



The Ranch News October 2007 Volume 2 Number 4

# PLEASE VOTE !!!

Tuesday

November 6, 2007

We all have the privilege and responsibility to vote in our democracy. Off years have been a challenge to get the voters out. This year could be one of those years.

In our voting precinct's short history, we have established a precedent of a very high voter turn-out. Your Town Council encourages everyone to continue the trend.

Lincoln County residents AND the Town of Star Valley Ranch residents will have just one item on the ballot. Just one item... yet, one very important item... **Proposition #1:** The extra penny, the 5<sup>th</sup> penny sales and use tax.

There is a lot of additional information located in this newsletter to educate all of us on the impact that voting "for" or "against" this proposition will have on our Town.

This is not a decision your Council or Mayor will make.

**This is a decision that those who vote are going to make.** If there is a small number who choose to vote, we all will have to live by their decision for some time.

If you are not a registered voter, but are eligible to vote in the State of Wyoming, Lincoln County, we urge you to register and vote. If you miss this deadline, you can still register and vote at the polls on Election Day. If a person wishes to vote by absentee ballot and is not registered, they can still do so until November 5th. However, the ballot must be returned to the Lincoln County Clerk's office by 5:00 p.m. on November 6th in order to be counted.

If you are already registered, let your voice be heard and VOTE.

If you need more information about this proposition or its impact on our Town's future, please contact Town Hall.

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## Proposition No. 1: Optional County “5<sup>th</sup> Penny” Sales Tax Proposition

It is our understanding, this proposition may be the ONLY item on the November 6<sup>th</sup> Ballot to be voted on this fall.

It is a “County Wide” Sales Tax. Current Sales Tax is 4%; this proposition would raise the Sales Tax Rate to 5%.

This tax will cost you personally only \$1.00 more on every \$100.00 of taxable goods and services you buy in Lincoln County.

The revenue from this tax is made up of the following contributors:

**17% - Retail - Local (Lincoln County Residents and local Town’s Residents)**

18% - Retail - Tourists

54% - Industry and Businesses

11% - Public Admin and all others

**In other words, local residents only pay 17 cents towards each \$1.00 of the 5<sup>th</sup> penny sales tax**

**“This is truly leveraging our investment opportunities.”**

The Town of Star Valley Ranch would receive the fourth largest share of the revenues from this county wide tax.

(This is distributed based on population.)

This tax’s renewal proposition was defeated in the 2006 election by less than 200 (3%) votes out of the total 5903 votes cast by the county voters.

Prior to the Tax’s renewal defeat, the Town of Star Valley Ranch received approximately \$535,000.00 over the final twelve months.

(This is equivalent to **more than 1/3** of our total State revenues.)

Also, the State of Wyoming is reviewing each county’s taxing profile to ensure that all of the possible taxing options are being implemented by the people BEFORE asking the State for monies; either in grants or loans.

**The Town Revenues from this tax mean even Better SVR Roads and an Improved SVR Water System for less of our own money, either through state “grants” and/or less “out-of-pocket” money for matching funds.**

Our Town Council has put the request for the development of the BLM Land on hold, until the decision of the voters is known regarding this tax and the resulting revenues. **This Penny Stays At Home!!!**

*“Proposed text for the 2007 ballot”*

### PROPOSITION NO. 1 OPTIONAL COUNTY SALES TAX

IT IS HEREBY PROPOSED THAT THE COUNTY OF LINCOLN REINSTATE THE TAX AT THE RATE OF 1% UPON RETAIL SALES OF TANGIBLE PERSONAL PROPERTY AND OTHER TRANSACTIONS SET FORTH IN SECTION 39-15-203 AS AMENDED OF THE WYOMING STATUTES MADE WITH THE COUNTY. THE PURPOSE OF SUCH TAX IS FOR GENERAL REVENUE.

**FOR THE COUNTY  
SALES AND USE TAX**

**AGAINST THE COUNTY  
SALES AND USE TAX**

#### Request an “Absentee” Ballot by:

1. E-mail: [abrunski@lcwy.org](mailto:abrunski@lcwy.org)
2. Write to: Lincoln County Clerk  
925 Sage Ave, Suite 101  
Kemmerer, Wy 83101
3. Telephone: 1-800-442-9001  
Extension 364

Absentee Ballot must be returned to the County Clerk’s Office no later than the date of the election, 11-6-07

**You may also register to vote  
“At the Polls” on Election Day.**

Please share this information with a friend, a neighbor and all eligible voters in Lincoln County.

**For more info: 1-307-883-5900**

## Enforcement Issues *By Mayor Boyd Siddoway*

The Town is faced daily with our citizens' issues regarding enforcement of some sort or the other. The following is an attempt to clarify some of these issues and responsibilities.

### **Enforcement of State Statutes –**

This is the duty and obligation of the County Sheriff and Deputies. A deputy can issue citations, tickets and arrests for violations of State Statutes. This includes moving traffic violations, Criminal, Personal Threats and Injury as well as dog bites.

The Town is constantly encouraging the County Attorney and the Sheriff to enhance their patrol coverage of the Town of Star Valley Ranch. We currently have a Deputy Sheriff and a Highway Patrolman living on the Ranch.

