

The Town of
Star Valley Ranch, Wyoming
PLANNING AND ZONING BOARD MEETING MINUTES
August 10 2022

Present-

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

Guests-

Taylor Ellis Town- Town Council Liaison
Carolyn Thacker- Star Valley Ranch Association Representative
Mike Stephenson- Homeowner- Building Permit
Kristin and Hans Addicks- Homeowner- Variance Request on Garage Size
Gregg Hokanson and Kathleen Ash- Homeowner- Building Permit Extension
Kassandra Hincks- Homeowner- Building Permit
Kory Robison- Homeowner- Homeowner- Building Permit
Tyler Wolfley- Contractor with homeowner

1. **Call to Order 5:00 pm** – Mike Black calls to order- a quorum is present.
2. **Approval of Agenda** – August 10, 2022- Kathy motions to approve, Brady 2nd, Ayes Unanimous.
3. **Approval of Minutes** – Minutes for July 27, 2022- Delores motions to approve, Gordon 2nd, Ayes Unanimous.
4. **Recognize Special Guest(s)**- Taylor Ellis- councilman, Carolyn Thacker- Star Valley Ranch representative
5. **Action Items:**

Permits:

Deck Renovation:

- Wiltse-Hiatt- 188 Ridgecrest Dr. - Plat 14 Lot 78-
 - Gordon motions to approve, Kathy 2nd, Ayes Unanimous

Single Family Residences:

- Stephenson- 15 Hardman Cir. - Plat 18 Lot 49-
 - Kathy motions to approve, Delores 2nd, Ayes Unanimous
- Hansen (Nalu Holdings, LLC) - 266 Walnut Dr. - Plat 10 Lot 16-
 - Brady motions to approve, Kathy 2nd, Ayes Unanimous
- Robison (Robison Invest. Group, LLC) - 11 Piute Dr. - Plat 20 Lot 105-
 - Mike mentioned it needs the corner markers done. Tyler Wolfley from Altitude Building Systems said he has spoken to Surveyor Scherbal and is on the schedule they are just backed up, but it will be done prior to start of the project. –
 - Kathy motions to approve based on the stakes being done prior to start of project, Delores 2nd, Ayes Unanimous
- Hincks- 152 Porto Rd. - Plat 18 Lot 122-
 - Informed them they need to take one foot off each side of driveway, and it has been redlined on the plot plan. Homeowner agreed. –
 - Brady motions to approve, Delores 2nd, Ayes Unanimous
- Roberts - 676 Alpine Way - Plat 14 Lot 002-

- Motion to approved based on new wind speed calculations and driveway redlines-
 - Kathy motions to approve, Brady 2nd, Ayes Unanimous

Permit Extension

- Hokanson- 75 South Forest- Plat 22 Lot 024-
 - Gordon motions to approve, Delores 2nd, Ayes Unanimous.

6. Review action items from last meeting-

- Addicks garage variance request- Councilman Ellis brough up wording in Ordinance §154.083 Variance Requests and Appeals Procedures Section (B) (2) subsection (c) which states: *“Strict application is unreasonable. The special circumstances and conditions are such that strict application of the regulations would either deprive the applicant of reasonable use of the land or building or create hardship on the landowner far greater than the protection afforded to the community by the regulation sought to be varied.”* Based upon that information the board decided to make a motion- motion to approve garage size variance based on unreasonable hardship on the landowner. Also, with redline of driveway and wind calculation packet-
 - Gordon motions to approve, Delores 2nd, ayes Unanimous.

7. Citizen Input to the Board for items not on the agenda- None

8. Information/ Discussion Items- Tyler Gomez would like to move permit remove to Fridays at 10:00 am due to work issues. Everyone agreed that would work. Gordon can not make that but is OK with coming at another time.

9. Comments/ matters from the board- Mike Black brought up concerns about driveway permits and how he been getting information that driveway permits are not needed. He clarified permits are needed for driveways due to Ordinance §154.072 (B). Gina Campbell, Brady Bitter and several other shared concerns that there are more concerns surrounding the driveway permits especially since the introduction of the new Right-of-way permits. There seems to be some confusion if the Right-of-way permit is to replace the current driveway permit application or is it needed in addition? The consensus is a larger discussion is needed and clarification is needed.

10. Items turned over to Council for Completion- Ordinance §2022-14 (A) has finally approved with wording staying the same, “design professional” will be staying in.

11. Recap action items for next board meeting- We need to get together and discuss driveway permits and Right-of-way permits

12. Motion to adjourn 5:51 PM – Gordon motion to approve, Delores 2nd, Ayes Unanimous.

Next Regular Board Meeting – Wednesday September 14, 2022