

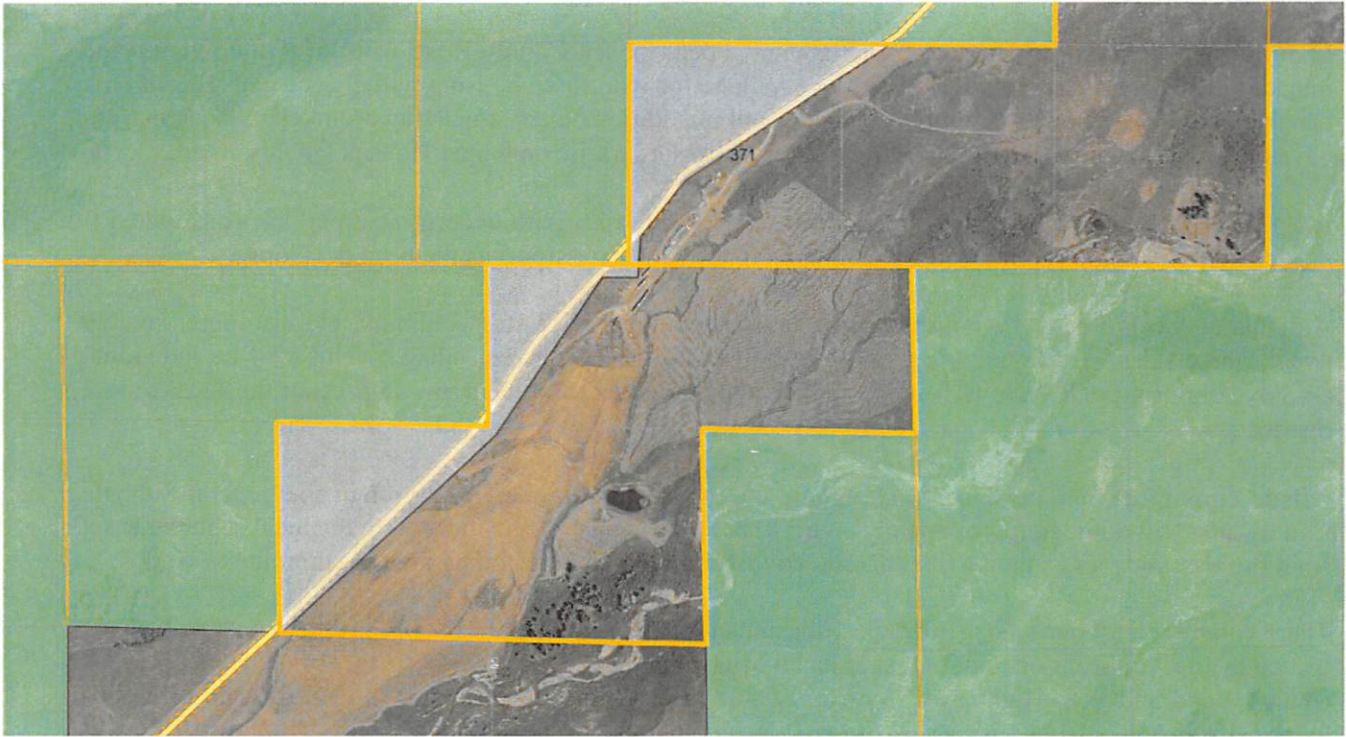
**SUBLETTE COUNTY PLANNING & ZONING BOARD
JUNE 25, 2020**

**NEW BUSINESS
AGENDA ITEM 1**

REQUEST FOR CHANGE IN ZONING DISTRICT BOUNDARY

The Sublette County Planning & Zoning Department has received an application from Jackson Fork Ranch, LLC proposing a Change of Zoning District Boundary pursuant to Chapter VIII, Section 2, of the Sublette County Zoning and Development Regulations. This application proposes the Change of Zoning District Boundary for portions of the SESW/4 and SWSE/4 of Section 33, T37N, R113W, and portions of the SENW/4 and SWNE/4 of Section 2, T36N, R114W, of the 6th PM Sublette County, Wyoming, and being located on the Westerly side of the Upper Hoback Road, Sublette County Road 23-174. This proposed Change of Zoning District Boundary would reclassify approximately 43 acres of this property from the current (A-1) Agricultural Zoning District to the proposed (RS-1) Recreational Service Zoning District. (PIDN: 37132610000100 & 36140210000300)

