

The Town of
Star Valley Ranch, Wyoming
PLANNING AND ZONING BOARD MEETING MINUTES
September 28, 2022

Present-

Mike Black-Board Chair
Brady Bitter- Board Member
Dolores Albers- Board Member
Gordon Howe- Board Member
Kathy Daulton- Board Member
Tyler Gomez- Board Member
Gina Campbell- Clerk

Guests-

Mike Wardle- Star Valley Ranch Association Representative
Daren Housley- Contractor
David Allred- Contractor

1. **Call to Order 5:03 pm** – Mike Black calls to order- a quorum is present.
2. **Approval of Agenda** – September 28, 2022- Kathy motions to approve, Gordon 2nd, Ayes unanimously. Motion passes.
3. **Approval of Minutes** – Minutes for September 14, 2022- Delores motions to approve, Kathy 2nd, Ayes unanimously. Motion passes.
4. **Recognize Special Guest(s)**- Mike Wardle- Star Valley Ranch representative

5. **Action Items:**

Permits

Single Family Residences:

- Currey- 297 Ridgecrest Dr. Plat 13 Lot 35- Motion to approve with redline on driveway width of garage, or 29 ft.
 - Gordon motions to approve, Delores 2nd, Ayes unanimously. Motion passes.
- Ditsworth- Permit #22-009 Transfer – 361 Evergreen Dr. Plat 1 Lot 49. Requesting to transfer permit to 391 Aspen Way Plat 2 Lot 53- Motion to approve based on temporary construction driveway on 361 Evergreen being removed prior to homeowner selling it. Also has redline on driveway width.
 - Kathy motions to approve, Gordon 2nd, Ayes unanimously. Motion passes.

Expired Permits

- Staley- 420 Vista West Dr. Plat 10 Lot 49- Motion to approve new permit.
 - Gordon motions to approve, Tyler 2nd, Ayes unanimously. Motion passes.
- Dennett- 58 Cottonwood Ln. Plat 3 Lot 92- Motion to approve new permit.
 - Gordon motions to approve, Delores 2nd, Ayes unanimously. Motion passes.
 - Board made sure to note no one is to live in or rent the home until a Certificate of Occupancy has been issued. Homeowner agreed

Fence

- Marugg/Pon- 167 Barberrry Way Plat 5 Lot 20- Motion to approve
 - Kathy motions to approve, Tyler 2nd, Ayes unanimously. Motion passes.

Deck/Porch

- Train- 75 Chokecherry Dr. Plat 3 Lot 108- Motion to table until they get the correct application and complete information
 - Kathy motion to table, Delores 2nd, Ayes unanimously. Motion passes.

Roof Pitch Adjustment

- Crossland- 4227 Spurwood Dr. Plat 8 Lot 37- Motion to approve change in roof pitch due to change in foundation because of slope of property.
 - Gordon motions to approve, Delores 2nd, Ayes unanimously. Motion passes.

6. **Review action items from last meeting-** N/A

7. **Citizen Input to the Board for items not on the agenda-** N/A

8. **Information/ Discussion Items-**

- Hiatt deck concerns- Mike is concerned a small 2 corner deck repair has turned into a larger scale structural modification
- Driveway concerns- Brady said he is concerned about the way the definition of the width of a driveway reads in the ordinance and how it is in several spots in our ordinances. This is one of many concerns he has over the clarity of driveways and the definition of them. Also, it raised a lot of questions about how the driveway and how it interacts with the right-of-way permit. Some of the questions include the following:
 - He raised the question of should we be even regulating them at all?
 - Should we just regulate the abutment to the road or only ones that have a resurfacing with a different material or do we still require a permit for all driveway work?
 - Should they all get require inspections? Who is going to inspect them?
 - Should a right-of-way permit be included in the driveway permit?
- The board determined they need to take a closer look at the ordinances that include driveways, look at the current driveway permit application, and how the right-of-way ordinance permit may need (or not need) to be included and then have a workshop. After the workshop they will make some suggested ordinance changes and advice the Council of their suggestions.

9. **Comments/ matters from the board-**

10. **Items turned over to Council for Completion-** N/A

11. **Recap action items for next board meeting-** Train's tabled application if completed and turned in

12. **Motion to adjourn- 6:16 PM** – Kathy motions, Gordon 2nd, Ayes Unanimously. Motion passes.

Next Regular Board Meeting – Wednesday October 12, 2022