

The Town of
Star Valley Ranch, Wyoming

PLANNING AND ZONING MEETING MINUTES
FINAL
June 16, 2010

Present: **Ron Thacker- Chairman**
 Mike Blackman- Member
 Lee Hansen- Member
 Bob Palmquist-Member
 Elmer Beck-Member (Alternate)
 Al Redlin- Councilman
 Don Bailey (Board Member)
 Jody Tibbitts- inspector
 Yolanda Navarrete- Clerk

Absent:

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

1. Call to Order
 - a. Quorum is present

2. Approval/additions to Agenda
 - a. Bob moved to accept agenda, switch #4/#7
 - b. Mike second
 - c. Ayes unanimous

3. Approval of Minutes
 - a. Bob motioned to approve as written
 - b. Mike second
 - i. ayes unanimous

4. Action Items:
 - a. Budge, Jim --Patio/deck
 - i. 494 Cedar Creek Dr Plat 16 lot 12
 1. Yo wants to explain herself...
 - E. it was explained Association still ad plans, and Yolanda apologized for not chasing it down
 - F. Jody approved the plans, after a few red-line entries
 - G. there was a question on the location in reference to septic tank

- H. Ron Thacker questioned if the project was in violation for starting work
 - i. Yolanda explained it was demo work, and not construction
 - I. Ron Thacker felt time-line was a factor, and too many questions unanswered.
 - J. Ron Thacker Moved to deny the application
 - i. Bob second
 - 1. Three Ayes, 1 abstain, 1No **(please correct the votes I know, I missed !)**
 - ii. Permit denied, moved to next meeting
 - b. NO PERMIT REQUESTS
 - c. NO VARIANCE REQUEST
5. Citizen's input for items on the agenda
6. Citizen Input to the Board for items not on the agenda.
 - a. Toolson Permits about to expire, He told Yolanda he would have an extension request in by 6/16 meeting
 - b. McLain letter requesting an extension for six Months
 - i. a discussion ensued
 - ii. Bob Moved to grant a six month extension
 - 1. Mike second Extension until 1/3/11 Ayes unanimous
7. Information/discussion Item
 - a. Yolanda--Re-cap P/Z issues since previous meeting.
 - i. Question arose from residents re; small storage (rubbermade type) sheds or dog houses.
 - 1. Discussion arose, mostly Association issue, but worth looking into.
 - 2. Does it fall under placing upon the ground, needing a permit?
 - b. Discuss Council comments of Title 9, Chapter 7—Single Family Residential Zone.
 - i. Discussion, corrections, and reword "siding"
 - c. Review Town Council draft of Title 9, Chapter 8—Private Recreation Zone.
 - i. Corrections by Ron 6/16/10
 - d. Review 2nd draft of Title 9, Chapter 9—Public Facilities Zone.
 - i. Bob's numbering, few corrections, and more comments 6/16 meeting
 - e. Review comments and updated draft of Town Council Flood Damage Prevention Ordinance.
 - i. Flood discussion, Correction and editing. 10.05.010 general standards
 - ii. remove B-H
 - iii. discussion on drainage, and removing culverts
8. Review action items from last meeting

- a. Bob Palmquist—Update figure number references in Single Family Residential Zone ordinance.--done
- b. Bob Palmquist—Devise definition for “club house” for use in Title 9 zoning ordinance.--done
- c. Ron Thacker--Send 3rd draft of Title 9, Article 8 (Private Recreation Zone) to Al Redlin.--done
- d. Al Redlin—Draft Title 9, Article 8 into Town Code format for consideration at 7/13/10 Town Council Meeting.--done
- e. Bob Palmquist—Draft illustrations for Title 9, Article 8 (Private Recreation Zone). --done
- f. Bob Palmquist/Mike Blackman—Determine the channel geometry and stream capacity for North Cedar Creek.—deferred 6/16 meeting
- g. Al Redlin/Lee Hansen/Bob Palmquist—Review Council draft of the Flood Management ordinance.--done
- h. Al Redlin—Prepare Flood Management ordinance draft for Board review prior to forwarding to Town Attorney.---Homeland security--done
- i. Ron Thacker—Finalize letter of appreciation to Ron Schupp.--done
- j. Yolanda—Send water fill station data to Bob Palmquist.—Stretch’s #
- k. Yolanda—Prepare minutes from the 5/19 and 6/2 Board meetings.—5/19

9. Comments/Matters from the Board

- a. Chairman’s Administrivia:
 - i. Board Chairman Absence.
 - 1. July August Bob/Ron gone
 - 2. Don out Aug 4
- b. Acting Chairmen—
 - i. 7/7/10—Mike
 - ii. 7/21--Lee
 - iii. 8/4-- Mike
- c. New Board organization.
- d. New Board member recruitment.
 - i. Elmer will continue being Alternate as long as he is here, or THE BOARD has a replacement.
- e. Other Board member matters.

10. Recap action items for next Board Meeting

11. Mike/Bob - Work on Cedar Creek channel geometry survey
 Mike - Develop definition of manufactured equivalent for architectural materials for exterior siding
 Bob/Al - Provide drawing number for 7.0 Public Facilities
 Mike - Contact Jody re: his knowledge and ability to enforce flood construction standards in 2006 IRC/IBC 10.05.020
 Bob - Redraft flood ordinance dated 6/15
 Lee - Contact FEMA to see if they would review our draft for completeness/comments

Yo Draft a letter for 60 day notice of permit expiration
Al - Draft Title 9 Art 8 into ton code
Mike - chair 7/7 and 8/4 meetings
Lee - chair 7/21 meeting
Ron - Contact SVRA re: plans for Architectural issues
Yo - get 6/2 and 6/16 minutes published
Bob - circulate flood prone lots in channels to board and council
Yo - publish list of current board terms
Motion to Adjourn
a. Don motioned, Bob second, ayes unanimous

12. Next Regular Board meeting – Wed. July 7, 2010 at 5:00 PM MDT—