

Planning & Zoning Commission

Monday, July 6, 2026, at 5:00 p.m.

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

[Join the meeting now](#)

<https://teams.microsoft.com/meet/268679999588140?p=tM6MJVD5SMhgBoL1IR>

Meeting ID: 268 679 999 588 140

Passcode: Ah7Bo2vx

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 June 1, 2026, Regular Planning and Zoning Commission Meeting Minutes

C. PUBLIC COMMENT

D. PUBLIC HEARING None

E. NEW BUSINESS None

F. OLD BUSINESS

F-1. Planning and Zoning Commission Member Status

F-2. Open Space and Development

G. PLANNING AND ZONING ADMINISTRATORS REPORT

H. COMMISSION MEMBER COMMENTS

I. SCHEDULE OF NEXT REGULAR COMMISSION MEETING

Proposed (Likely Public Hearing)

Time: August 3, 2026 @5:00 p.m.

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



A-1

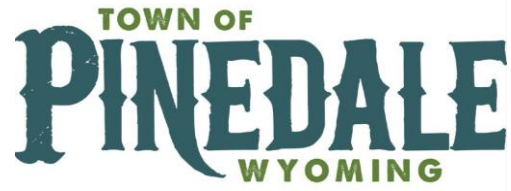
Item: Pledge of Allegiance

Action:

Presenter: Tesa Manning

Information:

Recommendation:



B-1

Item: Accept/Amend Agenda

Action: Approve/Disapprove/Amend

Presenter: Tesa Manning

Information: Attached

Recommendation:



B-2

Item: Approval June 1, 2026, Regular Planning and Zoning Commission Meeting Minutes

Action: Approve/Disapprove/Amend

Presenter: Tesa Manning

Information: Attached

Recommendation:

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

The Town of Pinedale Planning and Zoning Commission met in regular session on Monday, June 1, 2026, in the main conference room of the Pinedale Town Hall, 205 Entertainment Lane, Pinedale, Wyoming 82941. The meeting was also hosted on Microsoft Teams.

The meeting was called to order by Chairwoman Manning at 5:04 p.m.

Attendance

Planning and Zoning Commission: Commissioners Tesa Manning, Ryan Wells, Judi Boyce, Monica DeGraffenreid and Michael Lutz

Town Staff: Abram Pearce – Director of Public Works

Public: Paul Ulrich - representing himself, Sublette County Hospital District

B. Routine Matters –

B-1 – Motion by Commissioner Boyce to approve the agenda. Seconded by Commissioner Lutz. Motion passed 5-0.

B-2 – Motion by Commissioner Boyce to approve the meeting minutes from the April 6, 2026 regular Planning and Zoning Commission Meeting with Amendments. Amendments included:

1. Changing the description of the location of the meeting to the “Small Conference Room” not “Main Conference Room”.
2. Changing the word “hish” to “high” in description of attendants from Pinedale High School.
3. Modifying D-1 condition 2 to include “with landing on the passenger side” in description of Van Accessible ADA spaces.

Seconded by Commissioner DeGraffenreid. Motion passed 5-0.

C. Public Comment – No comments.

D. New Business –

D-1 – Rezone Map Amendment - Pursuant to §160-23, a Rezone Petition is being submitted by the Town of Pinedale and Sublette County Hospital District for

- a) 5.57 acres of R-2a, a portion of 10 Skyline St., Town of Pinedale, WY T34N, R109W, SEC 34, E2SW{PT). (1P181) BURZLANDER PARK, VARIOUS STREETS.
- b) 8.23 acres of R-2a SCHED and 3.99 acres of R-4 SCHED, 615 E Hennick St., Town of Pinedale, WY T34N, R109W, SEC 34, NESW(PT). HOSPITAL, MEDICAL CLINIC, & EMS FACILITY.

The application was presented by Abram M. Pearce, Director of Public Works for the Town of Pinedale. The Commission discussed the proposed rezoning, with most questions focused on whether the

property could already be used for a cemetery or hospital under the existing zoning designation and whether the requested rezoning was necessary to accommodate those uses.

Public Comment: Paul Ulrich, a Sublette County resident and owner of property adjacent to the cemetery, expressed concerns regarding the existing irrigation ditch located on Town property and the continued conveyance of water through the site. Mr. Ulrich requested that the ditch and associated water rights be protected regardless of any future development of the property. Mr. Pearce explained that addressing such matters as part of a rezoning request is difficult; however, Mr. Ulrich's concerns would be documented in the record and, if the Town were to sell the property in the future, an easement could be established to protect the ditch. Mr. Ulrich stated that he wished his concerns to be included in the record but did not express opposition to the rezoning request.

