



**Planning & Zoning Commission**

**Monday, October 7, 2024 at 12 p.m.**

**Main Conference Room of the Pinedale Town Hall, 205 Entertainment Lane**

**[meet.google.com/ykqatvguot](https://meet.google.com/ykqatvguot) or Join by Phone: (US) +1 617-675-4444 PIN: 122 435 148#**

*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.*

**A. CALL TO ORDER**

A-1 Pledge of Allegiance

**B. ROUTINE MATTERS**

B-1 Accept/Amend Agenda

B-2 Approve September 3, 2024 Regular Planning and Zoning Commission Meeting Minutes

**C. PUBLIC COMMENT**

**D. NEW BUSINESS**

D-1 Upcoming Public Hearing – Par Avenue Second Addition

D-2 Upcoming Public Hearing – Par Avenue Second Addition Rezone Application – Map Amendment

**E. OLD BUSINESS**

E-1 Ordinance 717 - §475-342 General Requirements

E-2 Ordinance 718 - §475-343 Nuisances, Violations, and Penalties; termination

**F. PLANNING AND ZONING ADMINISTRATORS REPORT**

**G. COMMISSION MEMBER COMMENTS**

**H. SCHEDULE OF NEXT REGULAR COMMISSION MEETING**

Proposed

Time: November 4, 2024; 5:00 p.m.

Location: Pinedale Town Hall; Main Conference Room; 205 Entertainment Lane; Pinedale, WY 82941





**B-1**

**Item:** Accept/Amend Agenda

**Action:**

**Presenter:** Ryan Wells

**Information:**

**Recommendation:**

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**B-2**

**Item:** Approval September 3, 2024 Regular Planning and Zoning Commission Meeting Minutes

**Action:** Approve/Disapprove/Amend

Motion to approved the September 3, 2024 regular Planning and Zoning Commission Meeting Minutes

**Presenter:** Abram Pearce

**Information:** Attached

**Recommendation:**

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STATE OF WYOMING     )  
COUNTY OF SUBLETTE  )§  
TOWN OF PINEDALE     )

The Town of Pinedale Planning and Zoning Commission met in regular session on Tuesday, September 3, 2024, in the main conference room of the Pinedale Town Hall, 205 Entertainment Lane, Pinedale, Wyoming 82941. The meeting was also hosted on Google Meet at <https://meet.google.com/ykg-atv-guot>.

The meeting was called to order by Chairman Ryan Wells at 5 p.m.

Attendance

Planning and Zoning Commission: Chairman Ryan Wells, Michael Lutz, Judi Boyce, and Tesa Manning

Town Staff: Abram Pearce, Director of Public Works

Public: Casey Fairbanks (Town Resident)

Virtual: Mark Moore

Motion by Commissioner Manning to approve the agenda as published. Seconded by Commissioner Boyce. Motion passed 4-0.

Motion by Commissioner Boyce to approve the minutes from the June 10, 2024, regular Planning and Zoning Commission Meeting. Seconded by Commissioner Manning. Motion passed 2-0-2; Commissioner Wells and Commissioner Lutz abstained.

Motion by Commissioner Boyce to approve the minutes from the July 1, 2024, regular Planning and Zoning Commission Meeting. Seconded by Commissioner Manning. Motion passed 3-0-1; Commissioner Lutz abstained.

Motion by Commissioner Manning to approve the minutes from the August 5, 2024, regular Planning and Zoning Commission Meeting. Seconded by Commissioner Boyce. Motion passed 4-0.

Chairman Wells declared the Public Hearing to consider two zoning amendments open. The first, a zoning language amendment to §475-342 General Requirements for Short-term Rentals. The second, a zoning language amendment to §475-343 Nuisances, Violations, and Penalties; termination, as it relates to Short-term Rentals.

Mr. Pearce introduced both code amendments. Each amendment was presented before the Pinedale Town Council for consideration on May 28, 2024, pursuant to §475-302. All legal advertisements for the public hearing were completed per §475-303. Each draft ordinance was considered separately during the public hearing.

Public Hearing – Amendment to §475-342

The Commission discussed the merits of the proposed changes to the code. The intention of the zoning amendment is to clean up discrepancies between Pinedale definitions of hotel/motel and the State Fire Marshal Office whereas a short-term rental with 2-units would be allowed in the Town of Pinedale, and three (3) or more units will be defined as a hotel/motel. This aligns with the current interpretation of hotel/motel from the Wyoming State Attorney General. During discussion, several amendments were

discussed to clean up both this interpretation as well as the language within this portion of the code. During public input, Pinedale resident Casey Fairbanks expressed concern over the allowance of only one permit for zone districts in R-2 as his property, though zoned R-2 is several acres in size. He requested consideration to have two short-term rentals as well. The Commission discussed the topic and agreed that the intention of the code is to manage density.

After discussion, motion by Commissioner Lutz to recommend to Town Council that Town Code §475-342 be amended as follows.

1. *Subsection B be stricken and instead, the term “Only two short-term rental permits will be issued per deeded property or lot. An excess of two (2) units shall be defined as a hotel/motel and shall meet zoning regulations as required for such use.” be added to subsection L.*
2. *The last sentence of subsection D be removed to remove any grey area this section may cause between the enforcement of the Town of Pinedale and State Fire Marshal Office.*
3. *The typo in subsection E. be corrected to read “STR property” instead of “STRP property”.*
4. *Subsection M be amended to include a sentence indicating that parcels of 2+ acres be allowed a second permit subject to staff review; and,*
5. *the term “per deeded property or lot” be reviewed by the Town Attorney for clarity.*

Motion seconded by Commissioner Boyce. Motion passed 4-0.

#### Public Hearing – Amendment to §475-343

The Commission discussed the merits of the proposed changes to the code and discussed other amendments within the code that would potentially aid in enforcement. After representation of the proposed ordinance by Town Staff, discussion among the Commission, and an opportunity for public comment, motion by Commissioner Manning to recommend to Town Council that Town Code §475-343 be amended as follows:

1. *Subsection A be stricken as indicated in the proposed changes.*
2. *Subsection B (now A) be amended to read “Violations of any of the provisions of this article are punishable pursuant to §475 Article XXXV Violations, and revocation of the violators STR permit.”*
3. *Subsection C (now B) have the portion reading “and the burden of proof shall be on the owner, operator, or lessee of the record to establish that the subject property is being used as a legal STR or is not in operation” be removed.*
4. *Subsection F (now E) be removed in its entirety.*

Motion seconded by Commissioner Lutz. Motion passed 4-0.

No New Business

No Old Business

Mr. Pearce gave the monthly Planning and Zoning Administrator’s Report. Mr. Pearce informed the Commission that the Town is still looking for a Planning and Zoning Administrator and that applications were being considered. Mr. Pearce will continue to fill the role until the position is filled. As such, some of the action items required by staff may take longer to complete.

No Comments from Commissioners.

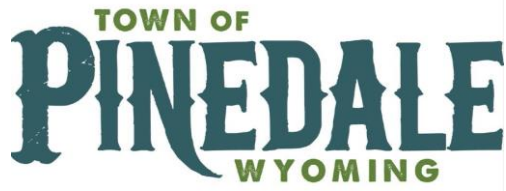
The next Planning and Zoning Commission Meeting was scheduled for Monday, October 7, 2024, at 12 p.m. in the main conference room of the Pinedale Town Hall, 205 Entertainment Lane, Pinedale, WY 82941.

Meeting was adjourned at 7:15 p.m.

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Ryan Wells, Chairman

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C  
PUBLIC COMMENT

NOTES:

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**D**  
**NEW BUSINESS**

**NOTES:**

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**D-1**

**Item:** Upcoming Public Hearing – Par Avenue Second Addition

**Action:** Approve/Disapprove/Amend

Preliminary Introduction – Discussion – No Action

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NOTICE – Upcoming Public Hearing

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**Presenter:** Abram Pearce

**Information:** Attached

**Recommendation:**

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# TOWN OF PINEDALE WYOMING

## SUBDIVISION APPLICATION

69 PINEDALE SOUTH ROAD / PO BOX 709  
PINEDALE WYOMING 82941  
PHONE: (307) 367-4136 FAX: (307) 367-2578  
[paz@townofpinedale.us](mailto:paz@townofpinedale.us)

PROJECT TITLE: <u>Par Avenue Second Addition</u>	DATE: <u>8/20/24</u>
ADDRESS:	

OWNER	PROPERTY OWNER NAME: <u>NC Construction, LLC Attn: Chancey Goodrich</u>
	MAILING ADDRESS: <u>PO Box 1816 Pinedale, WY 82941</u>
	PHONE: <u>(307) 231-1862</u> EMAIL: <u>like2fishinc@gmail</u>

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

AGENT	CONTRACTOR / ENGINEER / SURVEYOR / OTHER: <u>Rio Verde Engineering</u>
	MAILING ADDRESS: <u>PO Box 642 Pinedale, WY 82941</u>
	PHONE: <u>(307) 367-2826</u> EMAIL: <u>rioverde@wyoming.com</u>

LEGAL	LOT: BLOCK: <del>123B</del> ADDITION: <u>Par Avenue Second</u>
	PARCEL SIZE / AREA: <u>18.37 Ac</u> PARCEL ID NUMBER: <u>33090420006200</u>
	ZONE: <u>R-2 / R-4</u> SECTION / TOWNSHIP / RANGE: <u>Sec 4, 33N, 109W</u>
	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 OTHER COMMITTEE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

PROJECT DETAILS	CLASS OF WORK: <input type="checkbox"/> NEW PRIMARY HOME <input type="checkbox"/> ACCESSORY STRUCTURE (SHED, SHOP OR GARAGE)
	CHECK ALL THAT APPLY: <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> REPLACE <input type="checkbox"/> MOVE
	DESCRIPTION OF WORK:
	PLANNED USES FOR SITE:
	TYPE OF CONSTRUCTION: <input type="checkbox"/> MANUFACTURED <input type="checkbox"/> METAL <input type="checkbox"/> MOBILE HOME <input type="checkbox"/> MODULAR <input type="checkbox"/> STICK BUILT <input type="checkbox"/> OTHER: _____
	LENGTH OF STRUCTURE: WIDTH OF STRUCTURE: HEIGHT OF STRUCTURE:
	BASEMENT: <input type="checkbox"/> NO <input type="checkbox"/> YES GARAGE: <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED
	SETBACKS: FRONT: _____ BACK: _____ SIDE 1: _____ SIDE 2: _____
	NUMBER OF OFF-STREET PARKING SPACES: _____
	PROPOSED NUMBER OF OFF STREET PARKING SPACES: _____
LOADING AREA: <input type="checkbox"/> NO <input type="checkbox"/> YES	
DOES SITE NEED A STREET ADDRESS: <input type="checkbox"/> NO <input type="checkbox"/> YES EXISTING ADDRESS: _____	

UTILITIES	EXISTING SERVICES: <input checked="" type="checkbox"/> ELECTRIC <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> PHONE <input checked="" type="checkbox"/> SEWER <input checked="" type="checkbox"/> WATER
	WATER SERVICE SIZE: <u>3/4"</u> PROPOSED WATER SERVICE SIZE:
	EXISTING WATER METER: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	SEWER SERVICE SIZE: <u>4"</u> PROPOSED SEWER SERVICE SIZE:
IS PUBLIC STORMWATER DRAINAGE WITHIN 500 FEET OF SITE: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	

ADDITIONAL WORK REQUIRING PERMITS	NEW WATER METER, WATER AND/OR SEWER CONNECTION: <input type="checkbox"/> NO <input type="checkbox"/> YES
	DEMOLITION OF EXISTING STRUCTURE ON SITE: <input type="checkbox"/> NO <input type="checkbox"/> YES
	EXCAVATION IN THE RIGHT-OF-WAY: <input type="checkbox"/> NO <input type="checkbox"/> YES
	FENCE INSTALLATION: <input type="checkbox"/> NO <input type="checkbox"/> YES
	SIGN INSTALLATION: <input type="checkbox"/> NO <input type="checkbox"/> YES
<b>** ALL ITEMS CHECKED YES REQUIRE A SEPARATE PERMIT **</b>	



