

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF PINEDALE, WYOMING CREATING CHAPTER 17.19 OF THE PINEDALE MUNICIPAL CODE RELATING TO THE REQUIREMENT OF SITE PLANS.

NOW, THEREFORE BE IT HEREBY ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PINEDALE, WYOMING, THAT CHAPTER 17.19 OF THE PINEDALE MUNICIPAL CODE IS HEREBY CREATED TO READ AS FOLLOWS.

SITE PLANS

Sections:

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17.19.010 Applicability.

This section describes the development application and the procedures that will be used to review development applications for compliance with the Town of Pinedale Municipal Code. The provisions of this section shall apply to all proposed development within the Town of Pinedale.

17.19.020 Purpose. The purpose of this section is to:

- A. Guide future growth and development in accordance with the Pinedale Master Plan and related municipal ordinances.
- B. Provide for an efficient process to review development proposals.
- C. Provide a framework by which development proposals are reviewed to ensure safe and functional developments which are compatible with the natural and man-made environment.
- D. Assist orderly, efficient and integrated sustainable development.
- E. Promote the health, safety and general welfare of the present and future residents of the town.
- F. Ensure conformance of development applications with public improvement plans of the Town of Pinedale, Sublette County, the State of Wyoming and other public agencies.
- G. Ensure coordination of all plans and programs of the town.

H. Secure equitable handling of all development applications, providing due process and uniform procedures and standards.

I. Protect natural vegetation, wetlands and scenic areas.

J. Prevent and control erosion, sedimentation and other pollution of surface and subsurface water.

K. Prevent flood damage to persons and properties and minimize expenditures for flood control as well as development within the 100 yr flood plain

L. Restrict building on floodlands, steep slopes greater than 15%, areas covered by poor soils or in areas otherwise poorly suited for construction.

M. Prevent loss or injury from landslides, expansive soils and other geological hazards.

17.19.030 Actions and uses requiring approval.

Approval of a site plan must be acquired from the Town Council before a building permit or certificate of occupancy is issued whenever it is proposed or intended that:

- A. A residential use is changed to a nonresidential use or partly residential and partly nonresidential.
- B. An existing nonresidential use is proposing a change in use or size

And in each case of A and B exceeds one of the following criteria:

- 1) Parking requirements increase equal to or greater than 15% of current parking.
- 2) Where a changed use requires a change in parking standards.
- 3) Costs of proposed action exceed \$80,000 using latest edition of RS Means Square Foot Costs, of similar use, multiplied by the inc of square footage
- 4) Square footage of expansion – equal to or greater than 15% of original footprint
- 5) If the change or use involves Public safety, health and welfare, such as but not limited to Fuel dispensing facilities LP and Motor Fuels, Concrete Plants, garbage collection, recycling facilities and hazardous uses.

Exclusions: Maintenance of existing structures such as re-roofing, re-siding, windows replacement Interior remodeling, involving non-structural work, exterior and interior painting, and property maintenance. These aforementioned items are still subject to The Town of Pinedale Building Permit Process

- C. Unimproved realty developed for any use other than a single-family or a two unit multiple family dwelling.
- D. An Existing residential use being changed for multi-family greater than 2 units

17.19.040 Pre-application conference.

An applicant of an Site Plan application shall attend a preapplication conference.

- A. The applicant shall attend a pre-application conference with the Town Engineer and/or Planning/Zoning Administrator for information about the development application procedures and regulations and to review the Site Plan checklist provided in the Site Plan application packet. At the time of the informal consultation, should a problem arise which directly concerns another agency, it shall be the responsibility of the applicant to obtain that agency's opinion/approval
- B. The purpose of the pre-application conference is to define the scope of the project, alert the applicant and the town to any particular circumstances concerning the proposed development and in general to provide preliminary review of the proposed development prior to detailed project design. The Site Plan checklist will be reviewed for those items that are applicable must be provided. Some items will not apply and in those cases they will be eliminated.
- C. An informal sketch shall be submitted at the pre-application conference, with a brief non-legal graphical description of the existing land use of the site and the proposed land use change, including number of living units. The sketch should show total acreage, land owners, land uses, streets, highways, utilities, major physical features (including drainages) and the location of natural hazards.
- D. Attendance by your design professional is mandatory. This will allow staff to examine your proposed project in accordance with the Town Code and provide your design professional with an assessment of your project from a technical standpoint. Information that will be helpful in your presentation to the P/Z board at the night of the P/Z meeting will be also discussed. The Size and complexity of your project will dictate the type, amount and size of materials to be submitted.

