

The Town of

Star Valley Ranch, Wyoming

PLANNING AND ZONING MEETING MINUTES

FINAL

February 18, 2009

Present: **Ron Thacker- Chairman**
Elmer Beck-Member (Alternate)
Bob Palmquist-Member

Lee Hansen- Member
Mike Blackman- Member
Yolanda Navarrete- Clerk/Recorder
Jody Tibbits-Building Official

Absent **Ron Schupp – Member**

Official P&Z Board Meeting at 6:00 PM MST

1. Call to Order
2. Approval/additions to Agenda
 - a. Mike Blackman made a motion to approve the agenda, Lee Hansen seconded; the motion was approved unanimously.
3. Approval of Minutes:
 - a. Delay in completion of minutes, Yolanda out ill for a week, approval of the minutes will be deferred until the next meeting.
4. Citizen Input to the Board for items not on the agenda
 - a. none
5. Action Items:
 - a. Mike Blackman: Greg Wilkes on his notes re: public works--Done
 - b. Bob Palmquist; TSVR overlay description letter
 1. There seems to be concern in the Freedom community over mix-use in the Freedom overlay (not a TSVR issue). The Mayor, Bob Palmquist, and Carol Warren will attend the County P/Z meeting on 2-25.
 - ii.
 - c. Bob Palmquist--zoning list
 - i. There was Board discussion and an exercise in checking which of the businesses listed by the County were acceptable, useful, and practical in the proposed TSVR overlay area.
 - d. Jody Tibbits on 2006 IRC pressure testing
 - i. DWV – Stack Test is water 10 ft above highest fitting for 15 minutes.
 - ii. Air test is 5 PSI for 15 minute

- iii. Water Supply lines are a minimum of 50 PSI and holding.
 - iv. Gas is 1.5 x the average pressure of the fuel but not less than 3 PSI, Jody suggested we test for an average of 15 PSI
 - e. Ron Schupp tags for pressure testing
 - i. Was quoted \$112 for 1,000 tags.
 - ii. Discussion ensued on size, colors, one or more different tags, and cost effectiveness.
 - f. Overlay letter electronic copy to Mike Blackman and Lee Hansen—Done. The Mayor will be going to the County P&Z meeting on the 25th of Feb.
 - g. Trail letter has been sent to Al Redlin--Done
- 6. Information/discussion Item:
 - a. Bob Palmquist/Ron Thacker gave a recap of their lunch meeting with Bob Woodward, the County Planner. Bob also passed out CD's on planning to the Board.
 - b. Yolanda updates
 - i. Re-cap P/Z issues since previous meeting-None
 - ii. Misc. information—Possible issue on stairs in home on Jackson project on Spruce Drive plat 1 Lot 78. The stairs are apparently not constructed to Code or plans. There was discussion that if the stairs did not pass inspection, the builder will need to rectify the problem.
- 7. Comments/Matters from the Board
 - a. Ron Thacker/Administrivia
 - i. Ron Thacker will be gone the next four meetings. The designated chairman will be
 - 1. Bob Palmquist: Mar 4
 - 2. Ron Schupp: Mar 18
 - 3. Mike Blackman: Apr 1
 - 4. Lee Hansen Apr 15
- 8. Re-cap action Item
 - a. Yolanda to talk to Laurel Woolley (local printing services) on pressure test tag print costs and if it would be more cost efficient for the Town to develop them and him to punch/print the tags.
 - b. Yo Check list
 - ii. Not completed
 - c. Mike Blackman will finalize pressure test tag contents.
 - d. CD's to Al Redlin/Mayor/Ron Schupp
 - e. Board Members to review planning CD's.

Next Regular Board meeting – Wed. Mar. 4, 2009 at 6:00 PM MST

- a. Bob Palmquist to Chair

Lee Hansen made a motion to adjourn the meeting, Mike Blackman seconded; the motion passed unanimously.