**SUBDIVISION APPLICATION**

69 PINEDALE SOUTH ROAD / PO BOX 709  
 PINEDALE WYOMING 82941  
 PHONE: (307) 367-4136 FAX: (307) 367-2578  
[paz@townofpinedale.us](mailto:paz@townofpinedale.us)

<b>SITE PLAN REQUIREMENTS</b>	<b>TEXT INFORMATION</b> <input checked="" type="checkbox"/> LEGAL DESCRIPTION AND STREET ADDRESS <input checked="" type="checkbox"/> NORTH ARROW, SITE PLAN DRAWN TO SCALE, DATE OF PREPARATION <input checked="" type="checkbox"/> APPLICANT, PROPERTY OWNER, AND/OR PREPARER'S NAME AND ADDRESS
	<b>GRAPHIC INFORMATION:</b> DEPICT LOCATION, SIZE (DIAMETER, DIMENSIONS, LENGTH, ETC) AND TYPE OF THE FOLLOWING (EXISTING AND PROPOSED); INCLUDE LEGEND IF NECESSARY: <input checked="" type="checkbox"/> UTILITIES (WATER, SEWER, GAS, ELECTRIC) <input type="checkbox"/> FENCING AND/OR SCREENING, LANDSCAPING <input checked="" type="checkbox"/> SETBACKS INCLUDING DIMENSION TO STRUCTURES <input checked="" type="checkbox"/> SIDEWALKS, DRIVEWAYS, CURBING, ETC <input checked="" type="checkbox"/> ADJACENT STREETS & ALLEYS (INCLUDING WIDTHS) <input checked="" type="checkbox"/> EASEMENTS INCLUDING DIMENSIONS TO STRUCTURES <input checked="" type="checkbox"/> PARCEL BOUNDARIES & DIMENSIONS (INCL SQUARE FOOTAGE OR ACREAGE) <input type="checkbox"/> FOOTPRINT OF ALL BUILDINGS/STRUCTURES (INCLUDING SQUARE FOOTAGE)

<b>FEES &amp; VALUATION</b>	TOTAL CONSTRUCTION VALUATION: \$ _____ PERMIT FEE TO BE DETERMINED BY TOWN: \$ _____
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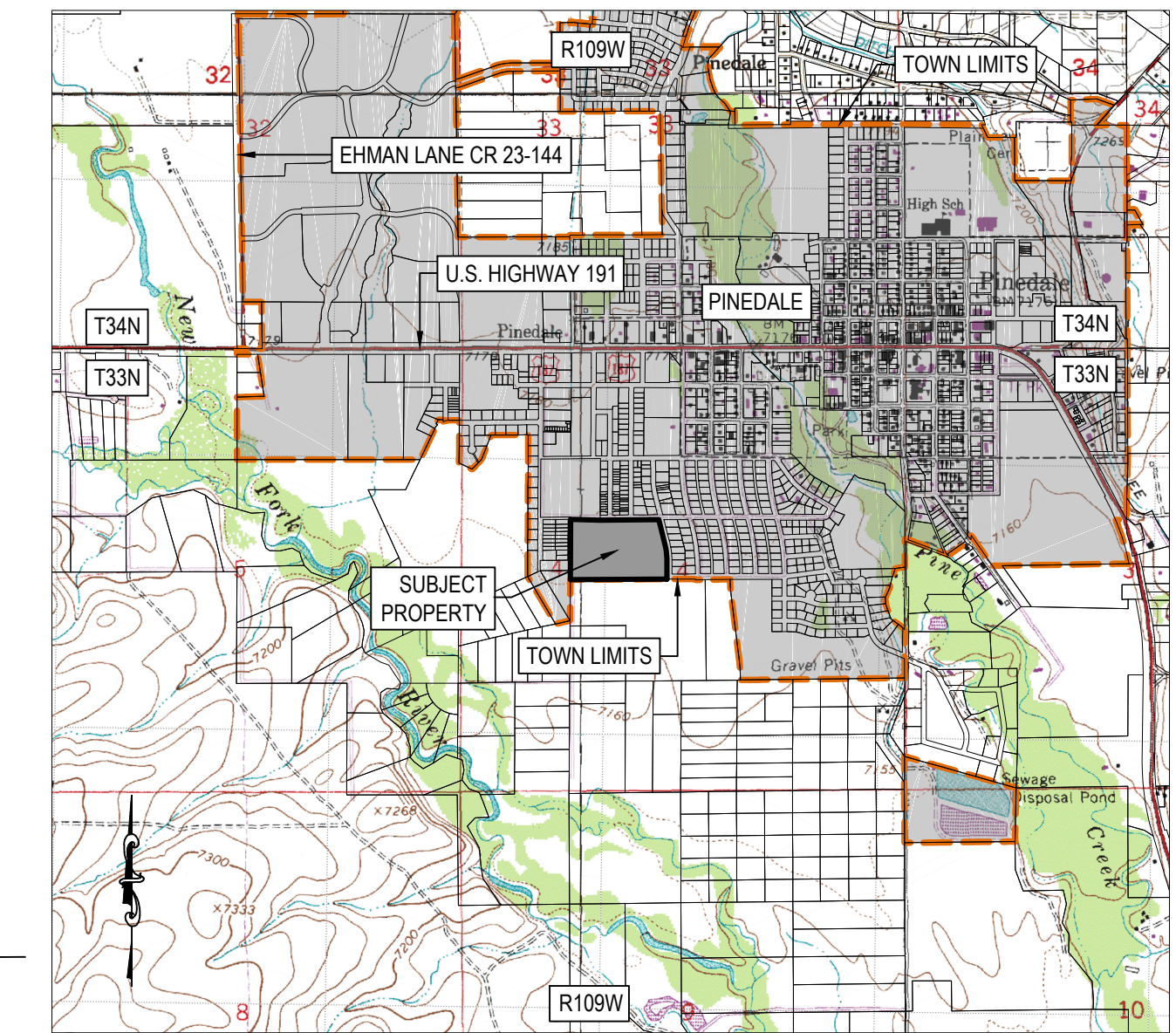
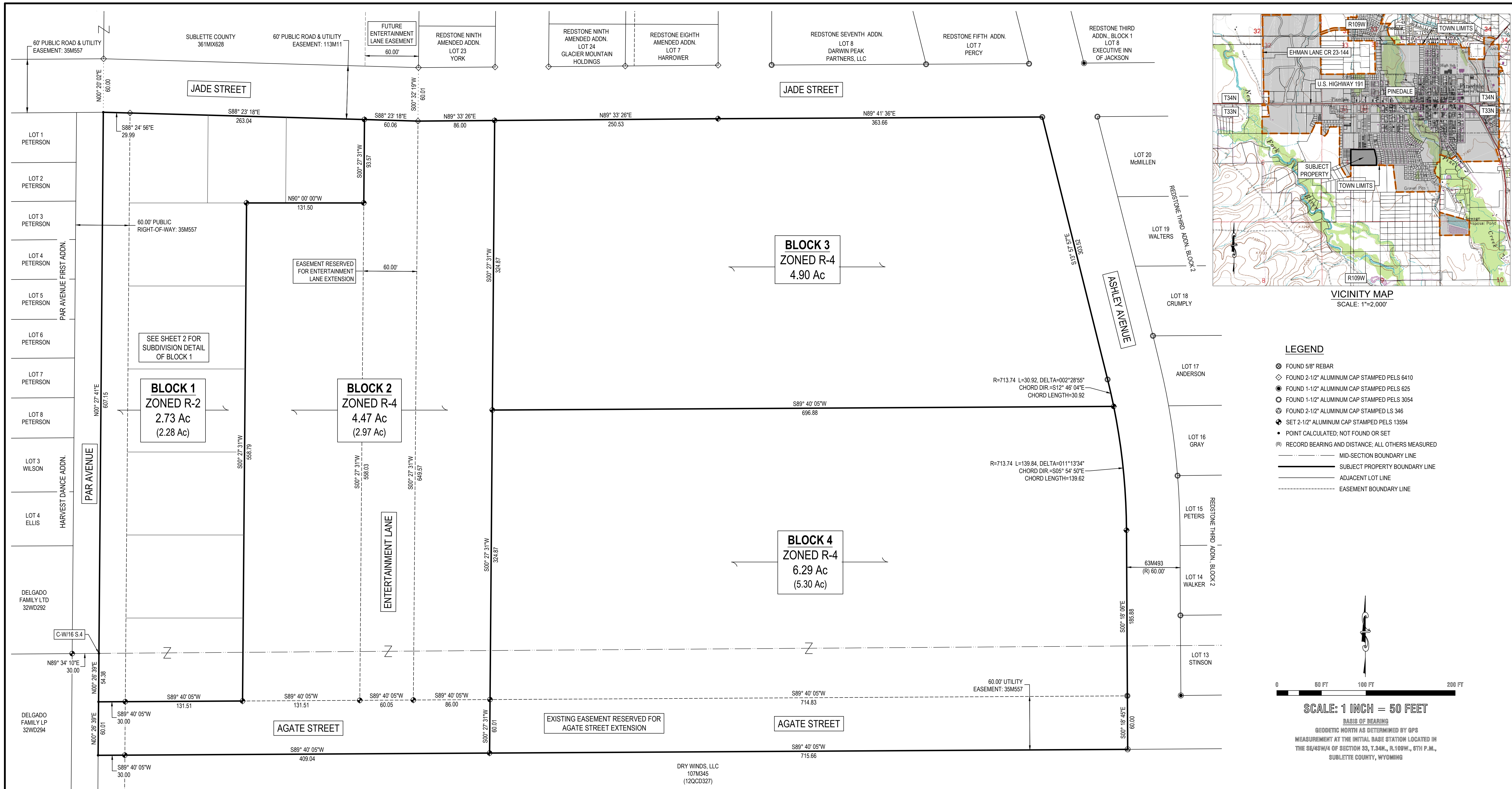
<b>INSPECTIONS &amp; ADDITIONAL REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• <b>CALL BEFORE YOU DIG</b> (811 OR 800-849-2476) FOR UTILITY LOCATES</li> <li>• <b>SCHEDULE INSPECTIONS:</b> Please call Town Hall (307-367-4136) to request a permit service order within 48 business hours of the respective inspection/review. Inspections to be held Monday - Friday from 8 a.m. to 4 p.m. If the inspection needs to be canceled, notify Town Hall as soon as possible.</li> <li>• <b>WALL CHECK CERTIFICATION &amp; UTILITY LOCATION:</b> A licensed surveyor or licensed engineer shall conduct a wall check to verify that the structure meets all required setbacks. It is recommended to conduct the wall check prior to placing the foundation, however it is not required. The final wall check will need to be submitted to the Town for final review and approval. The as-built utility locations (specifically water and sewer) will need to be indicated on the final submission of the wall check certification.</li> <li>• <b>WATER AND SEWER:</b> As per the water and sewer permit, Public Works must be present when the plumber taps the Town water and sewer main and before backfilling the connection. Meter pit installations will require Town inspection prior to backfill. As-built locations for the water and sewer locations shall be included on the wall check certification.</li> </ul>
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I hereby acknowledge that I have read this application and state that the information contained herein is accurate to the best of my knowledge. I agree to comply with all Town Ordinances and State Laws regulating building construction. I agree to contact the Town of Pinedale to schedule all required inspections. By signing below, the applicant certifies that they are authorized by the owner to act as their agent.

