

The Town of  
Star Valley Ranch, Wyoming  
**PLANNING AND ZONING BOARD MEETING MINUTES**  
**FINAL**  
June 7, 2017

Present        Ed Koontz- Chairman  
                  Lee Hansen – Member  
                  Kathy Daulton - Member  
                  Don Baillie – Alternate Member  
                  Sue Abrams - Councilman

Absent

Guests:        Carolyn Thacker- Resident  
                  Kevin Gattis – Resident  
                  Kathy Buyers-Mayor  
                  Patricia Self-Resident  
                  Dolores Albers-Resident

1. Call to Order—5:05
2. Approval of Agenda— Don moved to approve as amended, Kathy Daulton 2<sup>nd</sup>, ayes unanimous
3. Approval of Minutes from 5/17/2017 correct date...Item 3... Lee stated he had a hard time following... Lee feels too much information... Minutes have become detailed discussion on what was posted... Lee made motion for editing Don 2<sup>nd</sup> Aye unanimous...
4. Citizen input to the Board for items not on the agenda. - Carolyn Thacker wanted to ask Lee how high is a fence allowed to be ... 9.05.070 fences over 6ft high. Within setback 6' max front yard 3.5 ft. in height.
5. Variance requests-none-
6. Action Items –
  - a. Ginalick – Plat Amendment- Public meeting – adjourn to public meeting – Re-convene to Board meeting- Lee motion to adjourn to go to public meeting... 5:13 –Don 2<sup>nd</sup> ayes unanimous  
Lee Moved to re-convene, Don 2<sup>nd</sup>, ayes Unanimous
  - b. Oswald - Plat amendment – FYI for Public meeting 7/15/17—Owner requested this be pulled
  - c. Bucket list - Outside of Town simple Subdivision – FYI - Already passed by the County –

- i. Carl explained the location and what the project entails - These are storage units that people actually own... This was approved by the County earlier today... 5 acres for storage units. There is a discussion on the layout of the units. Question on roads, and plan for infrastructure. They may want to annex into The Town. - Lee stated the view was ruined for the people on Sugarloaf Dr, The Mayor explained she thought there were trees planted to help the buffer. Carolyn Thacker stated if there is no water, what will be there on the grounds... gravel...etc...Carl explained they do have water for landscaping, just not for use in storage units.
  - ii. Carl explained they will have to come back to town upon every change, or new construction. A further discussion on the devaluation possibility, Sue asked who would be responsible for people needing to be compensated for the changes.
  - iii. Lee stated that if The Town said no it would be stopped. Carl explained that is not correct The County has the option to still pass the project. Sue feels they somehow need to be compensated... -
  - iv. Carl suggested to add suggestion on landscaping... Should ask Atty. What they ask them to do.
  - v. Discussion on holding out on recommendation after further review, we need to have a condition to recommendation.
  - vi. Moved to Table for process Don move Lee 2<sup>nd</sup> , ayes unanimous
- d. Rex Doornbos – wants to talk to Board about possible variance on House he wants to build – explained to The Board. Plat- 15 lot -046. Question to whether a variance would be possible for a 3/12 roof not a 5/12. Showed plan, and explained why the request. Lee states he has a problem with the 3/12 pitch...that is what is in the ordinance. - Lee read the requirements for a variance. Looking for options due to the variance request...possibly create a shed Dormer, to fit into for an overall 5/12...shed dormer be 3/12...board said they would need to go for 5/12. Asked about a driveway permit first to figure out where all of house is.
- e. Syndergaard – SFR-Stick built- 5738 Muddy String Rd – Plat 22 lot-64- Ed explained these are engineered plans...Sue- asked what Code they are building to. Discussion on the plans. Josh red marked Radon, and roof sheathing from soffit to ridge. They need to get corners marked. Don moved to approve with stakes, Lee 2<sup>nd</sup> , ayes unanimous
- f. Nichols – attached garage – 10 Oak Dr – Plat 6 Lot 97 – Red lines 2x10 headers, horizontal re-bar. Drill in epoxy to new connection...Lee moved to approve w/redline Kathy second, ayes unanimous.
- g. NRB to talk to The Board about the changes and Lumen formulas. – Greg Greenhoe – Lighting Ordinance, modification as was requested. Mange lighting to not go pass your own property line. The Mayor requested just making modifications to what is already there. Lumens are posted on each light bulb package. Recommendation was to move from lumens per Sq. Ft or foot candles. 1200 Lumen Light... 1200 lumen light bulb is 100 watt. Just change to lumens and remove foot candles. An example handed out for information. We made changes to editing, and not much else...The current Ordinance is pretty demanding the way it is written. A discussion on when does this come into enforcement. When there is a complaint, but also when permit application is presented for approval. Convert foot candles to LUX...Lee suggested lumens per Sq. Ft. Per Greg either way is