Upon presentation by Town Staff, discussion by the Commission, and opportunity for public input, the Planning and Zoning Commission, motion made by Commission DeGraffenreid to recommend for approval the Map Amendment. A petition to complete a map amendment to C-1 Commercial of the following lands:

- a) 5.57 acres of R-2a, a portion of 10 Skyline St., Town of Pinedale, WY T34N, R109W, SEC 34, E2SW{PT}. (1P181) BURZLANDER PARK, VARIOUS STREETS.
- b) 8.23 acres of R-2a SCHD and 3.99 acres of R-4 SCHD, 615 E Hennick St., Town of Pinedale, WY T34N, R109W, SEC 34, NESW(PT). HOSPITAL, MEDICAL CLINIC, & EMS FACILITY.

With the following conditions:

1. That the necessary provisions be made to protect the conveyance of water through the north end of the property serving the interests of Paul Ulrich and any other water right holders of the ditch.

The motion seconded by Commissioner Boyce. Motion passed 5-0 by the Commission.

E. New Business - None

F. Old Business

F-1. Planning and Zoning Commission Member Status. Mr. Pearce updated the Commission on the status of member terms. Commissioner Wells term ends 6/30/2026. He has served two terms and will not be eligible for reappointment. Commissioner Manning's term ends 6/30/2026 as well. Commissioner Manning is eligible for one more term per allowances of Town Code.

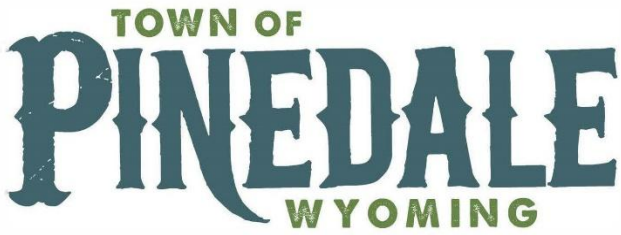
G. Planning and Zoning Administrators Report – Mr. Pearce provided a monthly report to the Commission of the ongoings of the Planning and Zoning Department and answered questions from the Commission.

H. Commissioner Comments – No comments.

The next Planning and Zoning Commission meeting is a Public Hearing and is scheduled for Monday, July 6, 2026, at 5:00 p.m. in the main conference room of the Pinedale Town Hall, 205 Entertainment Lane, Pinedale, WY 82941.

The meeting adjourned at 6:08 p.m.

Tesa Manning, Chairwoman



Planning and Zoning Report July 2026

Staffing

The Town continues its recruitment efforts to fill the Public Works Administrative Assistant position. Applications remain open, and staff will work to fill the vacancy as soon as practical to support the increasing administrative workload within the Public Works Department.

Development Activity

The annexation and rezone applications submitted by AWA on behalf of CJM Limited Liability Limited Partnership have been resubmitted. Town Staff has determined that both applications are complete and has initiated the formal review process, including coordination with the Town Engineer, Town Attorney, and applicable review agencies. Staff is currently developing the required review schedule and processing timelines.

Overall permitting activity has slowed slightly over the past month. Recent activity has primarily consisted of residential building permits, water and sewer permits, and fence permits.

Town Council has received a request from Moyes Family Homes to extend the Substantial completion date on the Pronghorn Crossing from July 1 to July 24. The request was granted, as the project completion still lands within the Bonding date on the subdivision. The Mayor and Council have signaled strongly that they do not intend to further extend the bond beyond the current August timeline.

Digital Permitting

The Town's new Blueblade digital permitting platform is now fully operational and available through the Town website. Staff continues to accept both digital and paper applications during the transition period while applicants become familiar with the new system.

Overall implementation has gone well. As expected with any new software deployment, a few minor issues are being identified and resolved. Staff continues to work closely with the software provider to improve functionality and streamline the permitting process, with the goal of providing a more efficient and user-friendly experience for both applicants and Town staff.

Upcoming Public Hearing

Town Staff anticipates at least one public hearing before the Planning and Zoning Commission in August or September 2026 regarding a request to amend the Official Zoning Map for approximately 59 acres owned by CJM Limited Liability Limited Partnership.

Legal Description:

T33N, R109W, Section 3, Lot 3 (PT), Lot 4 (PT), SWNE (PT), SWNW (PT), SENW (PT), NESW (PT), NWSW (PT), Pinedale Unplatted.