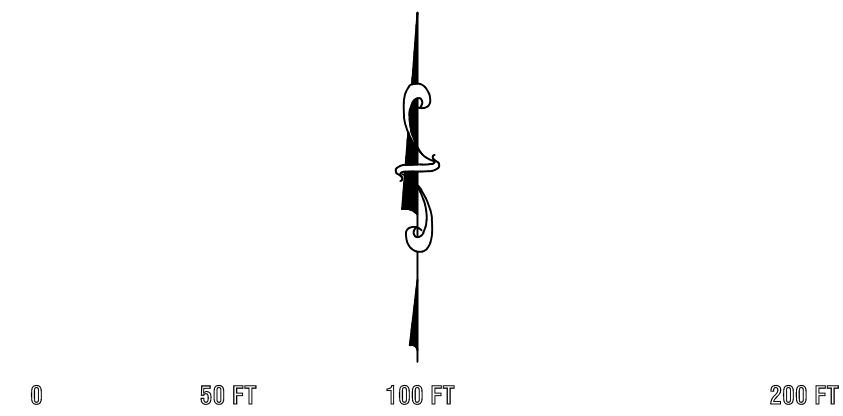
Signature \_\_\_\_\_ Date 8/20/2024

<b>FOR OFFICAL USE ONLY</b>	
PERMIT NUMBER: <u>2024-62</u>	DATE: <u>9/20/24</u> <b>DEEMED COMPLETE</b>
PARCEL ID NUMBER: <u>32098420006200</u>	PERMIT FEE: \$ <u>1,200 Fee</u> \$ <u>2,500 REVIEW Down</u>
PERMIT APPROVED BY: <u>[Signature]</u>	
<b>ADDITIONAL PERMITS SUBMITTED</b>	
<input type="checkbox"/> NEW WATER METER, WATER AND/OR SEWER CONNECTION:	<u>NA</u> <b>CK No. 235</b>
<input type="checkbox"/> DEMOLITION OF EXISTING STRUCTURE ON SITE:	<u>NA</u>
<input type="checkbox"/> EXCAVATION IN THE RIGHT-OF-WAY:	<u>NA</u>
<input type="checkbox"/> FENCE INSTALLATION:	<u>NA</u>
<input type="checkbox"/> SIGN INSTALLATION:	<u>NA</u>

**\*\*Note:** Permit fees may be paid by cash, check or credit/debit card. If a water-sewer connection permit is submitted with the building permit, two separate payments must be made (one for the building permit and one for the water-sewer connection permit.)



- LEGEND**
- ⊗ FOUND 5/8" REBAR
  - ◇ FOUND 2-1/2" ALUMINUM CAP STAMPED PELS 6410
  - FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 625
  - FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 3054
  - ⊙ FOUND 2-1/2" ALUMINUM CAP STAMPED LS 346
  - ⊕ SET 2-1/2" ALUMINUM CAP STAMPED PELS 13594
  - POINT CALCULATED; NOT FOUND OR SET
  - (R) RECORD BEARING AND DISTANCE; ALL OTHERS MEASURED
  - MID-SECTION BOUNDARY LINE
  - SUBJECT PROPERTY BOUNDARY LINE
  - ADJACENT LOT LINE
  - - - - - EASEMENT BOUNDARY LINE



**SCALE: 1 INCH = 50 FEET**

BASIS OF BEARING  
GEODETIC NORTH AS DETERMINED BY GPS  
MEASUREMENT AT THE INITIAL BASE STATION LOCATED IN  
THE SE/4SW/4 OF SECTION 33, T.34N., R.109W., 6TH P.M.,  
SUBLETTE COUNTY, WYOMING

**CERTIFICATE OF TOWN CLERK**

I, AMY STURMAN, HEREBY CERTIFY THAT ALL FEES, TAXES, AND ASSESSMENTS HAVE BEEN PAID ON THE PARENT PROPERTY AS DESCRIBED UNDER THE CERTIFICATE OF SURVEYOR AND OF RECORD IN BOOK 361 OF MIX, PAGE 542 IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING;

AMY STURMAN, TOWN CLERK

**CERTIFICATE OF ACCEPTANCE**

PURSUANT TO SS 34-12-102 TO 34-12-103, WYOMING STATUTES, 2024, AS AMENDED, AND THE TOWN OF PINEDALE MUNICIPAL CODE, THE FOREGOING PLAT OF PAR AVENUE SECOND ADDITION TO THE TOWN OF PINEDALE, WYOMING WAS APPROVED AND ACCEPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF PINEDALE, WYOMING ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

TOWN COUNCIL  
PINEDALE, WYOMING

MATT MURDOCK, MAYOR

ATTEST:  
AMY STURMAN, TOWN CLERK

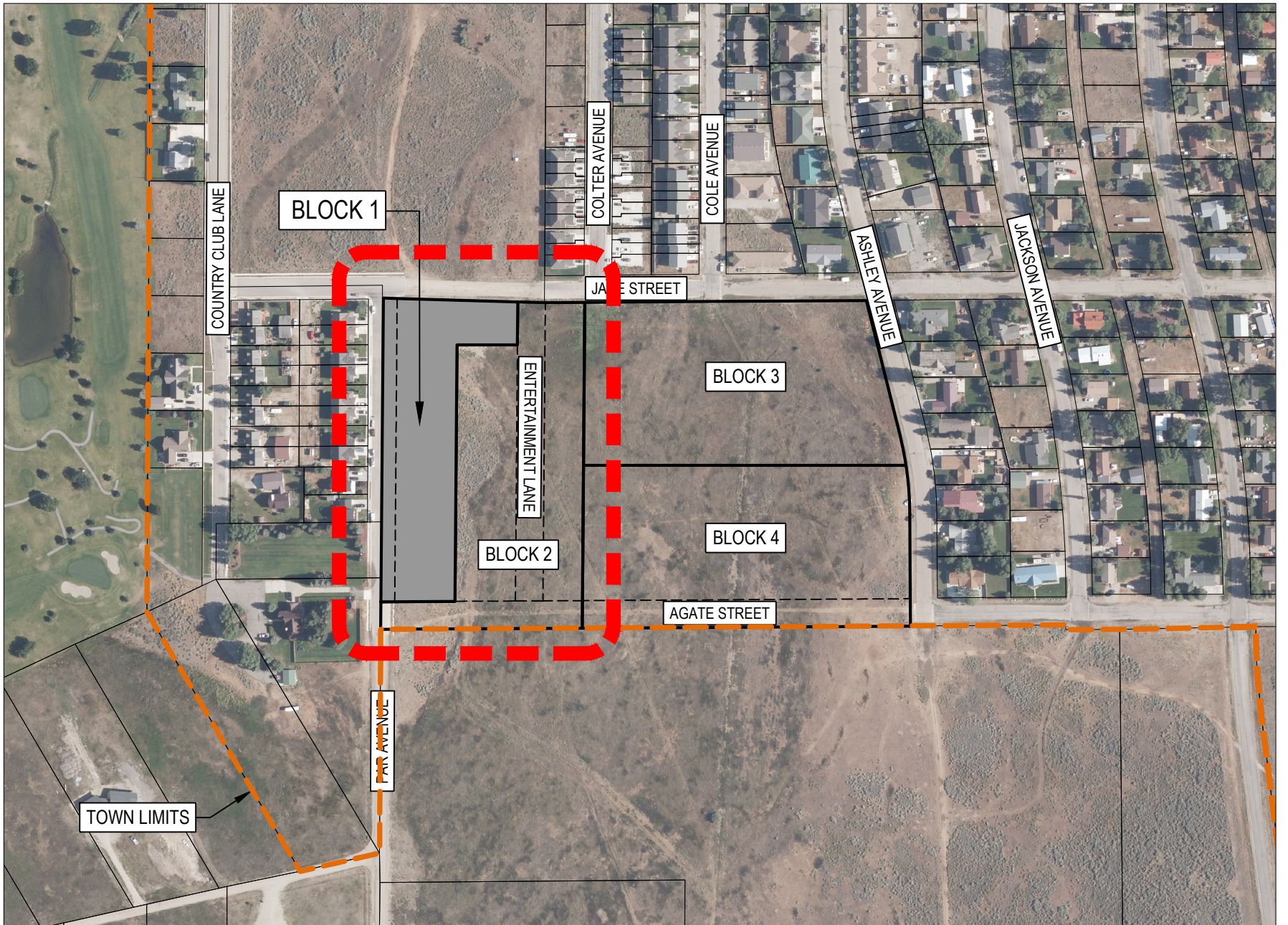
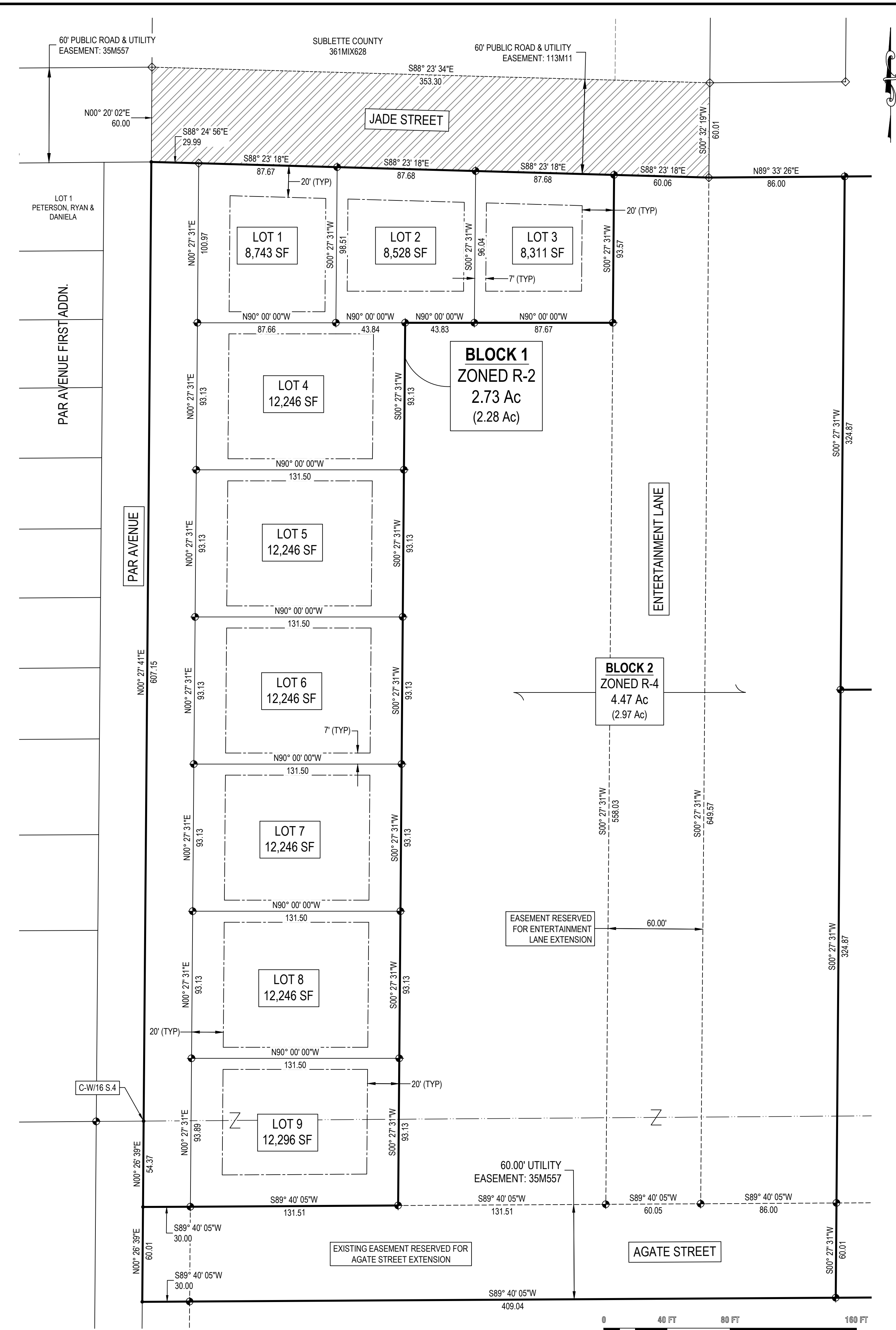
**CERTIFICATE OF TOWN ENGINEER**