The highest number of complaints and infractions seem to be the misuse of the privilege of driving golf carts and unlicensed four wheelers and bikes on Town roads at excessive speeds, recklessness or by unlicensed (young) drivers. Respect for your neighbors and our Town is being ignored by too many of our citizens and their guests.

As we move into the winter season, snowmobiles will again become our concern. Please ride responsibly. An individual's property is "Private Property" and we do not have the right to ride anywhere we please. Most owners do not like to have our trails through their yards. Our roads are enough of a hazard without snowmobiles, but the Town has made them available to go to and from the golf courses.

All roads inside the Town are posted at 25 mph. No matter what kind of a motorized vehicle you are driving, the operator MUST have a valid driver's license. Parents and Grandparents - please do not allow your young ones to operate a motorized vehicle inside the Town.

### **Enforcement of Town Ordinances and Resolutions –**

This is the duty and obligation of the Town of Star Valley Ranch's Special Municipal Officers. These individuals are not police officers and may not issue moving violations nor have the power to arrest. They are chartered with enforcing our Town Ordinances and Resolutions by issuing citations for the various infractions. Currently that includes parking, placement of trash cans during the snow removal process, water usage violations, etc. We are working diligently on additional regulations to protect and enhance the safety of our citizens.

Our biggest concern right now is writing, passing and implementing a "Dog Owner" Ordinance. Lincoln County has a dog leash law, but it is only enforceable in unincorporated areas, not towns. We beg those of you with dogs, to please be very considerate of your neighbors and their quality of life. Your best friend could be your neighbor's worst enemy. Any suggestions or input you care to share with your council prior to us completing this ordinance would be greatly appreciated. Watch the Town's website [www.starvalleyranchwy.org](http://www.starvalleyranchwy.org) for drafts, first, second and third readings of the ordinance. Don't wait until we have an ordinance in place to voice your concerns or critiques.

The Town has appointed a Town Judge and two Special Municipal Officers. We are currently advertising for a Court Clerk. The Court Clerk's job is estimated to take approximately three days a month. Nice part time job. If you have expertise that you could share with the town, please let us know. E-mail is: [svrtown@silverstar.com](mailto:svrtown@silverstar.com) or 307-883-8696.



## Enforcement of Association DCC&Rs

*By Joe Angelovic, SVRA Chairman of The Board*

The Association is responsible for enforcement of the Association's DCC&Rs, Bylaws and Articles of Incorporation. As the letter from the SVRA Chairman of the Board dated September 17<sup>th</sup> states, the Association is serious about members abiding by these rules and regulations. The Board of Directors realizes that, for too long, enforcement, which is their duty and obligation, has been lax or nonexistent. Unfortunately this has led many members to believe that they can do what they please without fear of repercussions. Please remember that every property owner agreed to take ownership of their property subject to the Declaration of Covenants, Conditions and Restrictions pertaining to that Plat. These Restrictions were established to maintain the beauty, integrity and value of the properties in the community. Compliance with the Declaration of Covenants, Conditions and Restrictions is not optional. Compliance cannot be waived. Compliance is mandatory and applies equally to every property owner. The Association recognizes and appreciates that the majority of members take pride in the appearance of their property and community and voluntarily comply with the rules and regulations. The Association urges everyone to look closely at the rules to which they agreed, obey them and avoid more drastic action in the future.



**“Thank You” To All Volunteers** By Councilman Carol Warren

In my absence, Councilman Al Redlin picked up final responsibilities for assembly and distribution of the previous issue of The Ranch News. Al is embarrassed because he misplaced the list of persons who responded to his call for volunteers to assist with the final assembly of that newsletter but he wants to give his thanks to all of you. Your assistance saves the Town the costs that would otherwise be involved with this task but more importantly it saves time in getting the newsletter to you. It takes about two weeks from the time that the last articles are prepared to get the newsletter into its final format, print 1800 copies, assemble it and prepare it for mailing. To hire a firm, such as the printing company, to assemble the newsletter and prepare it for mailing would add about one more week and many more dollars. So you can see how much we appreciate the assistance of the volunteers in this effort, and we all owe them our thanks.

We also need to give a very big “thank you” to Brenda Bauer, Water Utility Billing Specialist, for her special assistance. She almost single handedly provided the extra insert that provided culinary water information to all of the many property owners that do not yet have water connections (about 1000). This same information had been previously provided to those property owners with water connections via a separate mailing.

Brenda also developed the mailing list and printed the labels that were used for that edition of the newsletter and this one. The Town had previously been dependent on SVRA for the mailing labels. So from now on it is very important that you advise the Town as well as SVRA when you are changing your mailing address, whether seasonal or permanent.

And last but not least, I want to give a big “thank you” to the Newsletter Editors, Carl and Kelly Brown. There would be no newsletter if they had not volunteered to be the Editors.

**Town Communication Methods**

The Town has several communication methods in place to communicate with Town citizens. Hopefully the following chart will help the citizens know where to look for information.

