

**Town of Pinedale**  
**Planning & Zoning Meeting**  
**Agenda/ Public Hearing**

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The Planning and Zoning Board of the Town of Pinedale will meet on **Monday, January 16, 2007, at 5:30 p.m.** at the Pinedale Town Hall, 210 West Pine Street, Pinedale, Wyoming. In addition to routine business and citizen concerns, the following matters are to be considered:

1. Approval of minutes
2. Matt Harber/ Stephen A. Ray: Propose construction of new two story 4-unit plex to be divided as townhouses, 4200 SF building area, two-stories, three bedrooms/ unit, two off-street parking stalls/ unit, wood framing, concrete foundations, property zoned C-1. Legal: Lot 7, Favazzo West Subdivision.
3. Matt Harber/ Ryan A. Wells: Propose construction of three new two-story duplex/ townhouse dwellings to be divided as townhouses, 7200 SF per building, three bedrooms/ units, two off-street parking stalls/ unit, wood framing, with concrete foundation. Legal: Lots 8-9, Favazzo West Subdivision.
4. Church of Our Lady of Peace: Request Temporary Use Permit for 300 SF Class-room Trailer (10 x 30') to be located on the northeast corner of property. No water and sewer is proposed for trailer, only electrical. Legal: Lot 11-13, Block 22, Hennick First Addition.
5. James E. Bowles and Company/ Rio Verde Engineering: Request **Recommendation to Final Plat Approval**. Propose a lot line adjustment for Lots 1 & 2, Block 14, of the Hennick Addition to the Town of Pinedale, which is currently separated by a north-south line, to be reconfigured to separate said Lots by an east-west line, creating Lots 13 & 14, Block 14, of the Hennick Addition to the Town of Pinedale. There are no proposed zoning changes; the land will remain C-1 zoning. The development of the property is to reconfigure 2 commercial lots. Town of Pinedale's Public Water and Sewer has been provided for these properties. The drainage for these lots flows south to Magnolia Street and west to Tyler Avenue. Water flows will then continue along Tyler Avenue. No other drainage is planned for the property. Legal: Lots 1-2, Block 14, Hennick Addition.
6. Sublette County: Requests a change in zoning for a parcel located east of Rendezvous Pointe and north of Faler's. The undeveloped **R-4** parcel is owned by Sublette County. The proposed zone change: **R-4** to **C-1** district. The proposed use will be County Maintenance Shop landscaped with park. Legal: Taylor Addition Block 1 and the Easement Portion of Block, Faler Addition Subdivision of Block 3, Lot 2.
7. Review Proposed Commercial Condominium Development Ordinance 17.67.215.  
Review Proposed Standards for Subdivision Located Outside of But Within A Mile of the Town Limits: 16.65.010 Procedure for Consideration, 16.65.020 Road Standards and Lay Out, 16.65.030 Dead-end Streets; Cul-de-sacs.
8. Public Workshop

- a. Design Resources/ Rocky Towle: Proposed 51,300 SF Motel Development, three-stories, 90 rooms, with swimming pool. Design Review Approval. Legal: Lot 2-17, Block 1, Triangle Addition, exc. West 30 feet.
- b. Joint meeting between Stewart Land Group (Developers) and Town is being held to discuss a proposed 230-acre property at the north-west edge of town. Stewart Land Group is proposing a mixed-use development that includes commercial space, apartments, town-homes, a mobile home park, storage units and single family lots.  
**Public input is invited!**

Pinedale Town Hall, 210 West Pine Street, Pinedale, Wyoming. Contact information: Phone 307-367-4136, [top@wyoming.com](mailto:top@wyoming.com), <http://www.townofpinedale.com>.