17.19.050 General Standards Protocol.

- A. General standards. The proposed use and construction of buildings and other structures, including outside storage areas, site development and landscaping and off-street parking and loading and all other proposed uses, shall conform to all of the requirements of this chapter and all other ordinances of the Town, including but not limited to zoning and subdivision ordinances. In considering any proposed site plan, the staff, Planning Commission and Town Council shall take into consideration the requirements of the Town Master Plan and the Official Map. The Planning and Zoning Commission and the Town Council may also consider the proposed location of main and accessory buildings on the site and their relation to one another, traffic circulation within the site, height and bulk of buildings, provision of off-street parking space, provision of buffer areas and other open spaces on the site and display of signs, so that any development will adequately handle pedestrian and vehicular traffic within the site in relation to the street system adjoining and will harmoniously blend such uses with the character of the Town as a whole and satisfactorily fit in with contiguous land and buildings and adjacent neighborhoods. In addition, the Staff, Planning Commission and Town Council may consider the factors of architectural design as it relates to the character of the site and the community, existing and proposed landscaping plans, drainage, road alignment, sewage and waste disposal, air and water pollution and other environmental, aesthetic and engineering aspects of such site plan. The Planning and Zoning Commission or the Town Council may require the review of such factors by authorities appointed by the Town and at the cost of the applicant or developer, and the Planning and Zoning Commission may advise or the Town Council may require additional requirements based upon this review.
- B. Access and Parking. In considering any proposed site plan, the Staff, Planning Commission and Town Council shall take into consideration on site parking and safe

vehicular access. Provisions shall be made for vehicular access and on Site parking of the subject property in such a manner as to avoid, undue hazards to traffic, undue traffic congestion on any public street, and use of Town ROW to satisfy parking requirements.

C. Neighborhood. The Staff, Planning Commission and Town Council may consider each of the following components and to what extent they blend add or detract from the neighborhood in which the proposal is located to protect property values and to preserve and enhance the appearance of the community.

1. Project Size in relationship to the Lot Size
2. Front Façade
3. Finish materials
4. Parking and Parking Location
5. Architectural Unification and balance with surrounding buildings
6. Use as it relates to environmental and hazardous use impacts on surrounding area.

17.19.060 Development application process and content.

A. The applicant must furnish the Town Engineer and/or Planning/Zoning Administrator with the information listed in this subsection, not less than thirty (30) days prior to an upcoming Planning Commission meeting. If the necessary information has been provided, the application is considered complete. A complete application is as follows:

1. Attendance at preconference meeting
2. Completion of Site Plan Checklist
3. Completion of Site Plan Application
4. Site Plan, prepared by a licensed design professional licensed in the State of Wyoming, with all relevant information from Site Plan Checklist
5. Payment of Application fee

Once all necessary information has been received and reviewed and the Town Engineer and/or Planning/Zoning Administrator is satisfied that sufficient information has been submitted to demonstrate whether the applicable standards of the Pinedale Town Code have been met, the application will be placed on the next available Planning Commission meeting. Items 1-5 will be determined complete by the Engineer and / or Zoning Administrator and be placed in the next available Planning and Zoning Agenda.

If the application is incomplete in any way it will not be placed on the agenda. If an item has been placed on the agenda, the application will be postponed until all relevant materials are submitted to the Town and deemed sufficient by engineering and planning staff. If the applicant has not submitted requested materials within 60 days from the noted deficiency, the Town will consider the application withdrawn. If the application is withdrawn the applicant wishes to resubmit, the resubmittal will be considered a new application and all fees and reviews will be required.

Complete applications processed for an upcoming Planning Commission agenda will be referred to the representatives of various departments and review agencies, as appropriate, within fifteen (15) working days.

Following the determination that an application is complete, the Town Engineer and/or Planning/Zoning Administrator shall compile written comments into a staff report.