correct. Carolyn Thacker asked if there is a time limit, as to how long they may keep that light on....what about mercury vapor light...Greg read current Ordinance to the group. Kathy Daulton explained the older ones could be brought into compliance by apply the correct shading to the bulb. Questions on older homes that have had the incorrect light all along. Further discussion and explanation.

- h. Rescind Clayton Homes Permit #16-036, and just wait for them to re-apply for Modular Home. Lee moved, Kathy 2<sup>nd</sup>, ayes unanimous
  - i. Re: 6.c. Bucket list came in Thinking the meeting was at 7:00.... (Bucket List)... he was told the project was tabled...Lee said the last time the Town requested landscaping on previous units... Bucket list, "he explained why they can not now ask the questions while he is there.... Sue said, they are trying to work with them...They tabled it for process, and are trying to get the meeting done...Ed stated, they would like to shelter off the property owners. Bucket list stated they had offered to sell a portion of the property to them so as not to lose their view...They also stated that they offered to sell partial chunks of land and move the project, to help with their view, but they did not have the funds... not to utilize the land. Lee stated they did not get that feedback. That they were told the Town could do what they want. They apologized for not following up ... but the county gave them another understanding.
7. Review action items from last meeting.
- a. Title nine... to start discussion – Some of title (was discussed in reference to manufactured /Mobile homes... Per Atty. To eliminate confusion, use Manufactured/Mobile. There is a need to re-do definitions...eliminate current, and change to -/Mobile Home. Title 9, Chapter 4. This would apply to possibly whenever properties are maybe annexed into the town. Sue explained what the Atty. said; he disagrees with the fact that they use the terminology, manufactured that used to be called Mobile... The Atty. Said they is an error, it confuses people... a discussion on a better explanation. Sue read the full definition they corrected... More discussion on the exact verbiage...More discussion on definitions in other places referring to manufactured/Mobile homes.
  - b. Title six reviews—in process – put together a workshop.
  - c. Demolition – in process, need to get John Lynch's info - workshop
  - d. Temporary structures – in process - need to get John Lynch's info - workshop
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: Don July, second meeting
    - ii. P&Z Report Chairman (due 6/8) May Newsletter (due 6/15/17).
  - b. Member Opinions/Comments.
    - i. Don – town Building permits, is The Town exempt from building permits? Discussion The Town came to us about the shop and other buildings. Town

may be exempt from building permit fees....Don questioned why they didn't get a permit for the Dog Park, Lee stated they did not get a permit for the Dog pound, or whatever it is... also needed a variance too big for a dog run...just a question.

10. Items turned over to Council for completion – none

11. Recap action items for next Board meeting

- a. Set up date for workshop, Tues 6/13 10:30 check with office (-Ed)... just P&Z
- b. Sue to call Ed to see if she is available for workshop.
- c. Ed - Follow-up on Bucket list
- d. Get everyone a paper copy of Ordinances in question
- e. Check on –modular home Ponderosa
- f. Sue – make an appt. for Dolores Albers prospective Board member

12. Motion to Adjourn.— Lee Moved to adjourn, –Don 2<sup>nd</sup> ayes unanimous

13. Next Regular Board meeting—Wed. 6/21/17 5PM