VICINITY MAP



Proposed Change of Zoning District Boundary, and Proposed Development

Jackson Fork Ranch, LLC is proposing a Change of Zoning District Boundary for approximately 43.6 acres for their ranch from the current (A-1) Agricultural Zoning District to the proposed (RS-1) Recreational Service Zoning District. This proposed Change of Zoning would include portions of the SESW/4 and SWSE/4 of Section 33, T37N, R113W, and portions of the SENW/4 and SWNE/4 of Section 2, T36N, R114W, of the 6th PM Sublette County, Wyoming, and is generally located on the Westerly side of the Upper Hoback Road, Sublette County Road 23-174.

If this Change in Zoning is granted, it is the intent of the Jackson Fork Ranch to develop a 45 Room Destination Resort, and an additional housing units for approximately 23 employees.

See Provided Exhibit B.

EXHIBIT B

Propose to rezone approximately 43.57 acres from A-1 to RS for the construction of a destination resort with approximately 45 residential lodge units and construction of workforce housing on site. This is designed to be a destination resort with minimal drop-in guest activity.

Main lodge will be constructed on bench above Upper Hoback County Road with little to no viewscape impact to adjacent properties. The Employee Village for workforce housing will also be constructed on a bench above Upper Hoback County Road and shall in addition be constructed in a sunken manner so as to have no viewscape impact to adjacent properties or passing traffic on Upper Hoback County Road.

All parking will be on site and out of sight from adjacent lands with underground parking constructed if needed. Guest shuttle service will be developed to the Jackson Airport as the need develops.

Anticipated workforce to be housed onsite, housekeeping, service staff, culinary, etc., is approximately twenty-three (23). These employees will be housed in the Employee Village. This will be individual employee housing and there will be no family housing so as to prevent any impact on the local school district.

Offsite employees, maintenance, landscaping, etc., to be hired either locally or in the general Sublette County area will number approximately eight (8) people. No anticipated impact to the local school district from these employees as they will either already live in the Sublette County area or commute to work.

There will be at least one management position and up to three who will be housed in either existing housing owned by the Applicant on Lot 2, Quaker Patch Minor Subdivision at the intersection of the Upper Hoback County Road and U.S. Highway 191 or on two additional houses which may be constructed on Lot 1, Quaker Patch Minor Subdivision.. These positions could lead to impact on the local school district as this will be housing for families if such shall be the case.

Water and sewer services will be developed on site and will comply with all State of Wyoming and Federal rules and regulations.

SUBLETTE COUNTY ZONING AND DEVELOPMENT RESOLUTION

CHAPTER II, SECTION 1, - ZONING DISTRICT

Agricultural (A-1): This district maintains and continues the existing agricultural land use in the County.

- b. In the Agricultural District (A-1):
- (1) General agricultural uses;
 - (2) One (1) single family dwelling per 35 acres, excluding the use of mobile/nonconforming manufactured homes on eighty (80) acres or less;
 - (3) Outdoor recreation facilities for hunting, fishing, horseback riding, hiking or winter sports uses incidental to the principal agricultural use;
 - (4) One (1) Guest House or Cabin per single family dwelling
 - (5) Agricultural Open Space Subdivisions in accordance with Chapter III, Development Standards, Section 44 of the Zoning and Development Regulations.
 - (6) Conditional Uses:
 - (a) Home Business
 - (b) Workers Camp
 - (c) Temporary Camp
 - (d) Sanitary Landfill
 - (e) Landing Strips
 - (f) Industrial Transportation Parking Facilities
 - (g) Public Facilities
 - (h) Temporary storage of heavy equipment
 - (i) Guest Ranches and Outfitters
 - (j) Kennels/Dog Breeder
 - (k) Bed and Breakfast
 - (l) Fur Farms
 - (m) Gravel pits, with washing and screening
 - (n) Gravel pit, with washing screening and crushing
 - (o) Gravel pits, including a batch plant that mixes gravel with sand, water and cement to produce concrete and associated processing.
 - (p) Special Events
 - (q) Golf Courses

Changing to;

Recreational Service (RS-1): This district provides areas for recreation-oriented service uses.