Town E-Mail address is: [svrtown@silverstar.com](mailto:svrtown@silverstar.com)

Website addresses is: [www.starvalleyranchwy.org](http://www.starvalleyranchwy.org)

Planned Water Outages	Town E-Mail, Marquees and CB
Town Announcements	Town E-Mail and Town Website
Town Alerts	Town E-Mail and Town Website
Town Newsletter	Mail, Town E-Mail, and Town Website
Official Town Notices, etc.	The Independent (Weekly Newspaper) and/or Town E-Mail

**Water Billing Statistics and Plans** By Brenda Bauer, Water Utility Billing Specialist

The First Quarter water bills went out successfully. The Town has 2034 accounts/lots and approximately 1019 of those have no buildings and are inactive. The Town mailed bills to approximately 1114 water customers and of those, 83% have paid and 17% have not yet paid. From the 83% that paid, 49% of the residents paid annually and about 34% paid by the Quarter.

\*Any resident who paid annually and did not receive a statement at the time of their payment will be receiving one the beginning of October. \*Any resident who paid by the quarter, your next quarter billing (October 1, 2007 to December 31, 2007) will be mailed out by October 5<sup>th</sup>. \*Any resident who has not paid yet will receive the next quarter billing and a statement of their account with the applied penalties and interest charges. When you get your bill or statement, please verify your information is accurate and if a correction is need, please email me at [svrh2o@silverstar.com](mailto:svrh2o@silverstar.com) or call (307)883-8696.

If you have water on your property and have not received a water bill please contact Town Hall at the above numbers. **Not receiving a bill does not excuse an owner from the late fees and penalties.**



## Public Safety Message David Ward, SVR Public Safety Advisor

In this month's message, I would like to discuss the following topics: Status of our new street signs, and renaming of streets; Firewise program update; Contract with Town of Thayne for fire and EMS (emergency medical services) protection.

### Street Signs

As most of you know, over a year ago, we initiated the process of securing a grant for street signs within the Town. The initial application was done and justified because of the threat to public safety the conditions of the signs in our community presented. Because of this justification we were successful in securing this grant. As a result Lincoln County was contacted for regulations regarding sign size, height, etc. The County also wanted some input into the possible renaming of some of our streets, to correct some redundancy and possible confusion for first responders, fire department, EMS and law enforcement. We worked with County Planning and only had to change the name of five of our streets due to conflict. Even though this may not have been a perceived problem in the past, with the present and future growth of the county and our community, it was agreed by all, that this was a great opportunity to correct the few problems we had.

County Planning identified the following streets for renaming: Cedar Circle, Cedar Court, Solitude Circle off Vista West, North Branch Court, and Elk Horn Circle. Cedar Circle will be changed to Paintbrush Circle, Cedar Court will be changed to Jade Court, Solitude Circle, will be changed to Wild Rose Circle, North Branch Court, will be changed to Last Chance Place, and Elk Horn Circle will be changed to West Elk Horn Circle. The county has approved these changes and we will notify them when the signs are in place. The Town has attempted to notify all property owners affected by these changes.

Our new signs have been ordered and should be showing up soon. We can all expect to see the new signs going up sometime in October. All town residents, and SVRA members were given the opportunity to voice an opinion on color of signs and posts. The majority of those that responded selected brown signs, with highly reflective white letters, and brown powder coated posts. The new signs will be a very welcome addition to our community. Thanks to all that participated in this effort.

### Firewise Program Update

The response to our initial announcement of the grant program offered by Lincoln County Emergency Management and funded by the Wyoming Forestry Department for wildfire hazard reduction, has been an outstanding success. Thus far Terry Potter, who is managing the program, has received thirty-three requests for grant funding for wildland fuel reduction. This is very encouraging and hopefully we can continue this very important effort next year. The more property owners that participate the safer our community will be in the advent of a wild fire. Also to help with this effort the Mayor and Town Council have made the following offer to the property owners of Star Valley Ranch:

*"During the regularly scheduled meeting on Tuesday evening, 9-11-07 the Town of Star Valley Ranch agreed to offer to its citizens; that the Town's Road Department will load and remove slash piles containing only vegetation that are the result of the Firewise Program.*

*Citizens must call and arrange for the service in advance of creating the slash pile. The Town will confirm the types of material to be picked up and schedule a removal time. If there is proof of an existing Firewise Program contract in place, the town will not charge a fee.*

### Signing of Contract with Thayne for EMS/Fire Protection

On September 10, 2007 the Mayors and Town Councils of Thayne and Star Valley Ranch met to discuss the conditions of the contract for fire and EMS protection. This was the first meeting between the two governing bodies regarding this issue. The meeting was very cordial and productive with a three year contract resulting. Briefly the contract will be \$60,000.00 the first year, with a \$3000 increase each of the next two fiscal years. This contract should serve the people of Star Valley Ranch well, while adequately supporting the Town of Thayne's fire and EMS departments.



## Water Status – Grants *By Mayor Siddoway*

### **WWDC Level I – Study (\$200,000.00 non matching grant)**

**(Level I was awarded to the Star Valley Ranch Association as the Town had not yet completed it's formal incorporation)**

We are delighted to report that the WWDC Level I project is nearing its closure.

