

**The Town of**  
Star Valley Ranch, Wyoming  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**FINAL**  
**October 2, 2013**

Present: **Shirley Greenhoe—Acting Chairman**  
**Roger Jeffs—Member**  
**Lee Hansen—Member**  
**Bob Horton--- Alternate Member**  
**Al Redlin—Councilman**  
**Yolanda Navarrete--Board Clerk**  
**Jody Tibbitts—Building Official**

Absent: **Robert Palmquist—Member**  
**Don Baillie—Chairman**

Guests: **Brantley Burns**

1. Call to Order. -5pm a Quorum is present
2. Approval of Agenda.—Lee Hansen Moved to approve as amended, Roger Jeffs 2<sup>nd</sup>, ayes unanimous
3. Approval of 9/18/2013 Minutes.—Roger Jeffs moved to approve, Lee Hansen 2<sup>nd</sup>, ayes unanimous
4. Action Items.
  - a. Permit applications
    - i. Manning, Bob 68 Creek Circle Plat 18 lot 177
      1. replace/repair deck/add roof
        - Per Jody, red line increasing the sona-tubes to 12", Lee Hansen moved to approve the red-lined plans, Roger Jeffs 2<sup>nd</sup>, Ayes unanimous.
    - ii. Arnone, Zach- 44 Ponderosa Dr plat18 lot4
      1. Fence—Lee Hansen moved to approve the Plans, Roger Jeffs 2<sup>nd</sup>, ayes unanimous.
    - iii. Casperson, Greg—151 Alta DR Plat 16 lot 87
      1. Change garage door from a 2-door to a single door—Jody Tibbitts red-lined for Simpson Screws, Lee Hansen moved to approve the red-lined plans, Bob Horton 2<sup>nd</sup>, ayes unanimous.
  - b. Variance requests
    - i. None
5. Citizen input to the Board for items not on the agenda.
6. Review action items from last meeting.
  - a. Zoning Districts
    - i. Ground work is finished, comments on ordinance, first reading –7b
    - ii. Don Baillie Rural Residential; comments from Kathleen Buyers—7b
    - iii. Personal Utilities; Lee Hansen reword solar—7b
    - iv. Lee Hansen, flow chart –7b

- b. Roger paint stakes—in process
- c. Robert Palmquist Title 9 Zoning Variances—in process
- d. Everyone input for draft ordinance for Plat amendments—in process
- e. Shirley Greenhoe to Chair 10/2/13 meeting-- done
- f. Shirley to author and post legal notice on open hearing 10/16/13 -- done

7. Information/discussion items.

a. Board Clerk

i. Re-cap P/Z any issues since previous meeting.

- Update on any permit info coming in on 322 Vista Dr—none yet
- Sivulich, 33 Mahogany circle
  - i. FYI to the Board: Minor change on the on-going project, just adding a section to side if deck, Jody has looked at it, and is fine with the change.—no problem board ok with Jody looking at changes, and approving.

b. Review and discuss all Reserved Zoning Districts comment from the Town Council and the P&Z Board at our workshop—discussion on some edits, and input still on-going

8. Comments/Matters from the board.

a. Chairman's Administriva.

- i. Board member absences Robert Palmquist on 10/2/13 and 10/16/13 Don Baillie 10/2/13—Shirley Greenhoe to chair for 10/2/13 meetings Shirely Greenhoe 11/6/13 and 11/20/13, Al gone for Winter from 10/120/13
- ii. October P&Z Report---Roger Jeffs (due 10/3) Newsletter—Bob Horton (due 10/15)
- iii. Other

b. Other Board member matters

9. Recap action items for next Board meeting.

- a. YO-Send note to Sivulich, need info on changes, and drawings. Then get them to Jody
- b. Roger get rest of stakes painted
- c. Al-Submit suggestions to Council
- d. Shirley- gets An Agenda for Public hearing to Yolanda, and the Board.
- e. Yo- Get examples of agenda, and motions from Stella for Shirley

10. Motion to Adjourn.—Roger Jeffs moved to adjourn, Lee Hansen 2<sup>nd</sup>, ayes unanimous

11. Next Regular Board meeting—Wed. October 16, 2013 at 5:00 PM