

The Town of
Star Valley Ranch, Wyoming
PLANNING AND ZONING BOARD MEETING MINUTES
FINAL

May 2, 2012

Present: **Don Baillie—Chairman**
 Roger Jeffs—Member
 Lee Hansen—Member
 Shirley Greenhoe--Member
 Ron Thacker—Member
 Robert Palmquist—Alternate Member
 Al Redlin—Councilman—(per telephone)
 Yolanda Navarrete--Board Clerk

Absent: **Jody Tibbitts—Building Official**

Guests: **John Daulton-Resident**
 David Ward- Councilman
 Kent Harker- Councilman
 Boyd Siddoway- Mayor
 Ed Koch- Councilman
 John Woodward- Lincoln County Planner
 Spencer Allred- Town Attorney

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

1. Call to Order.
 - a. All Members are present, including alternate.
2. Approval of Agenda.
 - a. Lee Hansen Moved to approve the Agenda, Roger Jeffs 2nd, Ayes Unanimous
3. Approval of 4/18/12 Minutes.
 - a. Shirley Greenhoe Moved to approve the minutes, Lee Hansen 2nd, 4-Ayes and Ron Thacker Abstained--Approved
4. Action Items.
 - a. Building Permit—none
 - b. Variance requests—none.
5. Citizen input to the Board for items not on the agenda.
 - a. John Woodward re: Community Overlay Zone Report on Town Master Plan coordination with Lincoln County.
 - i. Bob Palmquist gave information on the initial background leading to this point.
 - ii. John Woodward spoke about the County P&Z meeting that was attended by Don Baillie, Mayor Siddoway, and Shirley Greenhoe on April 25th in Cokeville.
 1. The issue as far as the county is concerned have been Tabled for future meetings
 2. Mr. Woodward suggested trying a different approach at next meeting.

3. The question arose if we could section out a master plan, (sections at a time) per John Woodward, yes we could, and he suggested Bob Palmquist's mapping would be a good place to start.
4. Also it was suggested all of the Board attend the next County Meeting being held May 30, Wednesday, and John agreed to get us on the agenda.

6. Zoning of SVRA lots

- i. That are now undetermined
 1. Plat 13 lots-37/38
 2. Plat 17 Lots-1,11,12,13,14,85
 3. After extended and difficult discussions that included significant input from the Town Attorney as well as questions on the legality of the motion, whether the recommendation was a "rush to judgment", and the role of the property owners on Town changes to the Zoning Map the regular Board members voted four to one to recommend to the Town Council that the lots designated as "Not Determined" be placed into one of the Town's zones and thereby complete the initial zoning of the Town.
 4. After the discussion, Lee Hansen moved to recommend all the lots in question except Lot 37 be added to the Private Recreational Zone, with plat 13 Lot 37 being added to the private residential zone. Shirley Greenhoe seconded, there were 4 Ayes, Ron Thacker Voted Nay, and Robert Palmquist abstained as he is the alternate.
 5. Recommendation letter to be sent to The Mayor, and Council.
- b. Zoning Map Updates—deferred

7. Review action items from last meeting.

- a. Yolanda—check with engineers on Town's Storage Bays addition of Doors-- done
- b. Lee—add/remove edits to Ord. /flow chart. And e-mail to all for approval to finalize-- continued
- c. Don—Speak with Mayor on Non-Conforming verbiage-- done
- d. Yo—put report from Cokeville County P&Z meeting on agenda (Shirley to report)-- done
- e. Don/Shirley- To attend the Cokeville Meeting 4/25/12.--done
- f. Shirley—Write report for the Board on the Cokeville P&Z meeting 4/25/12-- done
- g. Don-- send all Edits on Procedures/Letters for re-zone to Roger, then when agreed to all.—done in process

8. Information/discussion items.

- a. Board Clerk
 - i. Re-cap P/Z issues since previous meeting.
 - ii. Norton Project
 1. A minor change of the positioning of the house as not to be too close to the Golf course—
- b. Rezoning application process.—All below deferred to meeting of May 16th
 - i. Proposed P&Z Board rezoning application processes.
 - ii. Timeline.
 - iii. Rezone Notification Letters
 - iv. Review Ord. 20-12-04... rezone procedure-- done
- c. Personal Wind Turbines—Tabled Later date

9. Comments/Matters from the board.
 - a. Chairman's Administriva.
 - i. Board member absences--Update.
 - ii. May P&Z Report—Hansen, Newsletter—Thacker.
 - iii. P&Z Board organization.
 - iv. Other

 - b. Other Board member matters.
 - i. Shirley to report Cokeville County P&Z meeting on agenda-- done
10. Recap action items for next Board meeting.
 - a. All—Prepare to attend the County P&Z meeting 5/30 wed in Cokeville
 - b. Lee- Correct info on rezone ordinance re: refundable deposit, and get to Town Clerk
 - c. Don—Get new Budget information, and submit to The Mayor.
 - d. All- Review the timeline for the Re-zone procedures
 - e. Don—get all re-zone process/procedures together, and e-mail to all the Board for final review.
 - f. Lee—re-tweak Ordinance verbiage
 - g. Bob—set-up meeting with Mayor
 - h. Yo- Brief Mayor tomorrow morning about the Board's recommendations
11. Motion to Adjourn.
 - a. Shirley Greenhoe moved to adjourn, Roger Jeffs second, ayes unanimous.

Next Regular Board meeting—Wed. May 16, 2012 at 5:00 PM.