PURSUANT TO THE TOWN OF PINEDALE MUNICIPAL CODE, THE FOREGOING PLAT OF PAR AVENUE SECOND ADDITION TO THE TOWN OF PINEDALE, WYOMING IS HEREBY APPROVED AND ACCEPTED BY \_\_\_\_\_, ENGINEER FOR THE TOWN OF PINEDALE, WYOMING, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

TOWN ENGINEER  
PINEDALE, WYOMING

SIGNED: \_\_\_\_\_





**BLOCK 1 LOCATION MAP**  
SCALE: 1"=300'

**LEGEND**

- ◇ FOUND 2-1/2" ALUMINUM CAP STAMPED PELS 6410
- ◆ SET 2-1/2" ALUMINUM CAP STAMPED PELS 13594
- POINT CALCULATED; NOT FOUND OR SET
- (R) RECORD BEARING AND DISTANCE; ALL OTHERS MEASURED
- MID-SECTION BOUNDARY LINE
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT/INTERIOR LOT LINE
- - - - - EASEMENT BOUNDARY LINE
- - - - - BUILDING SETBACK & UTILITY EASEMENT BOUNDARY

**GENERAL NOTES**

1. ALL DISTANCES AND BEARINGS ARE MEASURED UNLESS NOTED OTHERWISE.
2. THE SUBJECT PROPERTY IS ZONED R-2. BLOCK 1 IS TO REMAIN WITHIN THE R-2 ZONING DISTRICT. BLOCK 2, BLOCK 3, AND BLOCK 4 ARE TO BE REZONED FROM R-2 TO THE R-4 ZONING DISTRICT.
3. ZONING SETBACKS REQUIREMENTS (R-2 AND R-4):  
FRONT - 20 FEET FROM ALL STREETS  
SIDE - 7 FEET FROM SIDE LOT LINES  
REAR - 20 FEET OR 20% OF THE DEPTH OF LOT, WHICHEVER IS SMALLER
4. THERE ARE NO SURFACE WATER RIGHTS OF RECORD ATTACHED TO THE SUBJECT PROPERTY.
5. PRIOR TO SUBDIVISION OR FUTURE DEVELOPMENT OF BLOCK 2, ALL PORTIONS OF AGATE STREET AND ENTERTAINMENT LANE CONTAINED WITHIN SAID BLOCK 2, SHALL BE IMPROVED TO MEET THE MOST CURRENT TOWN OF PINEDALE CONSTRUCTION STANDARDS. PRIOR TO SUBDIVISION OR FUTURE DEVELOPMENT OF BLOCK 4, THAT PORTION OF AGATE STREET LOCATED WITHIN SAID BLOCK 4 SHALL BE SIMILARLY IMPROVED. SUCH IMPROVEMENTS SHALL BE COMPLETED IN NO MORE THAN TWO (2) SEPARATE PHASES OF VARIABLE LENGTH BUT SHALL CONFORM TO FUTURE SUBDIVISION ACCESS AND UTILITY NEEDS.
6. THE CREATED BLOCKS AND LOTS OF PAR AVENUE SECOND ADDITION TO THE TOWN OF PINEDALE, WYOMING ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS ON FILE IN BOOK \_\_\_\_\_ OF MISC., PAGE \_\_\_\_\_.
7. THE PROPOSED SOURCES OF WATER AND SEWER ARE THE PINEDALE PUBLIC SYSTEMS.
8. STORM WATER DRAINAGE FROM LOTS 1 AND 4-9 WILL FLOW WESTERLY ONTO PAR AVENUE; DRAINAGE FROM LOT 2 AND 3 WILL FLOW NORTHERLY ONTO JADE STREET. STORM WATER DRAINAGE FROM BLOCK 2 WILL FLOW ONTO ENTERTAINMENT LANE AND SOUTHERLY. STORM WATER DRAINAGE FROM BLOCK 3 AND BLOCK 4 WILL BE PARTIALLY RETAINED ON-SITE AND PARTIALLY CONVEYED TO AGATE STREET BY USE OF FUTURE ROADWAY CORRIDORS. PERTAINING TO BLOCK 2, BLOCK 3, AND BLOCK 4, INDIVIDUAL DRAINAGE PLANS SHALL BE DEVELOPED AND APPROVED PRIOR TO ANY FUTURE SUBDIVISION THEREOF.
9. UTILITY EASEMENTS OF RECORD ARE AS SHOWN HEREON; THE BUILDING SETBACKS ARE ALSO HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
10. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO THE FULL EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
11. SELLER DOES NOT WARRANT TO PURCHASER THAT THEY HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THIS SUBDIVISION.
12. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

OWNER / DEVELOPER: NC CONSTRUCTION, LLC  
P.O. BOX 1816  
PINEDALE, WY 82941

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



**SCALE: 1 INCH = 40 FEET**

BASIS OF BEARING  
GEODETIC NORTH AS DETERMINED BY GPS  
MEASUREMENT AT THE INITIAL BARE STATION LOCATED IN  
THE SE/4SW/4 OF SECTION 33, T.34N., R.109W., 6TH P.M.,  
SUBLETTE COUNTY, WYOMING

**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 JULY, 2023 AND FROM RECORDS AVAILABLE IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING, AND THAT THIS PLAT CORRECTLY REPRESENTS A TRACT OF LAND LOCATED IN THE SE/4NW/4 AND NE/4SW/4 OF SECTION 4, T.33N., R.109W., 6TH P.M., SUBLETTE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF BLOCK TWO (2) OF THE REDSTONE THIRD ADDITION TO THE TOWN OF PINEDALE, AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 63 OF MISCELLANEOUS RECORDS, PAGE 493; SAID POINT ALSO BEING LOCATED ON THE SOUTH BOUNDARY LINE OF AGATE STREET;

THENCE FROM SAID POINT OF BEGINNING S.89°40'05"W., A DISTANCE OF 1154.70 FEET ALONG THE SOUTH BOUNDARY LINE OF THAT PARTICULAR UTILITY EASEMENT DESCRIBED IN BOOK 61 OF MISCELLANEOUS RECORDS, PAGE 494 IN SAID OFFICE OF THE CLERK TO A POINT ON THE WEST BOUNDARY LINE OF SAID NE/4SW/4;

THENCE N.00°26'39"E., ALONG THE WEST BOUNDARY LINE OF SAID NE/4SW/4, A DISTANCE OF 114.39 FEET TO THE C-W/16 CORNER OF SAID SECTION 4;

THENCE N.00°27'41"E. AND CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID SE/4NW/4, A DISTANCE OF 607.15 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF JADE STREET, OF RECORD IN BOOK 113 OF MISCELLANEOUS RECORDS, PAGE 11 IN SAID OFFICE OF THE CLERK;

THENCE S.88°24'56"E., A DISTANCE OF 29.99 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID JADE STREET TO A POINT BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED PELS 6410;

THENCE S.88°23'18"E., A DISTANCE OF 323.10 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID JADE STREET TO A POINT BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED PELS 13594;

THENCE N.89°33'26"E., CONTINUING ALONG THE SOUTH BOUNDARY LINE OF SAID JADE STREET, A DISTANCE OF 336.53 FEET TO A POINT BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED PELS 13594;

THENCE N.89°41'36"E., CONTINUING ALONG THE SOUTH BOUNDARY OF SAID JADE STREET, A DISTANCE OF 323.10 FEET TO THE NORTHWEST CORNER OF BLOCK TWO (2) OF THE REDSTONE THIRD ADDITION TO THE TOWN OF PINEDALE, AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 63 OF MISCELLANEOUS RECORDS, PAGE 493; SAID NORTHWEST CORNER OF BLOCK TWO (2) ALSO BEING LOCATED AT THE INTERSECTION OF THE SOUTH BOUNDARY OF JADE STREET AND THE WEST BOUNDARY OF ASHLEY AVENUE;

THENCE S.13°57'57"E., A DISTANCE OF 303.52 FEET ALONG THE WEST BOUNDARY LINE OF SAID BLOCK TWO (2) TO A POINT ON THE BEGINNING OF A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 713.74 FEET, A DELTA ANGLE OF 13°42'29", A CHORD BEARING S07°09'17"E., AND A CHORD DISTANCE OF 170.36 FEET;

THENCE SOUTHERLY ALONG THE WESTERLY BLOCK TWO (2) BOUNDARY LINE AND SAID CURVE TO THE RIGHT, A DISTANCE OF 170.76 FEET TO A POINT;

THENCE S.00°18'06"E., CONTINUING ALONG THE WEST BOUNDARY OF SAID ASHLEY AVENUE, A DISTANCE OF 185.88 FEET TO A POINT BEING MONUMENTED BY A 5/8" REBAR;

THENCE S.00°18'45"E., CONTINUING ALONG THE WEST BOUNDARY OF SAID ASHLEY AVENUE, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK TWO (2) AND POINT OF BEGINNING OF THIS LEGAL DESCRIPTION;

SAID TRACT CONTAINS 18.37 ACRES, MORE OR LESS; AND THAT THE ORIGINAL DEED OF SAID TRACT, WHICH INCLUDES THE PROPERTY DESCRIBED ON THIS PLAT, IS RECORDED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 361 OF MIX, PAGE 542; 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 \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

**CERTIFICATE OF OWNER**

KNOW ALL BY THESE PRESENTS: THAT NC CONSTRUCTION LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL LANDS DEPICTED ON THIS PLAT TO BE KNOWN AS THE PAR AVENUE SECOND ADDITION TO THE TOWN OF PINEDALE, WYOMING; SAID LANDS BEING PART OF THE SE/4NW/4 AND NE/4SW/4, SECTION 4, 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 PAR AVENUE AND JADE STREET INTO LOT 1 (BLOCK 1), FROM JADE STREET INTO LOT 2 AND LOT 3 (BLOCK 1), AND FROM PAR AVENUE INTO LOTS 4, 5, 6, 7, 8, AND 9 (BLOCK 1), AS SHOWN HEREON; AND THAT ACCESS WILL BE FROM AGATE STREET, JADE STREET, AND ASHLEY AVENUE INTO THE CREATED BLOCK 2, BLOCK 3, AND BLOCK 4, AS SHOWN HEREON; AND THAT A 60.00 FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE TOWN OF PINEDALE FOR THE EXTENSION OF ENTERTAINMENT LANE AND AGATE STREET, 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 OWNER AND PROPRIETOR; AND THAT THE CREATED BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, AND LOTS 1 THROUGH 9 CREATED BY SUBDIVISION OF BLOCK 1 OF PAR AVENUE SECOND 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; AND THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

