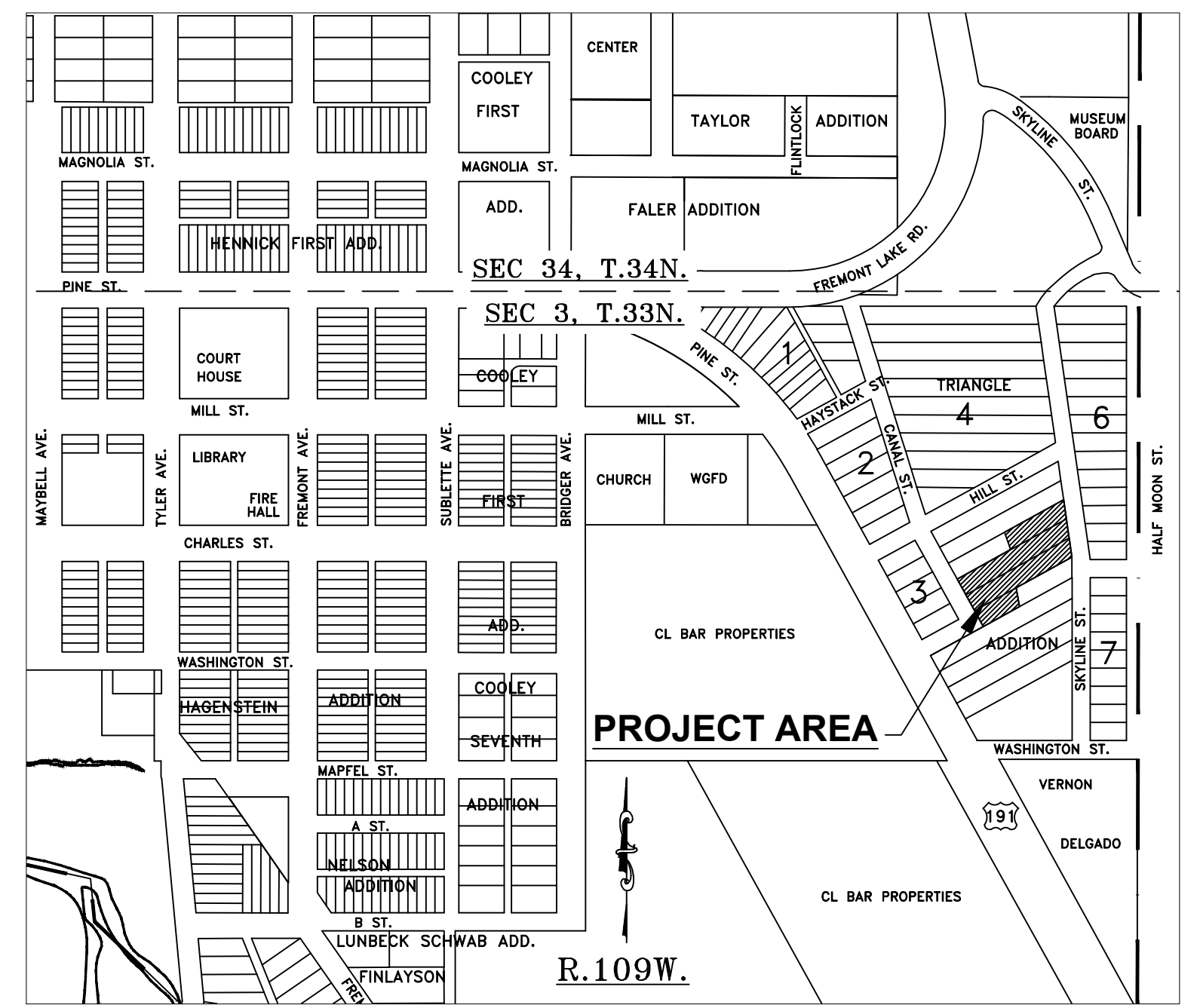
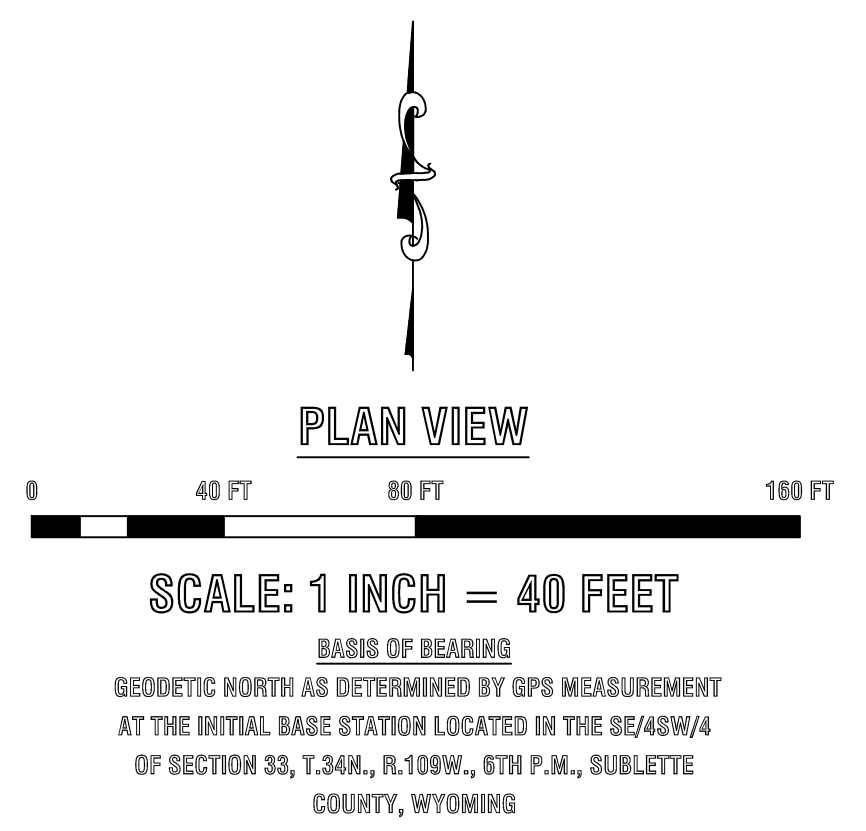
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- LEGEND**
- ⊕ SET 2 1/2" ALCAP STAMPED ON 1"x24" REBAR STAMPED "RIO VERDE ENGR PELS 13594" FOUND 2 1/2" ALCAP STAMPED PELS 13594 SET IN PREVIOUS SURVEY
  - ⊙ FOUND 2 1/2" ALCAP STAMPED PELS 6410
  - FOUND REBAR
  - ⊗ FOUND 2" ALCAP STAMPED LS 4274
  - ⊠ FOUND 1 1/2" ALCAP STAMPED LS 3054
  - POINT CALCULATED - NOT FOUND OR SET
  - BUILDING SETBACK LINE
  - - - LEE DITCH EASEMENT LINE
  - LOT LINE TO BE ABANDONED
  - W TOWN OF PINEDALE WATERLINE
  - S TOWN OF PINEDALE SEWERLINE
  - (R) RECORD; ALL OTHER BEARINGS AND DISTANCES MEASURED
  - ⊕ TOWN OF PINEDALE FIRE HYDRANT
  - ⊙ TOWN OF PINEDALE SEWER MANHOLE