The preliminary results of the leak test indicated there were approximately 138 leaks in the culinary system. These leaks range in size from minute dribbles to sizeable losses of water. If each leak was only a gallon a minute, we would be losing over 200,000 gallons a day. That is half the total capacity of the Green Canyon tank or more than the total capacity of the Prater Canyon tank.

The Town has authorized a follow up project starting October 1<sup>st</sup> that will further prioritize the leaks we may be able to fix before winter or at the least those we will focus on next spring. As with most leak repairs, a short water outage or interruption will likely occur and we would ask for those affected to please be understanding and patient with our water crew.

The final WWDC Level I Report once received will be posted on our website [www.starvalleyranchwy.com](http://www.starvalleyranchwy.com) or will be available through Town Hall. This report will provide all of us with an overall view of our system's condition and general recommendations for our culinary water projects of the future as well as a lead in to the more specific details expected from the Level II grant.

### **WWDC Level II – Exploration (\$600,000.00 non matching grant)**

The Town Council has been meeting with the engineers and the WWDC project manager for this grant over the last few months. The overall exploration part of the grant can be broken down into four phases.

1. Well site identification and approvals – Fourth Quarter 2007

Four tentative sites have been selected.

These sites will be formally recommended to the WWDC.

Once WWDC approves them, individual land owners will be contacted for permission, easements, etc. The proper governmental approvals and notifications will also be done.

2. Project Bidding Process – First Quarter 2008

With all the paperwork done and with the well site located, the bidding process will begin. Notification for all responsible drillers will be published, bid requests provided, bid analysis performed and final selection of a driller will be completed and awarded.

3. Drilling Process – Second Quarter 2008

Up to four borings will be done. Provided a suitable water supply is located, then a large exploratory well will be drilled for testing of sustained supply. If all of this proves positive, this site would be eligible as an additional water supply to the Town. The Town can then apply for a 2/3<sup>rd</sup> Grant with 1/3<sup>rd</sup> Match to own this well.

4. Reporting – Third Quarter 2008

This is to provide the Town with the necessary information to effectively apply for the next phase (Level III) grant for construction. The initial grant application would be for the well, additional storage facilities and transmission lines between the well sites and our storage facilities.



## STAR VALLEY RANCH ASSOCIATION NEEDS YOUR HELP

Once again we are requesting the assistance of all members interested in improving our community. When the roads and culinary water system were transferred from the Association to the Town, the Town entered into a three-year lease/purchase agreement for the Association's maintenance shop and equipment storage area located near the main entrance to the Ranch on Vista Drive. The maintenance property is common property of the Association and, as such, the sale to the Town can only take place with the consent of 2/3rds of the Association members.

The sale of this property is a win-win situation for the Town and the Association. At the present time the Town owns no land within the community and this is an excellent location for a future Town Hall. The Town has received a \$108,000 grant from SLIB (State Lands & Investment Board) that must be used for the purchase of land or facilities.

If permission is given for the sale the Association will use the revenue to pay towards the water conservation program on Aspen Hills Golf Course. The community will benefit from the future development of an attractive entrance to Star Valley Ranch.

As of 9/26/07 over 300 forms have been signed and returned by members. Unfortunately, almost 20% had to be returned to the member due to missing dates, addresses and the required TWO witness signatures. We must receive 1355 signed consent forms in order for this sale to take place. Please read the instructions for the enclosed Consent to Sell form carefully, fill it out immediately and mail it to SVRA, P.O. Box 159 Thayne, WY 83127. Remember to obtain TWO witness signatures and date your form. If you own multiple lots you will need a separate form for each lot.

Please join us in this endeavor to improve our community. If you have any questions please feel free to contact me.

Jan Jonson  
SVRA Director  
Chairperson, FISC III  
307-883-7113  
[cjonson@silverstar.com](mailto:cjonson@silverstar.com)

*EDITORS NOTE: Please help your community move forward towards the future by completing the green "consent to sell" form inserted in this months newsletter and returning it to the SVRA office either by mail or in person. Finalizing this sale will prove to be a great step forward for both the Town and the Association. — ed.*

## Town of Star Valley Ranch, Planning and Zoning Board

*By Councilman Al Redlin*

The Town Planning and Zoning Board (P&Z Board) has been working for several months on developing its Rules of Procedure, Standards for Construction, and Requirements for Building Permits. Proposed Ordinance 2007-06 setting forth the standards and requirements has been developed and is in the process of being presented at the regularly scheduled Town meetings. It is anticipated that this ordinance will receive its third reading at the November 13, 2007, Town meeting and will be effective at that time. Property owners are alerted that upon passage of this ordinance, a Town building permit will be required in addition to the Star Valley Ranch Association building permit that is now required.

Ordinance 2007-06 establishes the requirement to obtain a building permit from the Town P& Z Board for any new building construction and certain building modifications and sets forth the fees and deposits to be charged. The P & Z Board Appendix 11-1 to this ordinance establishes the building and construction site requirements and Appendix 11-2 establishes the fines to be assessed for violations of the requirements.

To view this Ordinance, go the Town Website at: [www.starvalleyranchwy.org](http://www.starvalleyranchwy.org) and click on Documents which takes you into the Ordinances.