CHAUNCEY GOODRICH, MANAGING MEMBER

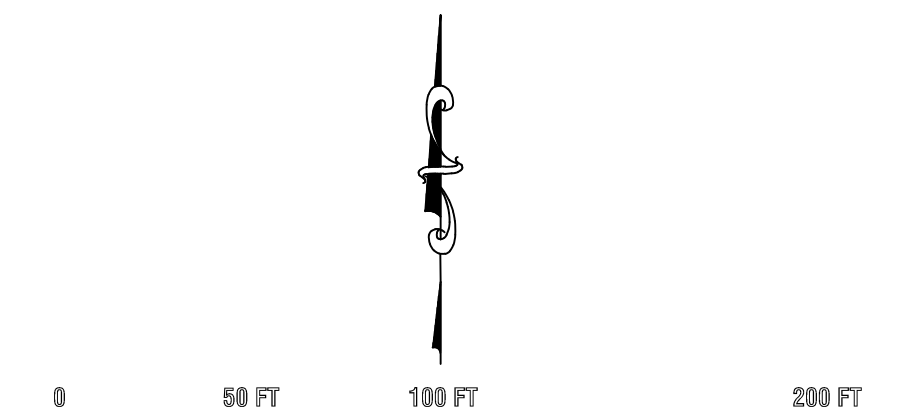
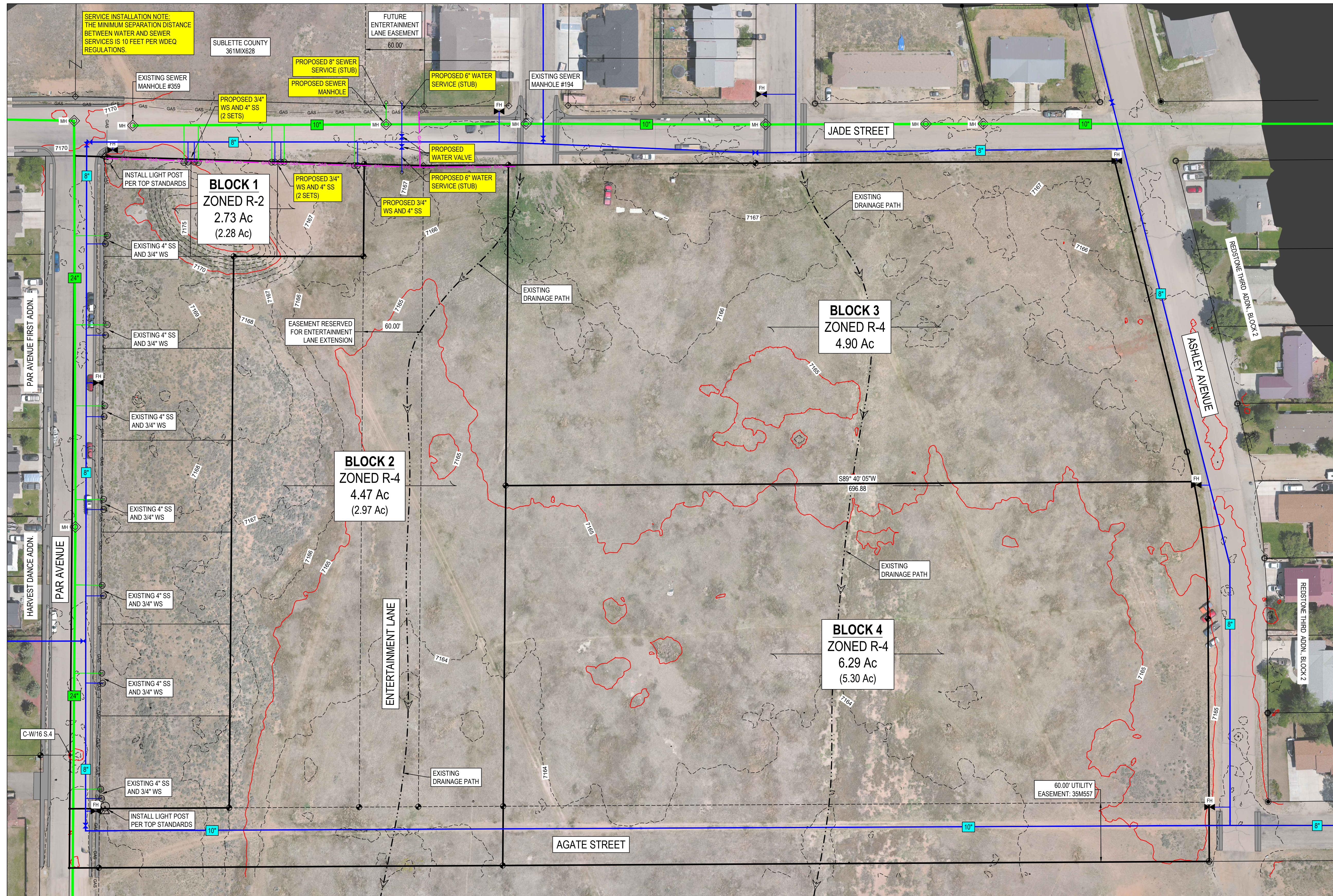
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHAUNCEY GOODRICH, MANAGING MEMBER OF NC CONSTRUCTION, LLC,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS MY HAND AND OFFICIAL SEAL:

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

**-PRELIMINARY PLAT-**  
OF  
**PAR AVENUE SECOND ADDITION**  
TO THE  
TOWN OF PINEDALE, WYOMING  
THE CREATION OF BLOCK 1, BLOCK 2,  
BLOCK 3, AND BLOCK 4  
AND  
SUBDIVISION OF BLOCK 1  
LOCATED IN  
THE SE/4NW/4 AND NE/4SW/4 OF SECTION 4, T.33N., R.109W.,  
6TH P.M., SUBLETTE COUNTY, WYOMING



**SCALE: 1 INCH = 50 FEET**  
 BASIS OF BEARING  
 GEODETIC NORTH AS DETERMINED BY GPS  
 MEASUREMENT AT THE INITIAL BASE STATION LOCATED IN  
 THE SE/4SW/4 OF SECTION 33, T.34N., R.108W., 6TH P.M.,  
 SUBLETTE COUNTY, WYOMING

**LEGEND**

- ⊙ WATER SERVICE
- ⊙ SEWER SERVICE
- MH SEWER MANHOLE
- ⊕ GATE VALVE - WATER LINE
- FH EXISTING FIRE HYDRANT
- ⊕ FOUND 5/8" REBAR
- ⊕ FOUND 2-1/2" ALUMINUM CAP STAMPED PELS 6410
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 625
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 3054
- ⊕ FOUND 2-1/2" ALUMINUM CAP STAMPED LS 346
- ⊕ SET 2-1/2" ALUMINUM CAP STAMPED PELS 13594
- POINT CALCULATED; NOT FOUND OR SET
- (R) RECORD BEARING AND DISTANCE; ALL OTHERS MEASURED
- SEWER LINE
- WATER LINE
- GAS — EXISTING NATURAL GAS LINE
- GAS — PROPOSED NATURAL GAS LINE
- MID-SECTION BOUNDARY LINE
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT BOUNDARY LINE

**UTILITY INSTALLATION SCHEDULE**

- 3/4" WATER SERVICE: 5 EA
- 4" SEWER SERVICE: 5 EA
- SEWER MANHOLE: 1 EA
- 8" SEWER SERVICE: 1 EA
- 6" WATER SERVICE: 1 EA
- 6" GATE VALVE: 2 EA

CONTOUR INTERVAL  
 MAJOR: 5'  
 MINOR: 1'



**-UTILITY PLAN-**  
 FOR  
**PAR AVENUE SECOND ADDITION**  
 TO THE  
 TOWN OF PINEDALE, WYOMING  
 THE CREATION OF BLOCK 1, BLOCK 2, AND BLOCK 3  
 AND  
 SUBDIVISION OF BLOCK 1  
 LOCATED IN  
 THE SE/4NW/4 AND NE/4SW/4 OF SECTION 4, T.33N., R.109W.,  
 6TH P.M., SUBLETTE COUNTY, WYOMING

**PAR AVENUE SECOND ADDITION  
PRELIMINARY PLAT VARIANCE REQUEST  
September 18, 2024**

The proposed Par Avenue Second Addition is being submitted along with the following variance request, for which the applicant is seeking approval. These requests are related to Chapter 400, Subdivision of Land, as defined within the Town Code.

**Variance Request**

**1.) Chapter 400, Subdivision of Land. Article VII. Streets.  
400-50. Extension to Boundary.**

*When a new subdivision adjoins unsubdivided land susceptible of being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be subdivided.*

The subdivision of Block One (1), as shown on the accompanying preliminary plat, includes the improvement and completion of Jade Street along its northern boundary. In accordance with SS 400-49, easement(s) are also being dedicated to the Town of Pinedale for public access and utility installation purposes regarding the extension and continuation of Entertainment Lane and Agate Street (see Certificate of Owner).

Pertaining to the Par Avenue Second Addition and the subdivision of Block One (1), the applicant is seeking a variance to SS 400-50. This variance is subject to those portions of Agate Street and Entertainment Lane that directly adjoin Block One (1), being 131.5 feet and 93.6 feet in length, respectively.

Language provided under Note 5 of the General Notes states:

“Prior to subdivision or future development of Block 2, all portions of Agate Street and Entertainment Lane contained within said Block 2, shall be improved to meet the most current Town of Pinedale construction standards.”

Due to the provided access from Par Avenue and Jade Street, the subdivision of Block One (1) does not rely on access from Agate Street nor Entertainment Lane. Further, a future single phased construction of each street will provide for better overall structural integrity (no short section paving stub-outs and future tie-ins). The single phased construction will also be more economically efficient for the developer. As provisions have been made under General Note 5 for the timing of improvements to these named streets, the applicant is respectfully requesting that the Town Council approve this variance request concerning the construction of portions of Agate Street and Entertainment Lane.

**\*There will be no adverse effects to public health, safety or welfare by granting the above described variance request.**



September 16, 2024

Placeholder  
P.O. Box 250  
Pinedale, WY 82941-0250

RE: Redstone Country Club Commercial Second Addition

Dear sir or madam,

NC Construction, LLC has submitted an application to the Town of Pinedale Planning and Zoning Department for the Par Avenue Second Addition. This application involves that 18.37 acre parcel of land situated south of Jade Street, bounded on the east by Ashley Avenue, bounded on the west by Par Avenue, and bounded on the south by that easement for Agate Street extension. The proposed subdivision involves the creation of Block 1, Block 2, Block 3, and Block 4 and the creation of nine (9) lots within said Block 1.

A change of zoning district boundary is also being sought as part of this application where the referenced Block 2, Block 3, and Block 4 are to be rezoned from R-2 to R-4. As part of the Town of Pinedale's Subdivision requirements, this letter is being submitted to all adjacent property owners within 140 feet of the subject parcel. Please also see the attached Preliminary Plat for graphical depiction of the proposed subdivision layout.

The Town of Pinedale has reviewed the Par Avenue Second Addition and associated change of zoning district boundary application and deemed it complete. A public hearing addressing the application(s) will take place at the Town Planning and Zoning Commission meeting on **Monday November 7<sup>th</sup>, at 12:00 p.m. (noon)**, at the **Sublette County Library Board Room**, and is expected to go to Town Council on **Monday June 14<sup>th</sup> at 5:00 p.m.**

If you have any questions, please don't hesitate to contact Mike Jackson with Rio Verde Engineering or the Town of Pinedale Planning and Zoning Office. Thank you for your consideration.

Sincerely,

Mike Jackson  
Agent for NC Construction, LLC  
Rio Verde Engineering  
P.O. Box 642  
Pinedale, WY 82941  
(307) 367-2826

## PAR AVENUE SECOND ADDITION - 140 FOOT OWNERSHIP BUFFER

Name	Address 1	Address 2
386 COLE, LLC	P.O. BOX 2433	PINEDALE, WY 82941-2433
ANDERSON, LARS E. & AMBER D.	P.O. BOX 1571	PINEDALE, WY 82941
CRUMPLEY, ELAINE L.	P.O. BOX 1123	PINEDALE, WY 82941-1123
DARWIN PEAK PARTNERS, LLC	P.O. BOX 494	PINEDALE, WY 82941-0494
DELGADO FAMILY LP, VERNON T.	P.O. BOX 732	PINEDALE, WY 82941-0732
DELGADO FAMILY LTD PTNSHP, VERNON T.	P.O. BOX 732	PINEDALE, WY 82941-0732
DRY WIND, LLC	P.O. BOX F	PINEDALE, WY 82941
ELLIS, JEFFREY	P.O. BOX 963	PINEDALE, WY 82941-0963
EXECUTIVE INN OF JACKSON, INC. ATTN: BEST WESTERN PINEDALE INN,	P.O. BOX 849	PINEDALE, WY 82941
GLACIER MOUNTAIN HOLDINGS, LLC	P.O. BOX 1977	PINEDALE, WY 82941-1977
HARROWER, HEIDIE	P.O. BOX 772	PINEDALE, WY 82941-0772
MCMILLEN, JERRY SPENCER, TRUSTEE	P.O. BOX 1733	PINEDALE, WY 82941-1733
NC CONSTRUCTION, LLC	P.O. BOX 1816	PINEDALE, WY 82941-1816
NICHOLLS, ROBERT LEROY & MARGARET KAY	P.O. BOX 1334	PINEDALE, WY 82941-1334
Name withheld at owner's request	P.O. BOX 1752	PINEDALE, WY 82941
PERCY, JAMES N. & LEONORE M., TRUSTEES	P.O. BOX 585	PINEDALE, WY 82941
PETERS, THOMAS ET AL	P.O. BOX 1353	PINEDALE, WY 82941-1353
PETERSON, RYAN K.	825 HI COUNTRY DR	JACKSON, WY 83001-9442
PETERSON, RYAN K. & DANIELA	825 HI COUNTRY DR	JACKSON, WY 83001-9442
PETERSON, RYAN K. & DANIELA F.	825 HI COUNTRY DR	JACKSON, WY 83001-9442
STINSON, NAN	P.O. BOX 420	PINEDALE, WY 82941
SUBLETTE COUNTY	P.O. BOX 250	PINEDALE, WY 82941-0250
VANLANDINGHAM, TONYA JO	P.O. BOX 288	DANIEL, WY 83115-0288
WALKER, JON S., TRUSTEE	P.O. BOX 1254	PINEDALE, WY 82941
WALTERS, TANNER KINSEY & CIARA MICHELLE	P.O. BOX 1339	PINEDALE, WY 82941-1339
WELSH, TYLER	P.O. BOX 273	PINEDALE, WY 82941-0273
WILSON, NATHAN H. & HANLEY, BRENDA J.	P.O. BOX 914	PINEDALE, WY 82941-0914
YORK, DANIEL W.	P.O. BOX 348	DOUGLAS, WY 82633