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 ) SS.  
 COUNTY OF SUBLETTE )

I, MICHAEL T. JACKSON OF PINEDALE, WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION BY JON K. HITTLE DURING NOVEMBER, 2021 AND FROM RECORDS AVAILABLE IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING, AND THAT THIS PLAT CORRECTLY REPRESENTS PARCELS OF LAND LOCATED IN GLO LOT 3, SECTION 3, T.33N., R.109W., 6TH P.M., SUBLETTE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT THREE A (3A) OF THE DUNNING AMENDMENT OF LOT 3, BLOCK 5 OF THE TRIANGLE ADDITION TO THE TOWN OF PINEDALE, SUBLETTE COUNTY, WYOMING AS SET OUT ON THAT PLAT RECORDED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY ON OCTOBER 7, 1997 IN BOOK 67 OF MISCELLANEOUS RECORDS ON PAGE 493

AND

LOT FOUR (4), LOT FIVE (5) AND THAT PORTION OF LOT SIX (6) THAT LIES SOUTH AND WEST OF THE CENTERLINE OF THE LEE DITCH, BLOCK FIVE (5) OF THE TRIANGLE ADDITION TO THE TOWN OF PINEDALE, SUBLETTE COUNTY, WYOMING AS SET OUT ON THAT PLAT MAP RECORDED IN SAID OFFICE OF THE CLERK ON SEPTEMBER 30, 1935 IN BOOK 3 OF MISCELLANEOUS RECORDS ON PAGE 292;

COMBINED, LOTS 18 AND 19 CONTAIN 47,750 SQUARE FEET, MORE OR LESS; AND THAT THE ORIGINAL DEED OF SAID LOT 3A, WHICH INCLUDES THE PROPERTY DESCRIBED ON THIS PLAT, IS RECORDED IN SAID OFFICE OF THE CLERK IN BOOK 307 OF MIXED RECORDS PAGE 673; AND THAT THE ORIGINAL DEED OF SAID LOTS 4, 5 AND 6 (PT), WHICH INCLUDES THE PROPERTY DESCRIBED ON THIS PLAT, IS RECORDED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 113 OF MISC., PAGE 15; AND THAT ALL POINTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON.

MICHAEL T. JACKSON  
 WYOMING PELS 13594

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL T. JACKSON,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

**GENERAL NOTES**

1. ALL DISTANCES AND BEARINGS ARE MEASURED UNLESS NOTED OTHERWISE.
2. THE TRIANGLE ADDITION IS ZONED R-2A, NO CHANGE IN ZONING IS PROPOSED.
3. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER. THE SELLER DOES NOT WARRANT TO PURCHASER THAT THE PURCHASER SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
4. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
5. THE SOIL CHARACTERISTICS OF THE PROPERTY CONSIST OF TOPSOIL UNDERLAIN BY SANDY GRAVELS.
6. DRAINAGE AND RUNOFF TO FOLLOW EXISTING TOWN OF PINEDALE STREET GRADES.
7. CANAL STREET AND SKYLINE STREET ARE EXISTING STREETS MAINTAINED BY THE TOWN OF PINEDALE.
8. TOWN OF PINEDALE SEWER AND WATER FACILITIES ARE TO BE USED. LOT 18 AND 19 ARE SERVED BY EXISTING SEWER AND WATER CONNECTIONS.
9. ALL FUTURE UTILITIES/HOOKUPS TO BE UNDERGROUND, AT THE LOT DEVELOPER'S EXPENSE, AND EACH LOT DEVELOPER WILL BE RESPONSIBLE FOR ANY STREET REPAIRS REQUIRED DUE TO UTILITY INSTALLATIONS.
10. THERE ARE NO RESTRICTIVE COVENANTS OF RECORD.
11. ANY FURTHER DIVISION OF EITHER CREATED PARCEL WILL REQUIRE FULL COMPLIANCE WITH THE EXISTING TOWN OF PINEDALE SUBDIVISION REQUIREMENTS.
12. THE GRANT OF EASEMENT TO THE PINE CREEK DITCH ASSOCIATION, INC., AS STATED UNDER THE CERTIFICATE OF OWNERS, AND AS SHOWN ON LOT 18 AND LOT 19, SHALL NOT BE CONSTRUED AS A LIMITATION OF ANY OTHER RIGHTS WHICH SAID DITCH ASSOCIATION MAY HOLD.
13. OWNER / DEVELOPER: AJ ANGELOVIC 610 MASSACHUSETTS AVE ROCK SPRINGS, WY 82901  
 JENNIFER ALLEN 1204 MCKINLEY AVE ROCK SPRINGS, WY 82901  
 WILLIAM SEAN HALLIGAN PO BOX 687 PINEDALE, WY 82941-0687