## **Roads Department Report** *By Councilman Kent Harker*

The Roads Department has made many improvements this summer including re-grading many of the roads and dustguarding all of the roads. There are a few roads that will need filling of potholes again before the snow flies.

The next large project that has been started recently is the installation of the new street signs on all of the street intersections in the Town. There are about 150 intersections to be signed so this will require a major effort by the crew. This work is being done under a matching grant from the state and will be a big help to emergency responders.

The crew is gearing up for the snow removal season and we will need the cooperation of everyone to allow them to do their work in the most efficient manner. We remind you that any cars parked on the roads are at the vehicle owner's risk of damage from the snow removal equipment and are subject to being towed at the car owner's expense. Our Municipal Compliance Officers will be patrolling and will issue citations for violations of the Town ordinances such as parking on the roads, garbage containers on the roads and construction operations that violate the ordinances covering building requirements and permits.

Fines for any of these infractions can be up to \$750 for each violation.

## **Report On BLM Property Project** *By Councilman Kent Harker*

The Town has held several public meetings and hearings for more than a year to get as much input and as many ideas as we can from the public for the future development of this 40 acre parcel. For those that may not know where this property is located, it is on the west side of Hardman Road near the intersection with Middle Branch Drive. It is outside but adjacent to the Town boundary.

There have been many great ideas that have been incorporated into the designs drawn by Steve Ashworth. These drawings are available at Town Hall or on our Website for your review.

The Mayor and Councilman Harker drove to Kemmerer to meet with the BLM in preparation to begin the application process for acquisition of this property.

Because of the future price tag for the improvements on the BLM land we have put the project on hold until we know the results of the special election in November to reinstate the additional 1% sales tax that was narrowly voted down in the 2006 election.

Since this amounted to about \$535,000 of the Town's annual income in the last fiscal year, about 1/3 of our total income, we will need to put projects that are not top priorities on hold until we are sure of our ability to pay for them.

For more information about the plans for this property, please go to the Town website at [www.starvalleyranchwy.org](http://www.starvalleyranchwy.org).

## **Town Master Plan Update** *By Councilman Al Redlin*

Pedersen Planning Consultants continues to gather information and data for preparation of the Master Plan for the Town. Three members of the firm were in the Town the week of September 17, 2007, interviewing residents and other persons with an interest and a knowledge of the Town. They are also gathering present and historical data for input into a Geographical Information System (GIS) that will assist in defining and scheduling Town needs and proposed activities. The Town Master Plan is scheduled for completion early in calendar year 2008. The Town and Pedersen Planning Consultants wish to thank those persons that responded to the request for comments in the September, 2007 issue of The Ranch News and those that took time to meet with Mr. Jim Pedersen during his visit to the Town. It is still not too late to provide your comments. Pull the green sheet from the last newsletter, insert your comments and mail it to Pedersen Planning Consultants at PO Box 66, Encampment, WY 82325.

## Highlights of Town Council Meeting - August 14, 2007 *by Councilman Carol Warren*

**Street Sign Proposal** – Public Safety Advisor David Ward reported on the final vendor selection for the Town Street Sign project and added there had been only one bidder, Intermountain Traffic Safety. Mr. Ward provided an overview of the types of sign post materials and the longevity of galvanized versus painted posts. He recommended the brown painted posts for aesthetic reasons. Mr. Ward advised the residents that based upon their input, brown signs and brown posts had been chosen.

**The Third and Final Reading of Ordinance 2007-03 – Municipal Judge** was approved by the Town Council. The Council also confirmed the appointment of Mr. Robert J. Logan to the office of Municipal Judge. Clerk Moffett administered the “Oath of Office Prescribed by the Constitution of Wyoming” to Mr. Logan.

**Appointment of Municipal Court Clerk:** Mayor Siddoway explained that along with an appointment for a Municipal Judge, a Municipal Court Clerk must also be appointed. The Town Council approved the appointment of Andy Moffett, the Town Clerk, to serve as interim Clerk of the Municipal Court until a suitable individual could be identified to serve in this capacity.

**Ordinance 2007-05 – Penalties – Town Ordinance Violations (First Reading):** The first reading of Ordinance 2007-05 outlining the penalties associated with violations of Town Ordinances was approved by the Town Council.

**FISC III:** Jan Jonson, SVRA Board of Director, reported that the FISC III Committee in charge of obtaining consent forms in order to qualify the homeowners association to sell the building and property (1.7 acres) at 251 Vista Drive to the Town, was delayed due to requested language changes on the form. The new consent forms would be completed within the next two weeks and door to door canvassing will begin shortly thereafter.

**First Responders’ Open House/Preparedness Fair:** Jay Hokanson, Deputy Director of Homeland Security for Lincoln County and Volunteer Firefighter/EMT, invited everyone to attend the First Responders’ Open House/Preparedness Fair. The Open House is designed to answer questions and exhibit equipment as they relate to preparedness.

**Fire Wise Project:** Public Safety Officer David Ward reported on a hazard mitigation project called Fire Wise. He discussed the state of the Town’s potential fire hazards and suggested this program should have total community involvement so the Town has the ability to survive a wild fire.