**D-2**

**Item:** Upcoming Public Hearing – Par Avenue Second Addition Rezone Application – Map Amendment

**Action:** Approve/Disapprove/Amend

Preliminary Introduction – Discussion – No Action

NOTICE – Upcoming Public Hearing pending Town Council Review

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**Presenter:** Abram Pearce

**Information:** Attached

**Recommendation:**

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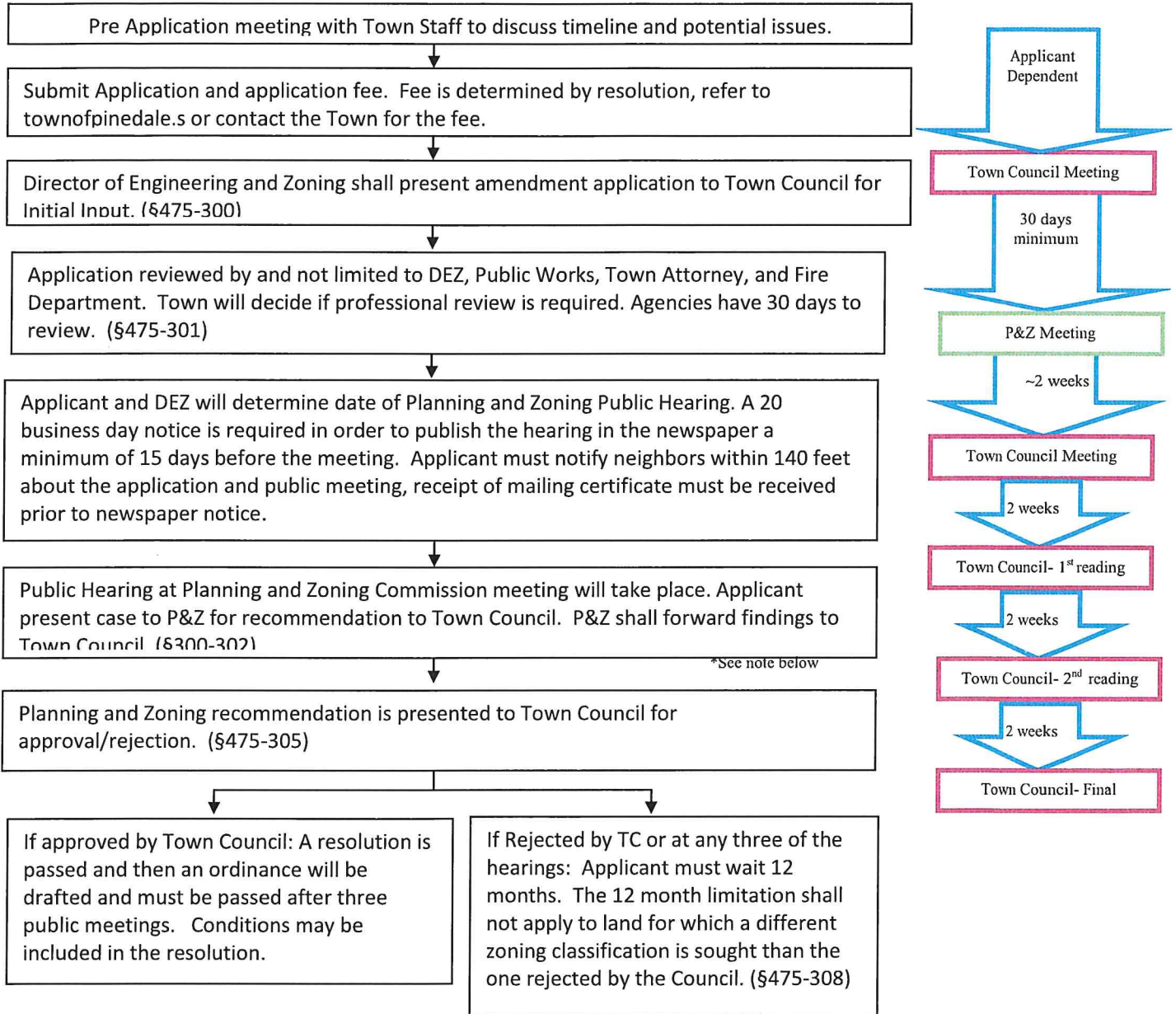
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# Re-Zone Application

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

## Town of Pinedale General Re-Zoning Process



\*Refer to 475-306 and 475-307 for additional information about protests to amendments and 475-308 for information about rezones for mineral extraction or production.

### FEE

The re-zone application is set by resolution. Please contact the Town or refer to townofpinedale.us for the current fee schedule.



# Re-Zone Application

69 PINEDALE S ROAD, P.O. BOX 709 PINEDALE, WYOMING 82941-210

PHONE: (307) 367-4136 FAX: (307) 367-2578

hayleyryckman@townofpinedale.us

OWNER	PROPERTY OWNER NAME	NC Construction, LLC Attn: Chauncey Goodrich	
	MAILING ADDRESS	PO Box 1816 Pinedale, WY 82941	
	PHONE	(307) 231-1862	EMAIL Like2fishinc@gmail
AGENT	BUSINESS / RENTER (IF DIFFERENT THAN PROPERTY OWNER)	Rio Verde Engineering	
	MAILING ADDRESS	PO Box 642 Pinedale, WY 82941	
	PHONE	(307) 367-2826	EMAIL rioverde@wyoming.com
LEGAL	LOT	BLOCK 2 and 3	ADDITION Par Avenue Second
	LOT SIZE / AREA	15.64 Ac	STREET ADDRESS
	PIDN	33090420006200	
ZONE CHANGE	EXISTING ZONING DISTRICT:	R-2	
	PROPOSED ZONING DISTRICT:	R-4	
	PURPOSE OF AMENDMENT:	<input type="checkbox"/> CORRECT OBVIOUS ERROR OR OVERSIGHT IN REGULATION <input type="checkbox"/> RECOGNIZE CHANGING CONDITIONS IN THE TOWN	
	Are minimum zone sizes met per 475-299:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> no For a rezone, the minimum size is not a requirement, but used as a guidance and the Town Council, in its legislative discretion, may determine if minimum size if required (400-299.B) (A: 20 acres; R-S: 10 acres; R-1: 10 acres; R-2: 3 acres; R-2A: 3 acres; R-4: 2 acres; MH: 5 acres; C-1: 20 acres; C-2: 20 acres; I-1: 5 acres; I-2: 10 acres.)	
	Items to be included as attachments:	<input checked="" type="checkbox"/> Provide a list of all properties within 140 feet of the subject property, in determining the 140 feet, the width of any intervening street or alley shall not be included. <input checked="" type="checkbox"/> Survey, Site Plan or Plat of parcel (1 PDF, and 10 hard copies to be distributed to Town Council, P&Z, and agencies for review) <input type="checkbox"/> A written description of the proposed zone change including the time frame for development and nature and effect of the change.	

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.

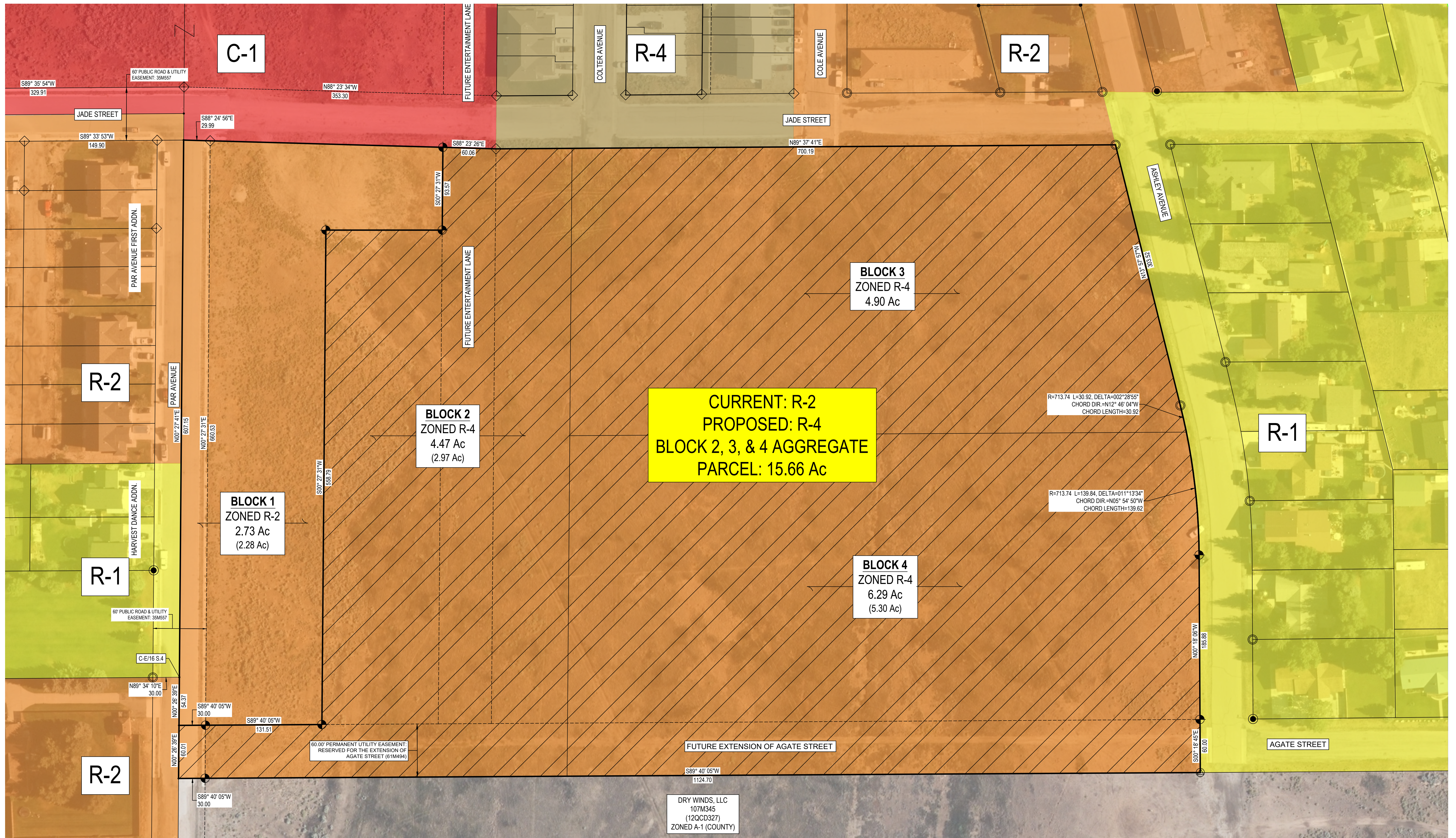
Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

