

## Town of Star Valley Ranch Planning and Zoning Board

### Agenda **FINAL**

October 18, 2017

Official P&Z Board Meeting at 5:00 PM

1. Call to Order—
  2. Approval of Agenda—
  3. Approval of Minutes from 9/20/17 – 10/04/17
  4. Variance requests---None
  5. Adjourn to public meeting - Lincoln County Lot line adjustment
  6. Re-convene to regular Board meeting
7. Action Items –
- a. Lincoln County Lot line adjustment. Plat-3 Lot-1/Plat 2 Lot 61- waiting for recommendation to the Council.
  - b. Ridgecrest Investments - 171 Vista Dr (Town Hall) – Plat 10 Lot 105 – addition of an elevator/extend overhangs on East/West roofs – Possibly adding Sprinkler system (Fire Suppression) – that is in negotiations, may be removed from project. Architect called to remove from agenda at this time.
  - c. Uzyn, Jerry – 14 Ponderosa Dr plat 19 Lot 33 – SFR (stick built) - will change 4/12 roof pitch to 5/12...Corrected address on Engineers Stamped letter, and plans. Recommend approve with red-lines identifying smoke detectors, and hold until new truss calcs are received.
  - d. Chaparro, Rigo – 242 Holly Dr – Plat 5 Lot 110 – SFR (stick) – Red-lined for: received letters from engineer correcting address on Plans, and Specs. Identify radon venting location, and method. Floor plan notes 2X6 @ 24” O.C. for stud pacing. Engineered plans call-out 2X Framing @ 16” O.C... Recommend approval with red-lines.
  - e. Chaparro, Rigo – 57 Bingham Dr – Plat 21 Lot 79 - SFR (stick) - received letters from engineer correcting address on Plans, and Specs. 242 Holly Dr – Plat 5 Lot 110 – SFR (stick) – Red-lined for: received letters from engineer correcting address on Plans, and Specs. Identify radon venting location, and method. Floor plan notes 2X6 @ 24” O.C. for stud pacing. Engineered plans call-out 2X Framing @ 16” O.C... Recommend approval with red-lines.
  - f. Snyder, Don 238 Spurwood Dr Plat 8- Lot 33 - Cover over stairway – Yolanda called The Contractor, and He had started the project... Don Snyder called to take the blame... He had told his contractor that it would be good to go, but he

thought his contractor would finish the garage before the stairway. I explained the Citation process, and he will be in the Office on the 26-27<sup>th</sup> when he returns from Kansas to receive his citation, and will be charged double for Permit. The contractor has stopped the construction on that part. Per Rob; red-lined for support footing method. Ledger attachment, and plywood thickness, and The contractor is aware, and will bring that info to The Office...OK to approve with red-lines, and Contractor bringing in info.

- g. Jim Campbell—to address the board on a house he would like to build
  - h. SVRA – Greg Casperson – Contractor – more info for Board-
  - i. SVRA rezones anything new? Where are we on time line? Where do we stand on the deeds?
8. Review action items from last meeting:
- a. Greg Casperson – Touchstone Consulting - SVRA project update to Board
  - b. John – Check w/Att about changing a deed
  - c. ED – check w/Title company process for changing a deed
  - d. Carolyn – check with SVRA on deed
  - e. ED - - Skillset
  - f. Check with Kevin on spread sheet for permits
  - g. Ask Josh about “Plan Review”
  - h. Ed send board subdivision info
  - i. Board start review of Title 9 updates
9. Citizen input to the Board for items not on the agenda
10. Information/discussion items.
- a. Discussion of Mayor’s agenda from meeting on 9/8/17
11. Comments/Matters from the board.
- a. Yolanda to speak about the (NEW...NEW) procedure the County is now requiring for Septic Permits
  - b. Chairman’s Administriva:
    - 1. Board member absences: YO-11/15, Kathy- 11/5-Spring
    - 2. P&Z Report Chairman (due 11/5/17) October Newsletter (Due 11/15/17)
  - c. Chairman’s Administriva:
    - 3. Board member absences: YO-11/15, Kathy- 11/5-Spring
    - 4. P&Z Report Chairman (due 11/5/17) October Newsletter (Due 11/15/17)

12. Board Member Opinions/Comments:

13. Permits in Progress:

New Homes-- 90 days from expiration—none  
Garages-- 90 days from expiration—none  
Decks-- 90 days from expiration—none

14. Recap action items for next Board meeting

15. Motion to Adjourn. —

16. Next Regular Board meeting—Wed 11/1/17 5PM