ENGINEER: RIO VERDE ENGINEERING  
 P.O. BOX 642  
 PINEDALE, WY 82941-0642

**CERTIFICATE OF OWNER**

KNOW ALL BY THESE PRESENTS: THAT AJ ANGELOVIC, JENNIFER ALLEN AND WILLIAM SEAN HALLIGAN, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL LANDS DEPICTED ON THIS PLAT TO BE KNOWN AS THE ANGELOVIC AMENDMENT, TRIANGLE ADDITION TO THE TOWN OF PINEDALE, WYOMING; SAID LANDS BEING PART OF GLO LOT 3, SECTION 3, T.33N., R.109W., 6TH P.M., SUBLETTE COUNTY, WYOMING; AND THAT SAID LANDS ARE MORE PARTICULARLY DESCRIBED UNDER THE CERTIFICATE OF SURVEYOR; AND THAT ACCESS WILL BE FROM CANAL STREET INTO LOT 18, AND FROM SKYLINE STREET INTO LOT 19, AS SHOWN HEREON; AND THAT THE DEVELOPMENT OF WHICH AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT THE ABOVE-MENTIONED OWNERS DO HEREBY YACATE LOT 3A OF THE DUNNING AMENDMENT OF LOT 3, BLOCK 5 OF THE TRIANGLE ADDITION; AND LOT 4, LOT 5, AND THAT PORTION OF LOT 6 THAT LIES SOUTH AND WEST OF THE CENTERLINE OF THE LEE DITCH, BLOCK 5 OF THE TRIANGLE ADDITION TO THE TOWN OF PINEDALE, WYOMING; SAID VACATION BEING IN ACCORDANCE WITH **SS 34-12-108 WYOMING STATUTES 2021, AS AMENDED**, AND RESPECTFULLY REQUEST THE CLERK OF SUBLETTE COUNTY TO SO MARK SAID PLAT IN ACCORDANCE WITH **SS 34-12-110**.

AND THAT AJ ANGELOVIC, JENNIFER ALLEN, AND WILLIAM SEAN HALLIGAN DO HEREBY CONVEY AN EASEMENT TO THE PINE CREEK DITCH ASSOCIATION, INC. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 100 FOOT WIDE EASEMENT, BEING 50 FEET ON EACH SIDE WHEN MEASURED AT RIGHT ANGLES TO THE LEE DITCH CENTERLINE (AKA PINE CREEK CANAL NO. 1); THE EASEMENT SIDELINES OF WHICH BEING PROLONGED OR SHORTENED TO INTERSECT THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 18 AND LOT 19; SAID EASEMENT BEING FOR MAINTENANCE AND WATER CONVEYANCE PURPOSES;

AND THAT THE CREATED LOTS 18 AND 19 OF THE ANGELOVIC AMENDMENT, BLOCK 5, OF THE TRIANGLE ADDITION ARE SUBJECT TO RESERVATIONS AND RESTRICTIONS CONTAINED IN THE UNITED STATES PATENTS OR OF RECORD, TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR IN USE AND TO PRIOR MINERAL RESERVATIONS OF RECORD;

AJ ANGELOVIC \_\_\_\_\_ JENNIFER ALLEN \_\_\_\_\_

WILLIAM SEAN HALLIGAN \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AJ ANGELOVIC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JENNIFER ALLEN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM SEAN HALLIGAN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE**

PURSUANT TO **SS 34-12-102 TO 34-12-103, WYOMING STATUTES, 2021, AS AMENDED**, AND THE TOWN OF PINEDALE MUNICIPAL CODE, THE FOREGOING PLAT OF THE ANGELOVIC AMENDMENT, TRIANGLE ADDITION WAS APPROVED AND ACCEPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF PINEDALE, WYOMING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TOWN COUNCIL  
 PINEDALE, WYOMING

MATT MURDOCK, MAYOR

ATTEST:  
 AMY STURMAN, TOWN CLERK

**CERTIFICATE OF TOWN CLERK**

I, AMY STURMAN, HEREBY CERTIFY THAT ALL FEES, TAXES, AND ASSESSMENTS HAVE BEEN PAID ON LOTS 18 AND 19 FORMERLY KNOWN AS LOT 3A, BLOCK 5, DUNNING AMENDMENT TO THE TRIANGLE ADDITION AND FORMERLY KNOWN AS LOT 4, 5 AND 6 (PT), BLOCK 5, TRIANGLE ADDITION TO THE TOWN OF PINEDALE, WYOMING.

