

The Town of
Star Valley Ranch, Wyoming

PLANNING AND ZONING MEETING MINUTES

FINAL

MARCH 5, 2008

Present: Steve Ashworth - Chairman
Gary Braun – Member
Robert Palmquist - Member
Yolanda Navarrete - Recorder

Call to Order, 3 members present, There is a quorum

Additions or deletions to Agenda: Add radon information & new members

Jason from Sunrise Engineering – Presented the sketch plan to the Lincoln County Planning & Zoning members last week. The County P&Z suggested a community meeting with the surrounding neighbors. Sunrise Engineering is on the agenda for a County public hearing on March 26th. The County P&Z had a few suggestions on the road master plan and also to possibly make some lots larger as a buffer.

One of the recommendations our town P & Z considered was for a package sewer plant. That could be a catch 22 however as the developer would have to double the number of lots because it might require bigger lots with more open space.

Robert Palmquist wanted to know how the county reacted to the package sewer plant. Jason replied that the County mentioned it may not be feasible without a discharge point.

Robert Palmquist would like to see more affordable lots. He also has a concern with the abandoned stream channels. Within next 10 years those channels could have mud and rock flowing down them.

Gary Braun had some feedback from the Mayor and Council. There is some interest in this subdivision especially in the depth of the well. This could be a big deal if the subdivision is ever looking at annexation into the town. The depth and the characteristics of the well would be of great interest. The Town would like to have **Clearance Kemp** review this information when it is available. Gary asked if this development is going to have a Home Owners Association. At this point Jason is not sure. The Mayor suggested that to protect the Town, we would like to see a bond at 150% of value. Jason believes the county requires a bond of 125%.

Jason asked if there could be any consideration for connecting to the Town's water system but not be part of the Town. There may be some value in this approach.

Steve Ashworth mentioned the easement allocated for the future road to the West that was discussed in the last meeting. He would like to see the proposed long loop reconfigured to have a connection that breaks up the loop. Because of the concern of added traffic on County Road 119, the P&Z Board would recommend that some road upgrade and improvement be done on County Road 119.

Steve would like to see a phasing plan for this subdivision in order to understand the expectations for the development. Jason is not sure if all of the infrastructure will be done in the 1st phase.

Robert Palmquist suggests that residents in Plat 21 be contacted about this subdivision.

As a follow-up on the documents of the building permitting process & package, Yolanda reported that they have form numbers on all documents. The form number will remain constant and forms will have a revision date if revised. The inspection form has also been revised at Jody Tibbits' request. A check list is included with the permit application.

The Board reviewed the permit forms and made final suggestions. The Board would like to have copies of Jody's forms.

Discussed who would be attending the Board training on March 19th in Thayne. Yolanda will provide the names of the attendees to Gregg Wilkes.

Discussed chapters 1 & 2 of the Master Plan. Feedback on chapters 1 & 2 is needed by the 13th. Steve will send an email to Al Redlin and Jim Pederson to see if the comment dates can be extended.

After the training class on the 19th the Board will meet to discuss a pending building permit.

There will be a workshop at 6 p.m. on March 14th to discuss and review chapters 1 & 2 of the Master Plan.

The Board agrees to the proposal to revise the P&Z ordinances to include an alternate Board member. The alternate Board member would attend all meetings and can vote if any full time members are not present.