The staff report will then commence within thirty (30) days prior to an upcoming Planning Commission meeting. The staff report will comment on all relevant, Zoning Ordinances, Engineering issues, and checklist items. In addition staff may recommend or deny applications in whole or in part. Any deficiencies noted in the report and/or the application may warrant additional work by the applicant or require further discussion by staff and the developer. These will be noted in the report. The report will then be submitted to the applicant at the day of the subject Planning and Zoning Meeting that the applicant has been scheduled. The report and comments from the Planning and Zoning as well as the Public will be provided at the meeting.

At the subject meeting staff may recommend approval subject to all comments being addressed before the next available Town Council meeting for final approval. The applicant will be required to respond in writing addressing each comment from the staff report, public comment and Planning and Zoning Commission. The subject Site Plan shall be changed to reflect the subject changes and so noted in the responses. Once the responses by the applicant have addressed all concerns by the public, Planning and Zoning commission and comments by staff, the subject amended site plan will be placed on the next available Town Council agenda for Final Approval.

If the comments from staff, the Public and Planning and Zoning Commission raise concerns to table the subject application, the applicant will be required to respond in writing addressing each comment in letter form, from the staff report, public comment and Planning and Zoning Commission. The subject Site Plan shall be changed to reflect the subject changes and so noted in the responses. The amended Site Plan and responses will be re-submitted within the 30 days prior to the next Planning and zoning meeting. Staff will re-report and comment on the responses and make a determination if all comments have been adequately addressed. If the response to all comments from the applicant does not adequately address all concerns noted, the Town Engineer and/or Planning/Zoning Administrator may defer sending the matter to the Planning Commission until the applicant has adequately addressed all issues, and the staff and the review agencies have adequately reviewed new information.

If no response of comments, (by staff report, public comment and Planning and Zoning Commission) are made and or activity on the subject application has not occurred within 6 months, the subject application will consider the application withdrawn and will required a new application to be submitted with all requisite fees.

In order to proceed, the applicant will be required to submit a new application, including all applicable fees and materials. Once all necessary information has been received and reviewed and the Town Engineer and/or Planning/Zoning Administrator is satisfied that sufficient information has been submitted to demonstrate whether the applicable standards of the Pinedale Town Code have been met, the application will be placed on the next available Planning Commission meeting.

B. At a minimum the following information shall be shown on the Site Plan to be submitted and reviewed:

1. A development application form, available from the Town Hall, showing: the name and addresses of owners, street name or general location of the property, area in square feet of the property, legal description, present zoning, existing use of the property, proposed use for the property, date of submission and nature of request.
2. All application fees.

3. An 8 ½ x 11 vicinity sketch map showing location of the site to be developed in relation to surrounding properties.
4. Seven (7) copies of the site plan prepared by a licensed design professional licensed in the State of Wyoming, and other documentation with the following information displayed at a scale no less than one (1) inch equals thirty (30) feet:
 - a. A boundary survey, prepared by a surveyor or engineer licensed in the State of Wyoming.
 - b. Topography at two-foot contour intervals with reference to mean sea level, prepared by a surveyor or engineer licensed in the State of Wyoming. Topography shall extend beyond the property line:
 1. Properties 1 acre or less – 15 feet beyond property line
 2. Properties greater than 1 acre to 2 acres – 25 feet beyond property line
 3. Properties greater than 2 acre to 5 acres – 40 feet beyond property line
 4. Properties greater than 5 acre to 10 acres – 60 feet beyond property line
 5. Properties greater than 10 acres to 50 acres – 75 feet beyond property line
 - c. Location and dimensions of all existing streets, alleys, easements, drainage areas, floodplains, floodways, wetlands, steep slopes and other significant features within or adjacent to the site.
 - d. A detailed computation table of total lot area, building floor area for each proposed use, building coverage, roads and parking. Said table shall also show zoning area requirements and demonstrate compliance with said requirements and be attached to the Site Plan.
 - e. Location and size of all existing and proposed utilities within or adjacent to the site. Location, dimensions and setbacks to the exterior wall of the foundation and to the outermost edge of the structure, including roof eaves, decks and other projections
 - f. Proposed finished floor elevation
 - g. Traffic circulation and parking plan, driveways, loading areas including points of entrance and exit and delivery areas, including improvements to adjoining streets designed to facilitate the flow of traffic to and from the site.
 - h. The location and design of the proposed water supply, sewage conveyance systems, storm water conveyance systems including the relationship of these related off site facilities, services, and systems along with an analysis of the impact of the proposed site's development upon them
 - i. Appropriate plans for the protection of the site's environment during the course of construction, including erosion control, protection of existing vegetation, noise control, limits of hours of operation, access route for construction vehicles and other similar measures as may be appropriate in each individual case
 - j. The proposed nature and location of any uses which will not be located within buildings or structures including outdoor storage and display areas, if any
 - k. All proposed and existing signage indicating dimensions and data in accordance with Section 17.51
 - l. The proposed wording of any covenants, deed restriction or association agreement which are intended to apply to all of any part of the subject property.