AMY STURMAN, TOWN CLERK

-PRELIMINARY PLAT-  
**TRIANGLE ADDITION**  
**ANGELOVIC AMENDMENT**  
 THE VACATION OF LOTS 3A, 4, 5 & 6(PT),  
 AND  
 THE CREATION OF LOTS 18 & 19, BLOCK 5,  
 TRIANGLE ADDITION  
 TO THE TOWN OF PINEDALE,  
 LOCATED IN LOT 3, SECTION 3, T.33N., R.109W.,  
 6th P.M., SUBLETTE COUNTY, WYOMING





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:

*Chad Mitchell*  
 PO Box 1234  
 Pinedale WY 82941

9590 9402 6095 0125 5716 12

2. Article Number (Transfer from service label)

40711206209461241251

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

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:

*Juke Fuster*  
 PO Box 1369  
 Pinedale WY 82941

9590 9402 6095 0125 5715 13

2. Article Number (Transfer from service label)

40711206209461762368

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Mitchell* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Insured Mail  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Juke* C. Date of Delivery *8/23/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

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:

*Chad Staley*  
 PO Box 385  
 Pinedale WY 82941-0385

9590 9402 6095 0125 5714 90

2. Article Number (Transfer from service label)

940711206209461476844

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

*Chad Staley*  
 PO Box 385  
 Pinedale WY 82941-0385

9590 9402 6095 0125 5714 90

2. Article Number (Transfer from service label)

940711206209461476844

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Chad Staley*  
 PO Box 385  
 Pinedale WY 82941-0385

9590 9402 6095 0125 5714 90

2. Article Number (Transfer from service label)

940711206209461476844

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Agent  Addressee

B. Received by (Printed Name) *Chad Staley* C. Date of Delivery *8/22/13*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type

Adult Signature  Priority Mail Express®

Adult Signature Restricted Delivery  Registered Mail™

Certified Mail®  Registered Mail Restricted Delivery

Certified Mail Restricted Delivery  Return Receipt for Merchandise

Collect on Delivery  Signature Confirmation™

Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery (over \$500)

Domestic Return Receipt



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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.

1. Article Addressed to:  
 The Nickel Makers etc  
 PO Box 441  
 Pringle WY 82941-0441

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addresssee  
 Pringle WY 82941  
 C. Date of Delivery  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

2. Article Number (Transfer from service label)  
 940711206209461454088

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

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:  
 Delgado Family The Ranch  
 PO Box 732  
 Pringle WY 82941

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery  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

2. Article Number (Transfer from service label)  
 940711206209461454088

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

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:  
 Paul Donkeman  
 PO Box 4721  
 Eduardo, Co 81632-4721

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addresssee  
 Andrea Edwards  
 C. Date of Delivery  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

2. Article Number (Transfer from service label)  
 94071120620946128408

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

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:  
 Margaret John D Markle  
 PO Box 2319  
 Pringle WY 82941

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 John D Markle  
 C. Date of Delivery  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

2. Article Number (Transfer from service label)  
 94071120620946118324

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



**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:

558 Canal JJC  
PO Box 2460  
Pinedale WY 82941



9590 9402 6095 0125 5715 68

2. Article Number (Transfer from service label)

9407112006209461173729

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

ANDREW MOSES

C. Date of Delivery

8/22/23

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

Domestic Return Receipt

135 S Canal St

Pinedale Wyoming

Lot Division

Jennifer Allen, A J Angelovic owners

Hello Neighbors,

The owners of 135 S Canal St are notifying you to let you know their intentions of a lot split. The neighbor on Skyline St has a desire to obtain the top portion of the lot. Due to the property being split by the irrigation canal, the top portion is basically unusable in it's current configuration. The town of Pinedale has indicated that the only way that this can be split is to be merged with Mr. Halligans lot. Both the Owners of the property and Mr. Halligan would like to make this possible. There has been survey/engineering work completed to the satisfaction of the Town of Pinedale. Attached is a copy of the survey showing split and renaming of the lots.