- k. In the Recreational Service District (RS-1):
- (1) Resorts, restaurants, taverns and gift shops;
 - (2) Sport shops, bait shops and marinas;
 - (3) Golf courses;
 - (4) Outdoor recreation facilities for hunting, fishing, horseback riding or winter sports activities;
 - (5) Residential uses by those employed on the premises and their families, excluding the use of mobile/nonconforming manufactured homes;
 - (6) Motels.

- (7) Conditional Uses:
 - (a) Industrial Transportation Parking Facilities
 - (b) Public Facilities
 - (c) Campgrounds
 - (d) Special Events

CHAPTER I, SECTION 6 - DEFINITIONS

Resort. A building or group of associated buildings containing accommodation units for visitors consisting of individual guest rooms, suites, or separate dwelling units, with related dining facilities and other types of accessory facilities including private recreation facilities, operated under a single management which provides the occupants thereof with customary hotel services and facilities.

Guest Ranch. A ranch with guest accommodations which has a lodge facility used for dining, separate from individual guest cabins with sleeping rooms sufficient to house at least one family; and also shall include barns, associated outbuildings, corrals, pastures and horses available to accommodate guests for riding activities. Typical services provided include horseback trips day and overnight, hunting guide trips, fishing trips, float trips, cook-outs, cross-country skiing, snowmobiling and other planned outdoor associated recreational activities for guests only.

CHAPTER III - DEVELOPMENT STANDARDS

Section 18. **Minimum Site Area.**

The minimum site area in each zoning district shall conform to the following requirements:

- | | |
|------------------------------|---------|
| I. Recreation Service (RS-1) | 2 acres |
|------------------------------|---------|

CHAPTER VIII, SECTION 2, - CHANGE OF ZONING DISTRICT BOUNDARY FINDINGS TO BE CONSIDERED FOR APPROVAL

Also See Attached: Chapter VIII, Section 2, - Change of Zoning District Boundary Regulations

See Attached: Sheets Provided by Applicant's Representative

Criteria for Rezoning

Sublette County, Wyoming

The Planning and Zoning Commission in making its recommendation, and the Board of County Commissioners in making its decision, shall consider the conformity of the proposed zoning district boundary change with the goals, policies and guidelines of the Sublette County Comprehensive Plan. Please address how your application meets the criteria below:

1. Explain the proposed zone change request;

Please see Exhibit B.

2. Demonstrate by clear and convincing evidence that the proposed rezoning is in compliance with the Sublette County Comprehensive Plan; (A copy of the Sublette County Comprehensive Plan will be provided to you)

As set out in the Sublette County Vision statement at numbered Section 4; "Sublette County shall remain free from excessive land use regulation and shall continue to be vigilant in protection of private property rights."

"County Goal: Support and encourage the development of recreational facilities, events and activities that are not in conflict with the quality of life espoused in the County Vision Statement."

The proposed project will open up recreational activities on the adjacent public lands and the adjacent Jackson Fork Ranch to the lodge's guests and will offer an additional location option for specialty events such as weddings, anniversaries, corporate retreats, or trade association meetings and conferences.

"County Policy: Maintain viewsheds in areas of high scenic value."

It is recognized, the scenic value in this location is world class and the project proponent plans to uphold the scenic integrity of the landscape. The proposed project accomplishes this by taking significant steps to minimize any viewshed impact from the main lodge and completely avoid any viewshed impact from the Employee Village.

"County Policy: Encourage the development of privately-owned recreational facilities."

The proposed project will be privately-owned and creates recreational facilities in an area of the County not presently available to guests in search of a destination resort facility.

"County Policy: Foster, support and carefully manage recreational uses while respecting the rights of property holders."