- m. Where the applicant Proposed to develop the project in phases, a phasing plan shall be submitted for approval along with the ultimate development plan for the entire parcel
- n. Non-vehicular circulation, including size and type (including surface material) of pathway and points of connection.
- o. Location, type, size and height of fencing, retaining walls and screen planting where required under provisions of the Town Code.
- p. Stamp/Seal of licensed design professional on Site Plan and all attached sheets.
- q. All other site improvements, including but not limited to the following:
 - 1. Snow storage area.
 - 2. Location of dumpster enclosures.
 - 3. Location of streetlights, parking lot lighting and/or outside lighting. See #5 below for Outdoor Lighting, for specific requirements.
 - 4. Location of all signs
 - 5. Proposed open spaces with an indication as to use and ultimate ownership
 - 6. Any other pertinent information as may be determined necessary or appropriate by the Planning / Zoning Commission Zoning Administrator, Town Engineer, Town Council to provide for the proper enforcement of this Ordinance.

5. Exterior lighting. All exterior lighting in connection with all buildings, signs or other uses shall be directed away or shielded from adjoining streets and properties and shall not cause any objectionable glare observable from such streets or properties. Hours of lighting may be limited by the Planning Board in acting on any site plan

6. Visibility at intersections. On a corner lot, no fence, wall, hedge or other structure or planting more than three feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street right-of-way lines and a straight line joining said street right-of-way lines at points which are 30 feet distant from the point of intersection, measured along said street right-of-way line. The height of three feet shall be measured above the road surface at the nearest edge of road traveled way. This subsection shall not apply to existing trees, provided that no branches are closer than six feet to the ground.

7. Landscaping: All portions of multifamily and nonresidential properties which are not used for locations for buildings, structures, off-street parking and loading areas, sidewalks or similar purposes shall be landscaped and permanently maintained in such manner as to minimize erosion and storm-water runoff and harmoniously blend such uses with the residential character of the Town as a whole.

8. In connection with the review of any site development plan or special permit application for a multifamily or nonresidential use abutting or directly across a local street from any property in a residential district; a buffer strip shall be required along all such property lines. Such buffer strip shall comply with at least the following minimum standards:

- 1. It shall be of evergreen planting of such type, height, spacing and arrangement as in the judgment of the Planning Board will effectively screen the activity of the lot from the neighboring residential area. Non-evergreen planting may be included to supplement evergreen planting but not to take its place.
- 2. It shall be at least 20 feet in width.

3. A wall or fence of location, height, design and materials approved by the Town Council may be substituted for part or all of the required planting and buffer area.
4. Where the existing topography and/or landscaping provide adequate screening, the Town Council may modify the planting and/or buffer area requirements.

A note shall be placed on the Site Plan stating that all plantings shown on an approved site development plan or special permit plan shall be maintained in a vigorous growing condition throughout the duration of the use, and plants not so maintained shall be replaced with new plants at the beginning of the growing season. The use of native grasses and plants are encouraged to limit irrigation and watering as well as maintenance and at the same time provide for an aesthetically pleasing and appealing Site Plan

9. Architectural plans. Seven (7) complete sets that include the following information:

- a. All building elevations.
- b. Building materials: type and color.
- c. Dumpster enclosure plans.
- d. Floor plans with gross square footage, including a breakdown of gross floor area by use, if applicable.
- e. Location, type and intensity of building illumination.
- f. Plans and elevations of Proposed Signs (Signage also must be addressed by applicant under a separate signage permit)
- g. Roof materials: type and color.

