

Planning and Zoning Department

County of Sublette

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Pinedale, Wyoming 82941

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Re: Meeting August 19, 2010

The next Planning and Zoning Commission meeting will be held on **Thursday, August 19, 2010 at 6:30 p.m.** in the Sublette County Courthouse Commissioners Meeting Room, located at 21 South Tyler Ave, Pinedale, Wyoming. At this time, a public hearing will be held to consider the following applications:

AGENDA

NEW BUSINESS

1. Request by the Sublette County Planning Department for termination of a change of zoning district boundary from Heavy Industrial to Agricultural for a 40 acre parcel and for termination of a change of zoning district boundary from Rural Residential 5 Planned Unit Development to Agricultural for a 60 acre parcel, as approved by Resolution 08-10062C recorded August 6, 2008. The change of zoning to Heavy Industrial permitted an 18 lot subdivision on the 40 acre parcel and the change of zoning to Rural Residential 5 Planned Unit Development permitted a 12 lot subdivision on the 60 acre parcel. Both parcels subject to the change of zoning in 2008 are owned by Robert Scott Thompson. Chapter 8, Section 2.e. of the County Zoning and Development Regulations requires approval of the final plat for the development allowed by the change of zoning within two years. As subdivision of neither the 40 acre or 60 acre parcel has not occurred within two years this request for termination of change of zoning district boundary will cause the present Heavy Industrial and Rural Residential 5 Planned Unit Development zoning to revert to the prior Agricultural zoning for both parcels. The Thompson property subject to this request is located in Sections 2 & 11, Township 30N, Range 111W; generally described as being north of Marbleton, approximately 2 miles east of U.S. Highway 189 and immediately adjacent to Lot 31 of Energy Industrial Subdivision.
2. Request by the Sublette County Planning Department for termination of a change of zoning district boundary from Light Industrial to Agricultural for an 80 acre parcel, as approved by Resolution 08-10061C recorded August 6, 2008. The change of zoning to Light Industrial permitted a 36 lot subdivision on the 80 acre parcel. The 80 acre parcel subject to the change of zoning in 2008 is owned by Fish Tail Cattle Company. Chapter 8, Section 2.e. of the County Zoning and Development Regulations requires approval of the final plat for the development allowed by the change of zoning within two years. As subdivision of the 80 acre parcel has not occurred within two years this request for termination of change of zoning district boundary will cause the present Light Industrial zoning to revert to the prior Agricultural zoning. The Fish Tail Cattle Company property subject to this request is located in Section 2, Township 30N, Range 111W; generally described as being north of Marbleton, approximately 2 miles east of U.S. Highway 189 and immediately adjacent to Lot 31 of Energy Industrial Subdivision.
3. Request by the Sublette County Planning Department for termination of a change of zoning district boundary from Rural Residential, Rural Residential 5 and Rural Residential 10 to Agricultural for a 160 acre parcel, as approved by Resolution 08-10060C recorded August 6, 2008. The change of zoning to Rural Residential, Rural Residential 5 and Rural Residential 10 permitted a 39 lot subdivision on the 160 acre parcel. The 160 acre parcel subject to the change of zoning in 2008 is owned by Cecilia Richardson. Chapter 8, Section 2.e. of the County Zoning and Development Regulations requires approval of the final plat for the development allowed by the change of zoning within two years. As subdivision of the 160 acre parcel has not occurred within two years this request for termination of change of zoning district boundary will cause the present Rural Residential, Rural

Residential 5 and Rural Residential 10 zoning to revert to the prior Agricultural zoning. The Richardson property subject to this request is located in Sections 10 and 11, Township 33N, Range 109W; generally described as being on the east side of U.S. Highway 191 0.5 miles south of Fayette Pole Creek Road and approximately 0.7 miles south of the Pinedale town limits.

4. Pursuant to Article VIII, Section 1 of the Sublette County Zoning and Development Regulations, entitled Administration; the Sublette County Planning Department proposes amending Chapter III, Section 25, entitled "Signs", of the Sublette County Zoning and Development Regulations. The proposed amendment would establish display standards for signs, establish standards for allowable signage by zoning district, enumerate prohibited and exempted signs and establish standards for special purpose signs. The proposed amendment would apply on a Countywide basis.
5. Request for Change of Zoning District Boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations, entitled Administration, by QEP Energy Company (f/k/a Questar). The application proposes a change of zoning district boundary for 8.77 acres from Agricultural to General Commercial and for 12.40 acres from Agricultural to Light Industrial in order to develop an office building, wash/maintenance building, warehouse/storage building and storage yard for new or re-conditioned materials/ equipment. The parcel subject to the proposed change of zoning district boundary is located in Sections 10 and 15, Township 33N, Range 109W; generally described as 9711 U.S. Highway 191 and being located 1.5 miles south of the Pinedale town boundary.