**LUAG Project Prioritization & Plan Development:** Mayor Siddoway reviewed the State Land Investment Board (SLIB) Block Grant.

**USPS Local Delivery Status/Plans:** Councilman Warren reported that the USPS Citizens’ Committee identified two issues that need to be researched which are: the process for the Town to request its own zip code and the various mail delivery options available to Town residents.

**Facilities:** Councilman Harker reported on the BLM “Right-of-Way” Grant and Lease. He indicated the Town is waiting to make a final decision on the size of the parcel applied for until the next scheduled meeting which will be held on or about August 23, 2007. A Public Hearing on the subject of the BLM Parcel’s future use shall be held August 29<sup>th</sup> at Town Hall.

**Culinary Water:** Mayor Siddoway presented an overview of the August 4 Special (Emergency) Town Meeting and explained the purpose and procedure of passing an *emergency ordinance*. He also officially lifted the Level I Water Conservation Restrictions.

**Financial:** Town Clerk Moffett reported the Town’s external audit of Fiscal Year 2006-2007 (year ended June 30<sup>th</sup>, 2007) was under way.

**Water Utility:** Clerk Moffett indicated the Water Utility had received payments from approximately 50% of the number of accounts billed in mid-July. The water utility is self-supporting; it is independent and it operates on its own revenues. Clerk Moffett thanked all those for their patience during this initial billing cycle and once again commended Municipal Water Utility Billing Specialist Brenda Bauer for exceeding all expectations with this historic first billing cycle.

**Planning:** Councilman Redlin reported that the Planning and Zoning Board is continuing to work on developing their rules of procedure, proposed requirements for developments in the vicinity of Star Valley Ranch and requirements for buildings and building permits within the Town. The current plan is to begin issuing Town building permits January 1, 2008. *(cont. pg. 10)*



(Aug. 14 highlights, cont.) Councilman Redlin introduced Jim and Sandy Pederson of Pederson Planning Consultants, the firm selected to work on the development of a Master Plan for the Town of Star Valley Ranch. An initial presentation and information gathering meeting had been held at Town Hall on August 13. The residents of the community, adjacent property owners, Lincoln County officials and staff were invited to attend. The Town Master Plan is scheduled for completion in early 2008.

**Septic Systems:** Mayor Siddoway reported that Bob Palmquist was scheduled to present his preliminary findings on Septic Systems that evening but was unable to attend. The purpose of the study was to understand the concept of whether or not the Town's septic system was causing a potential problem downstream. The Mayor indicated that the answer to this question was "yes"; therefore he had requested Mr. Palmquist to conduct a study to see how large an impact this may have on the Town.

**Roads:** Councilman Harker reported that since the last Town meeting, the Road crew had improved many of the roads. They have re-graded and dust guarded the roads in Plats 1, 2, 3, 7, 8, 13, 15, 20 and 22 as well as Cedar Creek Drive. They had been patching the paved roads and would be continuing this effort. Mowing along the sides of the roads will be next. The Councilman asked everyone to come and visit the shop to see the massive cleaning job done both inside and out including closing in the storage area with shelves and racks to keep inventory neat and orderly. Considerable repairs and maintenance to the equipment purchased from the homeowner's association in the water transfer agreement had also taken place.

**Town Image:** Councilman Wheeler discussed projects and activities as follows:

Army National Guard Helicopter fly in, the new flag at the main entrance, the removal of old buildings by Leisure Valley, Inc, along Vista Drive, new signage in the Town public works building and the recent road build up and dust guarding.

## Highlights of BLM Public Hearing - August 29, 2007 *by Councilman Carol Warren*

A Public Hearing for the purposes of discussion of the Town's BLM Parcel and the plans for its future use was held on Wednesday, August 29, 2007 at Town Hall. It is estimated that twenty people including members of the Town Council were in attendance.

Mayor Siddoway clarified that the Public Hearing was designed for the purposes of determining the final long-term recommendations from the planning committee and discussion from Town residents as it relates to the BLM land.

Mayor Siddoway introduced Steve Ashworth and thanked him for volunteering his time and expertise in leading the BLM Parcel Planning Committee. Mayor Siddoway turned the meeting over to Mr. Ashworth.

Mr. Ashworth summarized the process thus far outlining that the primary goal was to determine both the short and long term projected needs based upon the build out of the Town of Star Valley Ranch.

Mr. Ashworth noted several public meetings and workshops had been held since the process started in March 2007. Mr. Ashworth and the committee have also met with the BLM. The overall topic for discussion throughout all the meetings and workshops has been to determine what the Town's needs are for the BLM property. Mr. Ashworth added that there had been ongoing input from the Town Council with regard to public works and infrastructure needs.

Mr. Ashworth utilized visual aids to provide four separate concepts outlining the development of the land to include building location, parking lot location, vehicle circulation and various options for roadway access to the property.

Mayor Siddoway noted that there was a great deal of flexibility with the proposed plans, and that flexibility was of critical importance for the future of the Town.

Mayor Siddoway advised that if the Town moved ahead and committed plans to the BLM it would involve two years of planning and five years of development for a total of a seven year plan. The Mayor made it clear that his *intent* was that any development on the BLM land would be esthetically pleasing to all residents.

