

**The Town of
Star Valley Ranch, Wyoming**

PLANNING AND ZONING MEETING MINUTES

FINAL

February 17, 2010

Present: **Ron Thacker- Chairman**
Mike Blackman- Member
Lee Hansen- Member
Elmer Beck-Member (Alternate)
Yolanda Navarrete- Clerk
Jody Tibbitts-Building official

Absent: **Al Redlin- Councilman**
Bob Palmquist-Member
Ron Schupp-Member

Official P&Z Board Meeting at 5:00 PM MST

1. Call to Order
2. Approval/additions to Agenda Mike Blackman moved to approve agenda as modified, Lee Hansen seconded, vote was unanimous
3. Approval of Minutes Lee Hansen moved to approve the minutes of the February 3rd meeting, Elmer Beck seconded, vote was unanimous
4. Citizen's input for items on the agenda—Robert Meikle
 - a. Mr. Meikle addressed the Board to advise them on possible plans for a new subdivision within a one mile radius of the TSVR boundary.
 - i. It was determined that the project is outside the one-mile radius, but is in the Thayne overlay.
 - b. The proposed subdivision is located on County Road 116 (Prater Canyon Rd) on the south side of the County road. The property is a 74 acre parcel which was formerly Hoopes's property. It has ½ mile of County Road frontage, is ½ mile deep, and is located ½ mile east of Hwy 89. West of the Freedom water tank.
 - i. Mr Meikle explained the 37 acre project would be 30-½ acre home/lots, and 22 acres for common ground.
 - ii. This was informational for the Board so the Town would be aware this project is in the thinking stages.
5. Action Items:
 - a. Matheson/KHF Builders (Plat 18, Lot 89), 913 Hardman Dr--Detached Garage
 - i. Jody Tibbitts expressed he had no problem with the plans.
 - ii. Lee Hansen showed a concern as to the area had been filled previously. There was a discussion.
 - iii. Mike Blackman moved to approve plans, Elmer beck seconded, Lee Hansen abstained, and the ayes passed the issuance of the permit.

6. Information/discussion Item
 - a. Yolanda--Re-cap P/Z issues since previous meeting-none
 - b. Rezoning issues
 - i. It was explained to the SVRA the board would like to see the lots in question all at once
 - ii. The Board decided to wait until The Association comes up with the information on which ones they want to re-zone.
 - c. Fences
 - i. The SVRA has constructed a policy/procedure Manual for fences
 - ii. Also there is a chain link fence around the new well house. The Board discussed correcting the wording on such fences to accommodate, Public works Dept. RE: Health/Safety/security.
 - d. Joint Board/Council FEMA meeting w/attorney, Homeland Security
 - i. No information to date has been received from the Mayor.
7. Review action items from last meeting
 - a. Ron T--Agenda for Board/ Council Workshop on the 2/9.-done
 - b. Yolanda--Copies of building ordinance with new changes-
 - i. Partially Yolanda wants to verify all has been included.
 - c. Bob- Update evacuation maps showing water hydrants and fill stations-
 - i. extended due to illness
 - d. Bob/Lee/Ron T—Continue on zoning regulations for Single Family Residential Zone
 - i. In the works
 - e. Out of town schedule for all Board members
 - i. Done
8. Comments/Matters from the Board
 - a. Ron T: Administrivia
 - b. Other—Miller (Plat 7, Lot 70), Sanitary hydrant requirement
 - i. Yolanda spoke with Mrs. Miller, she wants to talk to Mr. Miller and let the Board know
9. Citizen Input to the Board for items not on the agenda-none
10. Recap action items for next Board Meeting
 - a. Lee- Speak with Mayor re:
 - i. Date for FEMA meeting w/ Homeland security in March
 - ii. Fence around the well house
 - iii. the process needed for re-zoning
 - b. Yo- Check w/Brenda if she has relieved a cc on an e-mail for the FEMA meeting date from the Mayor
 - c. Yo- Look at plans for Well House, to see if chain link fencing is there.
 - d. Ron- contact Bob re: Zoning maps
 - e. Yo- get new ordinances to board, if they are needed
11. Motion to Adjourn
12. Mike Blackman, Second Lee Hansen Unanimous to adjourn
13. Next Regular Board meeting – Wed. March 3, 2010 at 5:00 PM MST—Lee Hansen to Chair