

The Town of
Star Valley Ranch, Wyoming
PLANNING AND ZONING BOARD MEETING MINUTES
FINAL
November 5, 2014

Present: Don Baillie--Chairman
Lee Hansen—Member
Shirley Greenhoe—Member
Robert Palmquist--Member
Josh Floyd--Building Official
Dennis Christianson—SVRA Liaison
Yolanda Navarrete--Clerk

Absent: Al Redlin--Councilman
Greg Casperson—Member

Guests: Rusty Andrus—Possible new member
Marc Jones -- Councilman Elect
Jerry Hodson—Realtor for developer
Roger Jeffs- Possible new alternate member

1. Call to Order—5PM A quorum is present.
2. Approval of Agenda--- Shirley moved to approved amended
3. Approval of 10/15/14 Minutes
4. Citizen input to the Board for items not on the agenda.
 - a. Jerry Hodson re: client plans on property within 1 mile of town, Hebdon's property East of Hardman 40 acres
 - b. His client is interested in buying these 40 acres east of Hardman Rd, for developing a subdivision...5-8-10 houses. Only entrance would be off of Hardman Rd, on Newman Private Rd. They have questions on :
 - Two road access—whether it would be necessary
 - Water--- if connecting to Town water is possible
 - Electric— if connecting to Town Electrical grid were possible
 - Annexation--- possibility?
The Board explained they were not able to comment on Water or Electric issues, but the road accesses would depend on how many houses there were going to be. Annexation would be an issue brought up to the Town Council/Mayor. Mr. Hodson explained this was just pre-sale, inquiries, and if the client does decide to buy, they will contact necessary persons/Town Council.
5. Variance requests--none

6. Action Items
 - a. Permit Application(s)
 - i. Johnson, Chad--172 Spurwood Dr.—Plat 7, Lot 35—New home—plans are engineered—
Per Josh there are a few red-lines that he has talked to the owners about. Lee moved to approve with red-lines, also the propane tank needs to be hidden (Bushes etc...) and point out where hydrant will be on plot plan. Robert Palmquist 2nd... Ayes are unanimous.
7. Review action items from last meeting.
 - a. Robert—Town Improvement—research—in process
 - b. Yo--Put into “Guidelines to Subdivisions” procedure, and implement to procedure--done
 - c. Shirley—To paint more post--done
 - d. Robert—email road plan to Pederson--done
 - e. Don—Road Master Plan to Spencer and Pederson—spoke with Mayor, getting info together
 - f. Shirley—Article for newsletter--done
 - g. Shirley—Reply to Thomas Toms--done
 - h. Robert—Improve definition of alter or altered—done
 - i. 9.05.110—discussion on maybe requesting Councilman Harker come to next meeting to discuss
 - j. Rusty/Robert—Definitions work on wording, and edits
8. Information/discussion items.
 - a. Board Clerk
 - i. Re-cap P/Z any issues since previous meeting.
9. Comments/Matters from the board.
 - a. Chairman’s Administriva.
 - i. Board member absences: Lee/Roger December 3, Shirley all of December, January and February 1.
 - ii. November P&Z Report Don Baillie (due 11/6) September Newsletter Shirley Greenhoe (due 11/15)
 - iii. Workshop November 18, at 1:30—not this day but work on a date so old/new Council can attend
10. Recap action items for next Board meeting
 - a. Robert/Rusty –to reword alter/alterd
 - b. Don- Road plan to Spencer (Map)
 - c. Robert—Roads to Kent , re: subdivisions maybe to combine both ordinances
 - d. YO- check January Schedule for a good date for Workshop
 - e. Don—Ask AI about the Road plan
11. Motion to Adjourn.—Shirley Greenhoe moved to adjourn, Lee Hansen 2nd, Ayes unanimous
12. Next Regular Board meeting—Wed. November 19, at 5:00 PM