Mayor Siddoway and Mr. Ashworth discussed the challenges and costs of the proposed facilities.

Mayor Siddoway clearly stated that if the BLM gives the Town the land, at no time can the Town charge any fees for service or use.

## Highlights of Town Council Meeting – September 11, 2007 *by Councilman Carol Warren*

Mayor Siddoway introduced **Sarah Hale**, from the Star Valley Independent, now assigned to report on Town Meeting.

Mayor Siddoway advised the audience that agenda items “Correspondence” and “Accounts Payable and Payroll Disbursements” would now be presented near the beginning of the agenda rather than the end.

**Fire Wise Project – Alpine Firefighter Terri Potter:** Ms. Potter explained the concepts of the Fire Wise hazard mitigation project. The Town Council approved the motion that the Town of Star Valley Ranch haul off materials cleaned from residents’ property at no cost if they are under contract with the Fire Wise Program..

**1% Local Option Tax (5<sup>th</sup> Penny) Referendum:** Mayor Siddoway introduced resident **A.J. Morrell** who had been asked to represent the Town on a committee to educate the public on the 1% Sales Tax Referendum on the ballot November 6th. Mr. Morrell read the proposition for the referendum and explained the county-wide sales tax through this initiative would increase from 4% to 5%. Mr. Morrell promoted the passage of the 1% initiative and suggested he would be working county-wide to urge people to come out and vote.

**Access to Adjacent National Forest:** Councilman Redlin introduced Jay Dunbar, District Ranger and Michael Schrotz, Planning Lands Staff Officer, US Forest Service. Mr. Schrotz offered an explanation of controlled road and trail access to the National Forest boundary from the Town of Star Valley Ranch and how the Town, Forest Service and BLM were working together toward a future common goal.

**Appointment of New Special Municipal Officers:** Mayor Siddoway announced that Bob Byam’s schedule would no longer allow him to act as the Town’s Special Municipal Officer; therefore, the Town would appoint two new Special Municipal Officers. The Town Council confirmed the appointment of Yolanda Naverretta and Warren Webb as the Town of Star Valley Ranch’s “Special Municipal Officers.”

**2010 U.S. Census Kick-Off & Planning:** Councilman Harker attended the 2010 US Census kick-off in Casper, WY on August 29. The Councilman said the group was told about methods used to prepare for the Census and what the expectations were for each city, town and county. Councilman Harker stressed the importance of an accurate count and how it had an impact on the Town financially.

**(Emergency) Ordinance 2007-02:** The Town Council approved as amended (Emergency) Ordinance 2007-07 – Appendix 4-2, Water Service Fees.

**Amendment of Ordinance 2006-04 - Planning & Zoning Board Organization (First Reading):** –Councilman Redlin conducted the first reading of Ordinance 2006-04 outlining the administration associated with the Planning and Zoning Board Organization. The Town Council approved this first reading as amended.

**Ordinance 2007-06 – Building and Construction Permits (First Reading):** Councilman Redlin conducted the first reading of Ordinance 2007-06 outlining the administration associated with the Town Building and Construction program which the Councilman advised would also include three appendices. The Town Council approved this first reading as amended.

**Ordinance 2007-06 – Appendix 11-1– Building Construction and Alternate Permit Application (First Reading):** Councilman Redlin conducted the first reading of Ordinance 2007-06 – Appendix 11-1 outlining the application form associated with new construction and the Town Building and Construction program.

After considerable discussion from the Council and audience, Town Attorney Josh Smith suggested not having the application in the form of an ordinance so the Town would have the ability to amend it in the future without the required three readings before the public. The Town Council did not approve Ordinance 2007-06 as written.

**Ordinance 2007-06 – Appendix 11-2– Building and Construction Site Requirements (First Reading):** Councilman Redlin conducted the first reading of Ordinance 2007-06 – Appendix 11-2 outlining the Building and Construction Site Requirements associated with new construction and the Town Building and Construction program. The Town Council approved the Ordinance as amended.

**Ordinance 2007-06 – Appendix 11-3– Building and Construction Fine Schedule (First Reading):** Councilman Redlin conducted the first reading of Ordinance 2007-06 – Appendix 11-3 outlining the Building and Construction Fine Schedule associated with new construction and the Town Building and Construction program. The Town Council approved the Ordinance as amended. *(cont. Pg. 12 )*

( Sept. 11 highlights cont.) **Municipal Employee Benefits:** Mayor Siddoway advised that the Town had offered its employees group health insurance subsidized by the Town up to \$600.00 per month per employee and that all plans considered must have 75% of the employee base interested in the plan in order for the Town to participate. The Mayor also discussed employee wide participation in the Wyoming Retirement System.

**Ordinance 2007-05 – Penalties – Town Ordinance Violations (Second Reading):** Councilman Redlin conducted the second reading of Ordinance 2007-05 outlining the penalties associated with violations of Town Ordinances. The Town Council approved the second reading of this Ordinance.

**FISC III:** SVRA Board of Director, Jan Jonson, reported that the SVRA's FISC III Committee had received approximately 110 consent forms as of that evening.

**Two Way Radios:** Councilman Harker reported the decision to purchase two way radios locally had been made and the challenges with the service and equipment had been resolved.