8/20/2024

### FOR OFFICIAL USE ONLY

Application Fee: 500	CASH MO CREDIT	CH# 16504	Date of submittal: 8/20/24
Permit Number: 2024-63			Date presented to Town Council: 10/14/2024
Date: 9/20/24			Date of news paper publication: _____
Parcel Map ID Number: 33090420006200			Date received certification of publication mailings: _____
Parcel Address: NA			_____
Notes: Act. 87 SET UP TO TRACK ALL FEES			Date of P&Z Public Hearing: _____
			Date of Town Council: _____
			Date of ordinance approval: _____



**CURRENT: R-2  
PROPOSED: R-4  
BLOCK 2, 3, & 4 AGGREGATE  
PARCEL: 15.66 Ac**

0 50 FT 100 FT 200 FT

**SCALE: 1 INCH = 50 FEET**

**BASIS OF BEARING**  
 GEODETIC NORTH AS DETERMINED BY GPS  
 MEASUREMENT AT THE INITIAL BASE STATION LOCATED IN  
 THE SE/4SW/4 OF SECTION 33, T.34N., R.109W., 6TH P.M.,  
 SUBLETTE COUNTY, WYOMING

**RIO VERDE**  
**ENGINEERING**  
 PINEDALE, WYOMING

(307) 367-2826  
 rioverde@wyoming.com

DRAWN BY: MTJ DATE: JULY 10, 2024 JOB NO: 5071

**LEGEND**

- ◇ FOUND 2-1/2" ALUMINUM CAP STAMPED PELS 6410
- FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 625
- FOUND 1-1/2" ALUMINUM CAP STAMPED PELS 3054
- ⊗ FOUND 2-1/2" ALUMINUM CAP STAMPED LS 346
- ⊕ SET 2-1/2" ALUMINUM CAP STAMPED PELS 13594
- POINT CALCULATED; NOT FOUND OR SET
- (R) RECORD BEARING AND DISTANCE; ALL OTHERS MEASURED
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT/INTERIOR LOT LINE
- EASEMENT BOUNDARY LINE
- ▨ REQUESTED ZONE CHANGE FROM R-2 TO R-4

**-ZONE CHANGE APPLICATION MAP-**

**PAR AVENUE SECOND ADDITION**

**TO THE  
TOWN OF PINEDALE, WYOMING  
LOCATED IN**

**THE SE/4NW/4 AND NE/4SW/4 OF SECTION 4, T.33N., R.109W.,  
6th P.M., SUBLETTE COUNTY, WYOMING**

Re: Proposed Zone Change for T33N, R109W, SEC 4, SENW(PT), NESW(PT). (REDSTONE REFERENCE PARCEL X. 9 (15.66 acres))

NC Construction LLC is proposing to change approximately 15.66 acres from its current R-2 zoning district into an R-4 zoning district. It is our belief that the Town of Pinedale is undergoing changing conditions and is in high need of housing. This zone change allows for a higher density of multi-family housing (apartment) units per lot and would allow for a more cost-effective housing solution. The projected single-family units would also allow for obtainable home ownership opportunities.

If the subject zone change is approved, we would be looking at trying to begin the development of Block 2 or Block 3 by Fall of 2025. The schedule and timing of further development will be phased in as local market demand allows.

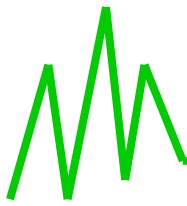
Please find attached information regarding current sewer and water capacity(s), traffic (trip) calculation projections, and density comparison between R-2 and R-4 zoning districts pertaining to the subject parcel.

Respectfully,

Chauncey G Goodrich

NC Construction LLC

Partner



## **RIO VERDE ENGINEERING**

CONSULTING ENGINEERS AND LAND SURVEYORS

P.O. BOX 642

PINEDALE, WYOMING 82941

307-367-2826

[rioverde@wyoming.com](mailto:rioverde@wyoming.com)

September 19, 2024

Town of Pinedale  
Attn: Mr. Abram Pearce  
P.O. Box 709  
Pinedale, WY 82941

**RE: Par Avenue Second Addition Rezone Request**

Mr. Pearce,

Please see the attached documentation that outlines the potential effects to existing sewer, water, and roadway infrastructure that the R-2 to R-4 rezoning classification will have on the subject property owned by NC Construction, LLC. If you have any questions or need any further documentation, please let me know.

Sincerely,

Mike Jackson, P.E., L.S.  
Rio Verde Engineering



## Sewer Capacity

The existing 24-inch West Trunk Line is installed and serviceable along Par Avenue. Per that Wastewater Master Plan Study Executive Summary that was conducted for the Town of Pinedale in June of 2023, an overview of the trunk line routing is depicted in Figure ES-2.2. An existing conditions table was also developed for each main trunk line in the Town of Pinedale. Under Table ES-2.2, Existing Conditions – Sanitary Collection Model Results, the West Trunk Line is currently at 8% of its flow capacity utilization.

At full potential build-out with maximum density, Block 2, Block 3, and Block 4 could potentially service up to 368 multi-family dwelling units (see Zone Change Density Calculations attached). However, this number is largely inflated due to parking space requirements. For purposes of capacity analysis and unknown parking configurations, this deduction has been omitted.

Per Wastewater Engineering, Third Edition (Metcalf & Eddy), Table 2-9, the typical wastewater flowrate for low-rise residential apartment buildings is 65 gallons per person per day. With an average of 2.5 persons per unit, the calculated wastewater flowrate generation is as follows:

$$2.5 \text{ persons/unit} \times 368 \text{ units} \times 65 \text{ gal/person/day} = 59,800 \text{ gal/day} = \mathbf{41.5 \text{ gpm}}$$

The existing West Trunk Line has a functional flowrate capacity of approximately 950 gpm. With the potential added wastewater flows generated by this proposed zone change, the West Trunk Line is adequately sized to support the zone change.

## Water Capacity

As described above, Block 2, Block 3, and Block 4 could potentially service up to 368 multi-family dwelling units. Per Wyoming Department of Environmental Quality (WDEQ), Chapter 12, Section 8., General Design Considerations (a), the equivalent per capita water use shall be at least 340 gpd to size the facility(s) for maximum water demand. With an average of 2.5 persons per unit, the calculated maximum water demand is as follows:

$$2.5 \text{ persons/unit} \times 368 \text{ units} \times 340 \text{ gal/person/day} = \mathbf{312,800 \text{ gal/day}}$$

As currently in service, 8-inch diameter water lines are routed along the perimeter of the subject property, more specifically along Par Avenue, Jade Street, and Ashley Avenue. A 10-inch diameter water line is also presently constructed along that easement reserved for the future extension of Agate Street. With potential future buildout and based on WDEQ regulations, it is anticipated that a secondary loop line will be installed to connect the 6-inch Jade Street water line with the 10-inch Agate Street water line, at a minimum. This loop line will be installed along that particular easement being reserved for the future construction of Entertainment Lane.

Based on available tie-in options with existing Town of Pinedale water supply, it is our professional opinion that there is adequate capacity for maximum build-out potential on the subject property.

## **Traffic Impact**

Using the maximum potential build-out density previously described, a trip generation report was individually made for Block 2, Block 3, and Block 4 of the proposed Par Avenue Second Addition. A comparison between R-2 and R-4 zoning potential density is reflected for each Block. These reports were generated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. The associated reports are attached as part of this submittal.

Results of this vehicle trip generation analysis are as follows:

### ***R-2 Zoning District (Existing)***

#### **Block 2: 42 Units**

Avg Weekday Trips (24-hr): 283 Trip Ends

Avg Weekday, AM Peak Hour Generator: 20 Trip Ends

Avg Weekday, PM Peak Hour Generator: 24 Trip Ends

#### **Block 3: 70 Units**

Avg Weekday Trips (24-hr): 472 Trip Ends

Avg Weekday, AM Peak Hour Generator: 33 Trip Ends

Avg Weekday, PM Peak Hour Generator: 40 Trip Ends

#### **Block 4: 76 Units**

Avg Weekday Trips (24-hr): 512 Trip Ends

Avg Weekday, AM Peak Hour Generator: 36 Trip Ends

Avg Weekday, PM Peak Hour Generator: 43 Trip Ends

### ***R-4 Zoning District (Proposed)***

#### **Block 2: 84 Units**

Avg Weekday Trips (24-hr): 566 Trip Ends

Avg Weekday, AM Peak Hour Generator: 39 Trip Ends

Avg Weekday, PM Peak Hour Generator: 48 Trip Ends

#### **Block 3: 140 Units**

Avg Weekday Trips (24-hr): 944 Trip Ends

Avg Weekday, AM Peak Hour Generator: 66 Trip Ends

Avg Weekday, PM Peak Hour Generator: 80 Trip Ends

#### **Block 4: 152 Units**

Avg Weekday Trips (24-hr): 1024 Trip Ends

Avg Weekday, AM Peak Hour Generator: 71 Trip Ends

Avg Weekday, PM Peak Hour Generator: 87 Trip Ends

As stated previously in this report, the calculated vehicle trip numbers are largely inflated due to parking space requirements (which have not been factored in for potential maximum build-out density). As such, these reported trip calculations should be considered very conservative. As

depicted, maximum average day traffic rates have the potential to double with this rezone application however, existing minor arterial streets in the area are designed and constructed to safely service the increased traffic volume.

# Par Avenue Second Addition

## Zone Change Density Calculations

### Town of Pinedale Code - Permitted Uses

#### **R-2**

- A. Single-family dwelling, which may include the rooming and boarding of up to two persons, provided no separate kitchen is involved.
- B. Multifamily dwelling, not to exceed four dwelling units.
- C. Accessory dwelling units on lots developed for single-family residential use. [Added 1-10-2011 by Ord. No. 471 1]
- D. Church.
- E. Community center, which may be public or private but not operated for gain.
- F. Day care for up to 11 children.
- G. Fire station.
- H. Foster care for up to four children.
- I. Library.
- J. Nursing home or home for the elderly.
- K. Public park, playground and other public recreational facilities.
- L. Public and private preschool and school for elementary and secondary education.
- M. Essential public utility and public service installations. Such uses do not include business offices, repair, sales or storage facilities.<sup>2</sup>

#### **R-4**

- A. Single-family dwelling.
- B. Multifamily dwelling.
- C. Accessory dwelling units on lots developed for single-family residential use.
- D. Boardinghouse and/or rooming house.
- E. Church.
- F. Community center, which may be public or private but not operated for gain.
- G. Club or lodge, private and operated for the benefit of members and not for gain.
- H. Day care.
- I. Fire station.
- J. Foster care.
- K. Hospital.
- L. Institution of higher learning, including dormitory accommodations.
- M. Library.
- N. Museum.
- O. Nursing home or home for the elderly.
- P. Orphanage.
- Q. Parking of vehicles must comply with all of the provisions of § 475-151 relating to design, use and maintenance of off-street parking.
- R. Public park, playground and other public recreational facilities.
- S. Public or private school for elementary or secondary education.
- T. Essential public utility or public service installation. Such uses shall not include business offices, repair, sales or storage facilities.

## **Par Avenue Second Addition Zone Change Density Calculations**

### **Town of Pinedale Code - Lot Area**

#### **R-2**

The minimum area of a zone lot in the R-2 District is 6,000 square feet plus 3,000 square feet for each dwelling unit of a multifamily dwelling in excess of two dwelling units.

#### **R-4**

The minimum area of a zone lot in the R-4 District is 6,000 square feet plus 1,500 square feet for each dwelling unit of a multifamily dwelling in excess of four dwelling units. Living units in boarding- and/or rooming houses and dormitories shall not be construed to be "dwelling units" for the purposes of this requirement.