The proposed project supports recreational uses with development on private property while

providing recreational uses of both private and public properties. With respect to neighboring property owners in mind, the selected project location is in the heart of the existing ranch. As such, there will be little to no effect on the rights of property owners above or below the ranch.

“County Policy: Consider development/expansion of recreation activities and facilities as the need/desire arises.”

The proposed project meets a presently unfulfilled need in this area of the County as no destination resort exists.

“County Policy: Require all new or upgraded utilities be place underground unless crossing a river or highway.”

All utilities will be underground in the proposed project.

3. The use and zoning of nearby properties;

The closest private land to the northeast that is not owned by applicant is approximately three miles away, zoned R-R and R-R 5 and used for residential purposes. The closest private land to the southwest that is not owned by applicant is approximately two miles, zoned A-1, R-R 10 and R-R-20 and used for a mix of residential and agricultural uses.

4. The effect of the zoning district boundary change on property values;

No impact is anticipated to property values of any third-parties due to the distance of the proposed development from lands owned by third-parties.

5. The extent to which the reduced value of affected property promotes the public welfare;

No reduced value of any third-party property is anticipated.

6. The public gain compared to the owner’s hardship;

Sublette County does not presently have a destination resort. This project will fill a void in the hospitality sector, help diversify the Sublette County economy, provide employment opportunities, expand recreation and outdoor activities, and create added business and individual event facilities for guests.

7. The suitability of the affected property for its zoned use;

The proposed site has immediate access to a County Road, National Forest access, utility service and access to the applicants large adjacent ranching operation for recreation.

8. The time the property has been vacant as zoned;

This question is not applicable.

9. The community need for the proposed use;

There is currently no facility of this type in Sublette County. The project will bring construction and hospitality jobs to the community, will aid in expanding the tax base, and further diversifying the area as a tourism destination. These economic factors will result in an uptick in revenue with

revenue with minimum impact on public services. Furthermore, the project will be planned, built, and managed to embrace and sustain the surrounding landscapes' natural beauty, wildlife, and water.

10. Whether the property is zoned in conformity with surrounding uses and if those uses are uniformed and established;

The surrounding uses is uniformly agricultural which would support a guest ranch of the same or greater size as the proposed development.

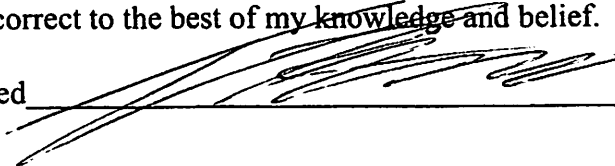
11. The availability of water for the proposed use;

Water will be provided by onsite wells. Upon competition of the rezone process, the sufficiency of the water aquifer will be explored. If insufficient water is not available and cannot be provided from outside sources, the project will not go forward and the property will be re-zoned to A-1.

I hereby grant authorized County personnel the right of ingress and egress to and from said lands for any and all inspection purposes necessary to the evaluation of this application. I certify, to the best of my own knowledge, that the aforementioned information and material is true and correct.

I, Morgan Fischer, say that I am the Agent of the property involved in this application. The foregoing statements and answers, and those in the attached plans and other exhibits, are true and correct to the best of my knowledge and belief.

Signed



Date: 2-17-20

PUBLIC COMMENTS

This application was published as a legal advertisement in the Pinedale Roundup on May 1, and May 22, 2020 and has been sent to neighboring property owners within a 1-mile radius of the subject property.

The Planning & Zoning Department has received calls and comments from neighboring property owner, see attached comments.

Request for comments were also sent out to:

- Wyoming Game & Fish Department
- Sublette County Road & Bridge
- Sublette County Unified Fire
- Sublette County Sheriff Department

PLANNING & ZONING STAFF RECOMMENDATION

Staff recommends that the Planning & Zoning Board recommend to the Board of County Commissioners to **APPROVE** the request for **Change of Zoning District Boundary Application** by **Jackson Fork Ranch, LLC** on the basis of finding that this requests complies with, and meets the applicable standards as set forth in Chapter VIII, Section 2, Change of Zoning District Boundary, of the Sublette County Zoning and Development Regulations, and the Sublette County Comprehensive Plan.