**Communications:** Councilman Warren reported that the The Ranch News, Volume 2, Number 3 was mailed out on Thursday, August 6, 2007.

**Culinary Water:** Mayor Siddoway presented a short analysis of water usage trends summarizing the Town's conservation efforts. Mayor Siddoway indicated the tank levels are higher now than they had been with conservation efforts in effect.

Mayor Siddoway reported on a preliminary result of the Leak Test. The Mayor reported that as of that evening nine days of testing had been completed with two additional days required to isolate additional leaks. He said that "to date 110 leaks had been identified but vast majority are minor."

**Water Utility Billing & Customer Service Update:** Clerk Moffett presented a brief overview and a breakdown of water account activity that had been prepared for the Town Meeting by Water Billing Specialist Brenda Bauer. He noted that the Town had 2034 accounts/lots and that 1019 of those have no buildings and are inactive. The Clerk stated the Town had billed 1114 water customers and of those, 790 or 78% had paid and 224 or 22% had not yet paid. Mr. Moffett noted that of those who had already paid, 45.6 had paid on an annual basis and 32.3 had paid quarterly.

**Facilities:** Councilman Harker turned the meeting over to Steve Ashworth to report on the BLM Parcel Issues. Mr. Ashworth indicated an August 29 Public Hearing had yielded four alternatives for conceptual plans. Mayor Siddoway had requested Mr. Ashworth to come up with a Preferred Alternative Commitment, required by the BLM.

The Town Council voted to table the BLM lease application decision until the November Town Council Meeting. This will give the Town the voters' decision on the "5th Penny", 1% additional sales tax proposition before committing Town funds.

**Planning:** Councilman Redlin reported that the Planning and Zoning Board is anticipating a visit in late September from Pederson Planning Consultants.

**Public Safety:** Mayor Siddoway announced that the Town had reached an agreement for a Fire/EMS Contract with the Town of Thayne for the next three years. The Town Council authorized Mayor Siddoway to sign a three year contract with the Town of Thayne to provide Fire and EMT services. This agreement calls for a payment of \$60,000 for 2007-2008, \$63,000 for 2008-2009 and \$66,000 for 2009-2010. And, to further authorize Mayor Siddoway with input and advice from the Town's Public Safety Advisor to negotiate, agree and sign for other minor modifications to the contract as deemed in the best interest of the Town of Star Valley Ranch.

**Resolution No. 07-09-11-01** for the Town of Star Valley Ranch to support the formation of a "Fire District" was approved by the Town Council.

**Street Sign Proposal:** Mayor Siddoway reported the Town Street Sign project was "on order."

# OCTOBER 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 P&Z Board Mtg 7:30 pm Town Hall	4	5	6
7	8 Columbus Day Town Hall Closed	9	10	11	12	13
14	15	16 Liquor Lic Hearing 6:30 Town Hall Town Meeting 7:00pm Town Hall	17 P&Z Board Mtg 7:30 pm Town Hall	18	19	20
21	22	23	24	25	26	27
28	29	30	31 <b>Halloween</b>			

# NOVEMBER 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 PLEASE VOTE!! 1% OPTIONAL SALES TAX	7 P&Z Board Mtg 7:30 pm Town Hall	8 Town Founders Day	9	10
11	12	13 Town Meeting 7:00pm Town Hall	14	15	16	17
18	19	20	21 P&Z Board Mtg 7:30 pm Town Hall	22 Thanksgiving Town Hall Closed	23 Town Hall Closed	24
25	26	27	28	29	30	



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15 Cedar Creek Rd. (CR118) Suite D  
PO Box 1180  
Star Valley Ranch, WY, 83127  
Phone: 307-883-TOWN (8696)  
Fax: 307-883-TFAX (8329)  
www.starvalleyranchwy.org  
svrtown@silverstar.com

**Mayor:**

J. Boyd Siddoway — svrmayor@silverstar.com

**Councilmen:**

Kent B. Harker — khark@silverstar.com  
George A. Redlin — redlinaz@aol.com  
Carol J. Warren — cjw@silverstar.com  
Jimmy D. Wheeler — jim96san@silverstar.com

**Town Public Works**

Warren Webb, Director—svrwater@silverstar.com  
Town Road “Hotline” 307-880-ROADS  
Town Water “Hotline” 307-880-WATER

**Town Clerk:**

Andy Moffett — supercairn@silverstar.com

**Special Municipal Officers**

Yolanda Naverretta—307-880-2666  
Warren Webb - 307-880-7623

# Sign Up for Email

You can receive more thorough and faster information on all of the above items and additional information about what’s going on by signing up for e-mail. Please signup by sending the following message via e-mail to svrtown@silverstar.com.

I would like to be on the Town’s e-mail list and receive more thorough information on what is happening at Star Valley Ranch, WY.

Name: \_\_\_\_\_ Plat/Lot: \_\_\_\_\_ (if you know it)  
Mailing address: \_\_\_\_\_  
Town: \_\_\_\_\_ State: \_\_\_\_\_, Zip Code: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

**This Newsletter is being sent to all the property owners in the Town of Star Valley Ranch**