10. Construction trailers: The number, use and location of construction trailers to be used on site must be indicated.

11. Drainage plans [three (3) complete sets], prepared by a licensed Civil Engineer registered in the State of Wyoming. Said plan shall indicate all calculations, computations and analysis as well as written narrative on the existing and proposed conditions and their relationship to the existing and proposed flows. A finalized drainage solution shall be designed and shown as part of the plan. Drainage plans shall address conditions both during and after construction. Analysis technique, stormwater solution and management will be directly related to the size of the subject site. Applicants are encouraged to integrate drainage from roofs and parking with landscaping to using Low Impact Development techniques and sustainable practices to limit infrastructure and impacts to the surrounding environment.

12. If sites require Stormwater prevention plans consistent with the requirements of the Wyoming Department of Environmental Quality they shall be provided to the Town. The SWPPP shall meet the performance and design criteria and standards of the WYDEQ.

13. Landscaping and revegetation plans [seven (7) complete sets] which meet the requirements set forth in Section **XXXXXX** (Landscaping and revegetation requirements).

14. Three-dimensional representation. The Town Engineer and/or Planning/Zoning Administrator, the Planning Commission or, in the case of an appeal, the Town Council, may require the applicant to prepare an accurate three-dimensional scale model, three-dimensional computer simulation or other similar graphical representation of the project. Conditions that may cause the requirement for a three-dimensional scale model, computer simulation or other similar graphical representation of the project include, but are not limited to: the project's location within the Central Core zoning district; the project's location in a highly visible place; the project's

location in a transition area where two different zoning districts meet; or a project's location on a site that has unique topography such as steep slopes or wetlands.

If required to prepare a three-dimensional scale model, three-dimensional computer simulation or other similar graphical representation of the project, the applicant shall:

- a) prior to preparing the model, simulation or representation, confer with the Town Engineer and/or Planning/Zoning Administrator to determine whether and the degree to which the model, simulation or representation will also show topography and existing buildings or properties adjacent to the subject property to provide neighborhood context for the proposed development.
- b) Provide the model, simulation or representation to the Town Engineer and/or Planning/Zoning Administrator a minimum of two weeks prior to the meeting at which the application will be reviewed.

15. The Town Engineer and/or Planning/Zoning Administrator, the Planning Commission or the Town Council may request additional information if they feel it is necessary or desirable to make a complete and thorough evaluation of a development application. The information shall be prepared by a professional in the applicable field and includes the following:

- (a) Geological stability data.
- (b) Detailed soils information.
- (c) Fiscal impact analysis.
- (d) Any other special studies or information necessary or desirable for the Town Engineer and/or Planning/Zoning Administrator Planning Commission or Town Council to make an informed decision.

16. All documents submitted to and related to the approval of the subject action by other relevant agencies including final approval letters, documents and supporting data shall be copied and submitted to the Town throughout the approval process with these agencies, to be put on file for the subject property. Such agencies include but not limited to WYDOT, WYDEQ, Army Corp of Engineers, State Fire Marshalls Office, Sublette County Dept of Health, State of Wyoming Department of Health, U.S. Forest Service, and BLM. All final approval and acceptance of these agencies shall be provided to the Town and be part of one of the conditions of approval by the Town Council

17.19.070 Referral of application to Planning and Zoning Commission.

Each application involving site plan approval, together with the required information described above, shall be referred to the Planning and Zoning Commission by the Town Engineer and/or Planning and Zoning Administrator for review upon the application being deemed complete. The Planning and Zoning Commission shall hold a public hearing on the site plan application. The public hearing shall be advertised at least once in a newspaper of general circulation in the Town at least 1 week before such hearing, and a notice of the hearing shall be mailed to the applicant at least ten days before such hearing. The time and date of the Public Hearing shall be set by the Planning and Zoning Commission. The Planning and Zoning Commission shall make its recommendation to the Town Council at the end of the public meeting. Notwithstanding the above, the time within which the Planning and Zoning Commission must render its decision may be extended by mutual consent of the applicant and the Planning and Zoning Commission.

17.19.080 Retroactive Applications

If a subject property has commenced improvements without a Site Plan application, the subject property will be in violation of this Code. All on site activities shall cease and desist and subject to a \$5000 fine. Any environmental disturbance, adjacent property encroachment and damage shall be remediated and repaired to pre- action conditions at the cost to the property owner. After payment of all fees, remediation and repair Subject property owner shall then commence the Site Plan process outlined in Section 17.19.