This will be put before the planning and zoning committee in the September 12, 2023 meeting.

Sincerely

Kristy D Jones

Agent

Western Winds Property Brokers LLC

27 ½ E Pine St

Pinedale Wyoming 82941



TOWN OF  
**PINEDALE**  
WYOMING

3

**Public Hearing**

**RECOMENDATION TO TOWN COUNCIL:**

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TOWN OF  
**PINEDALE**  
WYOMING

5  
OLD BUSINESS

NOTES:

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## Planning and Zoning Report –August 2023

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

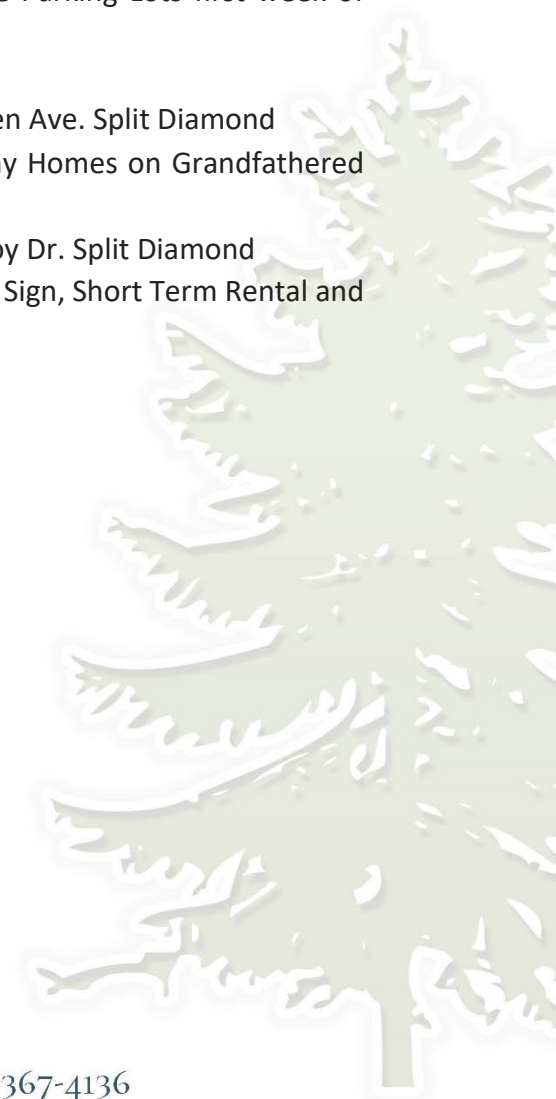
1. Union Wireless Finished Zone 8 of Fiber installation (Southwestern End of Town) Began Zone 7 (Still Southwestern Corner of Town)
2. Crosswinds Lot Division First Amendment Subdivision Application. Approved
3. Sketch Plan Review submitted for Redstone Properties Proposed Country Club Commercial South Addition
4. Preliminary Plat Simple Lot Division Application submitted for Triangle Addition Angelovic Amendment Public Hearing to be held on September 12, 2023
5. Completed Chip Seal and Fog Coat of Streets will complete Parking Lots first week of September.
6. Issued New Building Permits
  - Shane Wilson New Single Family Residence 1665 Alden Ave. Split Diamond
  - Kimberly Miller Placement of 5<sup>th</sup> of 7 Allowable Tiny Homes on Grandfathered Mobile Home Park Along B st.
  - Shane Wilson New Single Family Residence 830 McCoy Dr. Split Diamond
7. Issued Various other permits Water and Sewer, Shed, Fence, Sign, Short Term Rental and ROW Excavation Permits.

Respectfully,

A handwritten signature in black ink, appearing to read "CMM", written over a light blue circular stamp.

Chad Mitchell

Pinedale Planning and Zoning Administrator





TOWN OF  
**PINEDALE**  
WYOMING

6  
P&Z REPORT

NOTES:

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TOWN OF  
**PINEDALE**  
WYOMING

**SCHEDULE OF NEXT REGULAR PLANNING AND ZONING MEETING**

**TIME:**

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**LOCATION:**

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