### **Town of Pinedale Code - Lot Width**

#### **R-2**

The minimum width of a zoning lot in the R-2 District is 50 feet at the front setback line.

#### **R-4**

The minimum width of a zoning lot in the R-4 District is 50 feet at the front setback line.

## Par Avenue Second Addition

### Density Calculations

#### Block 2

**Buildable Space: 2.97 Ac = 129,373 sf**

#### Maximum Density per code

##### R-2 Multi-Family (current)

2 dwelling units:  $(129,373 / 6,000) = 21$  lots w/ 42 units

3 dwelling units:  $(129,373 / 9,000) = 14$  lots w/ 42 units

4 dwelling units:  $(129,373 / 12,000) = 10$  lots w/ 40 units

##### R-4 Multi-Family (proposed)

2 dwelling units:  $(129,373 / 6,000) = 21$  lots w/ 42 units

3 dwelling units:  $(129,373 / 6,000) = 21$  lots w/ 63 units

4 dwelling units:  $(129,373 / 6,000) = 21$  lots w/ 84 units

6 dwelling units:  $(129,373 / 9,000) = 14$  lots w/ 84 units

8 dwelling units:  $(129,373 / 12,000) = 10$  lots w/ 80 units

#### Block 2

**Buildable Space: 2.97 Ac = 129,373 sf**

#### Maximum Density per code

##### R-2 Single-Family (current)

Single Family Dwelling:  $(129,373 / 6,000) = 21$  lots w/ 21 units

##### R-4 Single-Family (proposed)

Single Family Dwelling:  $(129,373 / 6,000) = 21$  lots w/ 21 units

#### Block 3

**Buildable Space: 4.90 Ac = 213,444 sf**

#### Maximum Density per code

##### R-2 Multi-Family (current)

2 dwelling units:  $(213,444 / 6,000) = 35$  lots w/ 70 units

3 dwelling units:  $(213,444 / 9,000) = 23$  lots w/ 69 units

4 dwelling units:  $(213,444 / 12,000) = 17$  lots w/ 68 units

##### R-4 Multi-Family (proposed)

2 dwelling units:  $(213,444 / 6,000) = 35$  lots w/ 70 units

3 dwelling units:  $(213,444 / 6,000) = 35$  lots w/ 105 units

4 dwelling units:  $(213,444 / 6,000) = 35$  lots w/ 140 units

6 dwelling units:  $(213,444 / 9,000) = 23$  lots w/ 138 units

8 dwelling units:  $(213,444 / 12,000) = 17$  lots w/ 136 units

#### Block 3

**Buildable Space: 4.90 Ac = 213,444 sf**

#### Maximum Density per code

##### R-2 Single-Family (current)

Single Family Dwelling:  $(213,444 / 6,000) = 35$  lots w/ 35 units

##### R-4 Single-Family (proposed)

Single Family Dwelling:  $(213,444 / 6,000) = 35$  lots w/ 35 units

#### Block 4

**Buildable Space: 5.30 Ac = 230,868 sf**

#### Maximum Density per code

##### R-2 Multi-Family (current)

2 dwelling units:  $(230,868 / 6,000) = 38$  lots w/ 76 units

3 dwelling units:  $(230,868 / 9,000) = 25$  lots w/ 75 units

4 dwelling units:  $(230,868 / 12,000) = 19$  lots w/ 76 units

##### R-4 Multi-Family (proposed)

2 dwelling units:  $(230,868 / 6,000) = 38$  lots w/ 76 units

3 dwelling units:  $(230,868 / 6,000) = 38$  lots w/ 114 units

4 dwelling units:  $(230,868 / 6,000) = 38$  lots w/ 152 units

6 dwelling units:  $(230,868 / 9,000) = 25$  lots w/ 150 units

8 dwelling units:  $(230,868 / 12,000) = 19$  lots w/ 152 units

#### Block 4

**Buildable Space: 5.30 Ac = 230,868 sf**

#### Maximum Density per code

##### R-2 Multi-Family (current)

Single Family Dwelling:  $(230,868 / 6,000) = 38$  lots w/ 38 units

##### R-4 Multi-Family (proposed)

Single Family Dwelling:  $(230,868 / 6,000) = 38$  lots w/ 38 units





**E-1**

**Item:** Ordinance - §475-342 General Requirements

**Action:** Approve/Disapprove/Amend  
No Action - Discussion

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**Presenter:**

**Information:**

**Recommendation:**

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## ORDINANCE NO. 717

### AN ORDINANCE OF THE TOWN OF PINEDALE, STATE OF WYOMING, AMENDING SECTION 475-342 OF ARTICLE XLI OF CHAPTER 475 OF THE PINEDALE MUNICIPAL CODE TO MODIFY GENERAL REQUIREMENTS OF SHORT-TERM RENTALS.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINEDALE, STATE OF WYOMING, THAT SECTION 475-342 OF ARTICLE XLI OF CHAPTER 475 OF THE PINEDALE MUNICIPAL CODE IS HEREBY AMENDED IN ITS ENTIRETY:

#### § 475-342 General Requirements

- A. Short-term rentals are not permitted outdoors, in tents, campers, recreational vehicles or unattached accessory structures (e.g., sheds, garages, etc.) Short-term rentals in properly conforming accessory dwelling units (ADU) are permitted.
- B. Each STR may only be rented to one group at any one time (i.e., a single booking.)
- C. Occupancy of a dwelling used for an STR is limited to a total of 10 guests.
- D. Parking for the STR must utilize parking on the property of the STR or parking in the right-of-way immediately adjacent to the STR property.
- E. Short-term rentals are classified as lodging facilities by the state and must be registered with the Wyoming Department of Revenue and collect all applicable room, occupancy and sales taxes required by law.
- F. The following must be posted in a visible area in the rental structure:
  - 1) Inside of front door:
    - a) Contact information for responsible party;
    - b) STR permit;
    - c) Address of property; and
    - d) Emergency response contact information (i.e., 911).
  - 2) Bedroom: Floor plan of structure indicating fire escape routes.
- G. Any advertising or description of an STR on any website must display the permit number or an image of the permit.
- H. Signs, advertising, or any other display on the property indicating that the dwelling unit is being utilized, in whole or in part, as an STR is prohibited. The STR shall outwardly appear as a residential dwelling.

- I. Within the following zone districts, written notice shall be provided by the owner to neighbors adjacent to the STR property: A, R-S, R-1, R-2 and R-2A. Each notice shall include the STR address, name and contact information of the owner. Proof of notification (i.e., copy of the mailing receipt) shall be provided to the Planning and Zoning Department during the application process.
- J. Short-term rental permits shall not be transferred or assigned to another individual, person, entity, or address. Further, a permit does not authorize any person, other than the person named therein, to operate an STR on the property.
- K. Within the following zone districts, both hosted and non-hosted (non-owner occupied) short-term rentals shall be permissible. Only two short-term rental permits will be issued per deeded property or lot. An excess of two (2) units shall be defined as a hotel/motel and shall meet zoning requirements as required for such use: C-1 and C-2.
- L. Within the following zone districts, one permit is allowed per owner: A, R-S, R-1, R-2 and R-2A Hosted (owner-occupied) short-term rentals shall be permissible in said zone districts. Parcels of 2+ acres are allowed a second permit subject to staff review.
- M. STRs are not allowed in multifamily dwellings in the A, R-S, R-1, R-2 and R-2A Zone Districts.
- N. Within the following zone districts, short-term rentals shall not be permissible: I-1, I-2, UT, R-4, and MH.

This Ordinance shall be in full force and effect from and after passage on three readings and publication according to law.

PASSED ON FIRST READING ON SEPTEMBER 9, 2024.

PASSED ON SECOND READING ON \_\_\_\_\_, 2024.

PASSED, APPROVED AND ADOPTED ON THIRD READING ON \_\_\_\_\_, 2024.

TOWN OF PINEDALE,  
STATE OF WYOMING:

BY: \_\_\_\_\_  
MATT W. MURDOCK, MAYOR

ATTEST:

\_\_\_\_\_  
TOWN CLERK

ATTESTATION BY TOWN CLERK

STATE OF WYOMING                    )  
COUNTY OF SUBLETTE               ) ss.  
TOWN OF PINEDALE                   )

I hereby certify that the foregoing Ordinance No. 717 was duly published in the \_\_\_\_\_, a newspaper of general circulation published in the Town of Pinedale, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

I further certify that the foregoing Ordinance was duly recorded on Page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Pinedale, Wyoming.

\_\_\_\_\_  
Town Clerk



**E-2**

**Item:** Ordinance - §475-343 Nuisances, Violations, and Penalties; termination

**Action:** Approve/Disapprove/Amend

No Action - Discussion

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**Presenter:**

**Information:**

**Recommendation:**

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**ORDINANCE NO. 718**

**AN ORDINANCE OF THE TOWN OF PINEDALE, STATE OF WYOMING, AMENDING SECTION 343 OF ARTICLE XLI OF CHAPTER 475 OF THE PINEDALE MUNICIPAL CODE TO MODIFY NUISANCES, VIOLATIONS AND PENALTIES; TERMINATION IN ITS ENTIRETY.**

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINEDALE, STATE OF WYOMING, THAT SECTION 343 OF ARTICLE XLI OF CHAPTER 475 OF THE PINEDALE MUNICIPAL CODE IS HEREBY TO READ AS FOLLOWS:

**§ 475-343. Nuisances, violations, and penalties; termination.**

- A. Violation of the provisions of this article is punishable pursuant to §475 Article XXXV Violations, and revocation of the violators STR Permit.
- B. Advertising that offers a property as an STR shall constitute prima facie evidence of the operation of an STR.
- C. Other evidence of the operation of an STR without a valid permit may include, but is not limited to, guest testimony, rental agreements, advertisements, and receipts or bank statements showing payments to the owner by a guest.
- D. Each day during which a person operates an STR without a required permit constitutes a separate violation thereof.
- E. Town staff shall maintain a log of nuisances and complaints lodged against a property operating as an STR. If three separate complaints are logged against a property in a two-year period, the Mayor will review the STR permit for possible suspension or revocation. A suspension or revocation may be appealed to the Town Council by the holder of the STR permit.

This Ordinance shall be in full force and effect from and after passage on three readings and publication according to law.

PASSED ON FIRST READING ON SEPTEMBER 9, 2024.

PASSED ON SECOND READING ON \_\_\_\_\_, 2024.

PASSED, APPROVED AND ADOPTED ON THIRD READING ON \_\_\_\_\_, 2024.

TOWN OF PINEDALE,  
STATE OF WYOMING:

ATTEST:

BY: \_\_\_\_\_  
MATT W. MURDOCK, MAYOR

\_\_\_\_\_  
TOWN CLERK

ATTESTATION BY TOWN CLERK

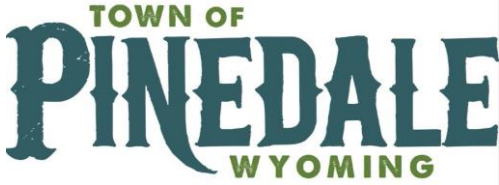
STATE OF WYOMING                    )  
COUNTY OF SUBLETTE                ) ss.  
TOWN OF PINEDALE                    )

I hereby certify that the foregoing Ordinance No. \_\_\_\_\_ was duly published in the \_\_\_\_\_, a newspaper of general circulation published in the Town of Pinedale, Wyoming, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

I further certify that the foregoing Ordinance was duly recorded on Page \_\_\_\_\_ of Book \_\_\_\_\_ of Ordinances of the Town of Pinedale, Wyoming.

\_\_\_\_\_  
Town Clerk





**G**  
**COMMISSION MEMBER COMMENTS**

**NOTES:**

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**H**  
**SCHEDULE NEXT REGULAR COMMISSION MEETING**

**NOTES:**

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This Meeting will be a Public Hearing for potentially two applications.

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1. Preliminary Plat – Par Avenue Second Addition

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2. Rezone Application – Map Amendment Par Avenue Second Addition (Pending Council Review)

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