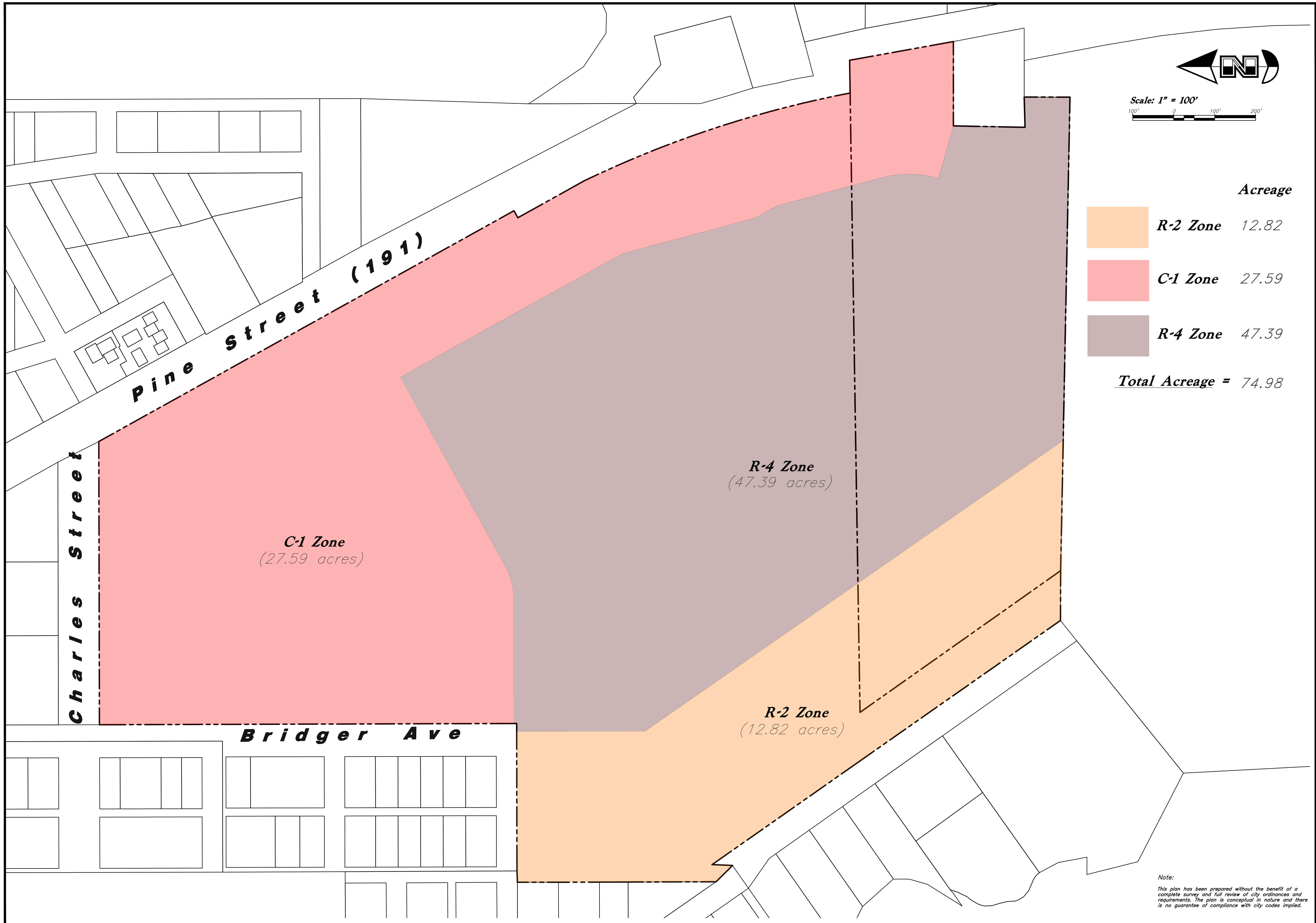
The application has been received and deemed complete by Town Staff. Pursuant to Town Code §475-300, the application will be presented to the Town Council on July 13, 2026, as part of the required referral process. Staff is currently coordinating its review with the Town Engineer and Town Attorney prior to scheduling the public hearing.




In conjunction with the rezone request, the applicant has also petitioned to annex an adjoining parcel located immediately south of the proposed rezoning area. Staff is working with the Town Attorney to determine the appropriate sequencing and coordination of the annexation and zoning processes to ensure compliance with Wyoming statutes and the Town Code.

Should you have any questions or require additional information, please do not hesitate to contact me.

Respectfully,

Abram M. Pearce, P.E.
Director of Public Works



	<i>Acreage</i>	
	<i>R-2 Zone</i>	12.82
	<i>C-1 Zone</i>	27.59
	<i>R-4 Zone</i>	47.39
<i>Total Acreage =</i>		74.98

REV	DATE	DESCRIPTION

Designed by: SY
 Drafted by: NE/DC
 Client Name:
 Ridley's
 24-123 Zoning ZX



Zoning Map
Ridley's Pinedale
 Pinedale, WY

29 Dec, 2025
 SHEET NO.
D

Note:
 This plan has been prepared without the benefit of a complete survey and full review of city ordinances and requirements. The plan is conceptual in nature and there is no guarantee of compliance with city codes implied.