17.19.090 Public Hearing / Surrounding Property Owner Notification

To prepare for a Public Hearing before the Town of Pinedale Planning and Zoning Commission, the Commission must first set the date of such hearing at a regular Board meeting. After the date has been set, the Town will prepare a Notice of Public Hearing (Legal Notice). When the notice is ready, the Town will provide the applicant with a copy of the notice and the Town will transmit a copy to Sublette Examiner, at least five 1 week prior to the Public Hearing date. The cost of such publication is at the applicant's expense. The applicant, upon paying for the published notice, will receive an "Affidavit of Publication" from Sublette Examiner. The Applicant is responsible for sending the notices of public hearing to all abutting/adjacent (across the street or road) property owners by certified return receipt requested mail at least 1 week prior to the scheduled public hearing. A list of abutting/adjacent property owners may be obtained from the Town at a fee of \$5.00 per parcel or the applicant can prepare the list themselves and present a copy of the list to the Town at the time they pick up the Notice of Public Hearing. White Cards (Receipts for Certified Mail), Green Cards (Return Receipts) and Affidavit of Publication, from Sublette Examiner for publication of the Notice of Public Hearing, shall be given to the Planning and Zoning Commission at the scheduled public hearing. A public hearing cannot commence unless all White Cards (Receipts for Certified Mail) represent all abutting/adjacent (across the street or road) property owners and Affidavit of Publication, from Sublette Examiner are the same. Some or all Green Cards (Return Receipts) will be accepted

17.19.100. Council Action.

The Town Council shall consider the site plan application at its next regularly scheduled meeting after the meeting of the Planning and Zoning Commission for consideration thereof. At that meeting, the site plan application shall be approved, denied with reasons for such denial given, referred back to staff or the Planning and Zoning Commission for further review or tabled. If referred back to staff or the Planning and Zoning Commission or tabled, the site plan application shall be reconsidered again by the Town Council no later than forty-five (45) days after such action is taken. At the meeting for reconsideration, the site plan application shall either be approved or disapproved with reasons for such disapproval given. Notwithstanding the above, the time within which the Town Council must render its decision may be extended by mutual consent of the applicant and the Town Council.

17.19.110. Expiration of approval.

1. Site plan approval shall expire after one year if no work is done on the project and after two years if the project is commenced within said one year period but not completed.
2. The Town Council may, upon a finding that the applicant is proceeding with the project with due diligence and has offered a reasonable explanation of its inability to commence and/or complete the project, grant one or more six-month extensions of the site plan approval subject to such conditions as the Town Council determines are appropriate. The granting of extensions under this section shall not require a public hearing. Any final site plan approval granted by the Town Council shall lapse, should

a request for a building permit not be made by the applicant or successors in interest of the applicant within one year of the date of the Town Council's final site development plan approval. It shall be authorized, upon application by the applicant or successors in interest of the applicant, to vary the effect of the one-year lapsing provision for good cause shown. All such applications shall be referred, in writing, by the Planning and Zoning Commission for its review and recommendations, based upon the following factors: the extent to which the applicant or the applicant's successors in interest have contributed, are committed to contribute or propose to contribute financially to the public water, sewer, drainage or other infrastructure improvements of the Town of Pinedale, to the benefit of the public at large; the extent to which reapplication for the renewed site development plan approval would constitute an undue and unnecessary burden upon the public boards, officers and employees of the Town of Pinedale; and the extent to which the applicant or the applicant's successors in interest possess the means and abilities to follow through with development of the approved final site plan within a reasonable time.

PASSED ON FIRST READING ON _____, 2008.
PASSED ON SECOND READING ON _____, 2008.
PASSED, APPROVED AND ADOPTED ON THIRD READING ON _____, 2008.

ATTEST: TOWN OF PINEDALE, WYOMING:
BY: _____
STEPHEN B. SMITH, 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 _____, 2008. I further certify that the foregoing Ordinance was duly recorded on Page _____ of Book _____ of Ordinances of the Town of Pinedale, Wyoming.

Town Clerk

DRAFT