

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

FINAL

January 4, 2017

Present Lee Hansen – Acting Chairman
 Kathy Daulton – Member (Phoned in)
 Sue Abrams - Member

Absent: Ed Koontz- Chairman
 Shirley Greenhoe – Member
 Yolanda Navarrete—Clerk
 Josh Floyd--Building Official
 Dick Johnson – Councilman
 Jerry Hanson – Resident

Guests: Marlowe Scherbal -- Engineer

1. Call to Order—5:15 PM
2. Approval of Agenda— Agenda approved All Ayes unanimous—Kathy Daulton Moved to approve as amended, Sue Abrams 2nd, Ayes unanimous
3. Approval of Minutes from 11/16/16 – No meetings in December – Kathy as amended, Sue 2nd Ayes unanimous
4. Citizen input to the Board for items not on the agenda.-- none
5. Variance requests-none
6. Action Items --Permit Application(s) – No Permit Applications
 - a. Minor Subdivision (Bluebird) – recommendation to The Council –Lee asked if they received he email with the pics on Bluebird...Mr. Scherbal explained and spoke to the Board about the further division which will be 4 total lots. This is last phase no more phases will be allowed. This is a rural Zone. Preliminary plot to county, then the county will have another with the improvements. They are in Bedford Water district. Sue asked if commercial could be put in there. Scherbal explained no. Rural zoning does not allow more than 5 acre average...Bedford has approved and installed water within the last year. – They will have CCR's. Lee asked if Kathy has any questions, no. Sue? No. There were questions about the Bedford overlay or if they have one. They are not an incorporated city. Lee asks for a motion, as he reads the recommendation, noticed the date needed to be corrected to Jan 4th date recommended, and not the date requested. Lee continued to read on...changing simple subdivision to a minor subdivision, Sue moved, Kathy 2nd, to send a recommendation , Ayes Unanimous. Lee will send the approval recommendation to the Council for the meeting 1/4/17

- b. Title 6 discussion – information from The Workshop, and any more needed discussion—with a short Board, Lee suggested waiting until more of a board is available. To put on next agenda, or set up a workshop when all can add info....Table
 - c. Discussion on Stick built/Modular – notification—a short discussion Kathy asked if any privacy issues that could come in. Lee thought maybe ask the Atty. But since in an open meeting, doesn't see that is an issue. He will check
 - d. Discussion P&Z articles in the November Newsletter –Sue decided not to talk about this at another meeting, as she need to go to Council Meeting..
7. Review action items from last meeting.
- a. Yo - add info about Stick-Built and Modular homes on the agenda's
 - b. Yo - add discussion on P&Z articles from November Newsletter
 - c. All – Work on Title six, Workshop
 - d. Yo – Check on CCR's for Sunrise, and have available for The Board
8. Information/discussion items.
- a. Board Clerk - Re-cap P/Z any issues since previous meeting. –
9. Comments/Matters from the board.
- a. Chairman's Administriva.
 - i. Board member absences: Shirley all of Dec. Kathy - Nov-Mar- available by phone, Ed- Jan 1. 2017, Lee both meetings in Feb...
 - ii. P&Z Report Chairman (due 1/4) Nov Newsletter - Kathy (due 01/15/16).
 - b. Member Opinions/Comments.
10. Items turned over to Council for completion – information only for now
- a. Progress of Subdivision Ordinance Changes - has been turned over to The Council- Has not been turned over to council—move back to action items.
 - b. Progress - Adopting Current IRC-
 - c. Annexation Process –
 - d. Work on a more specific flowchart -
11. Recap action items for next Board meeting
- a. Lee- check Atty. stick/modular
 - b. Yo - add info about Stick-Built and Modular homes on the agenda's
 - c. Yo - add discussion on P&Z articles from November Newsletter
 - d. All – Work on Title six, Workshop 11/28/16 @ 5pm...
 - e. Yo – Check on CCR's for Sunrise, and have available for The Board
 - f. Progress of Subdivision Ordinance Changes - has been turned over to The Council- Has not been turned over to council—move back to action items.
12. Motion to Adjourn.— Kathy moved to adjourn, Sue 2nd ayes unanimous
13. Next Regular Board meeting—Wed. 1/18/17 5PM