

The Town of
Star Valley Ranch, Wyoming
PLANNING AND ZONING BOARD MEETING MINUTES
December 13, 2023, **DRAFT**

Present-

Mike Black- Board Chairman
Dolores Albers- Board Member
Kathy Daulton- Board Member
Larry Johnson- Board Member
Lynn Updike- Board Member
Gina Campbell- Clerk

Guests-

Brady Bitter- Building inspector
Kathleen Buyers- Mayor, Town of Star Valley Ranch
Mike Wardle- Star Valley Ranch Association Liaison
Junior Larson-Frontier Development
Chase and Chris Hymas- Homeowners

- **Call to Order-** 5:02 pm Mike Black calls the meeting to order- a quorum is present.
- **Approval of Agenda-** Agenda for December 13, 2023 – Kathy motions to approve, Dolores 2nd, ayes unanimously. Motion passes.
- **Approval of Minutes** – Minutes for November 8, 2023- Dolores motions to approve, Kathy 2nd, ayes unanimously. Motion passes.
- **Recognize Special Guests-** Kathleen Buyers- Town of Star Valley Ranch Mayor, Brady Bitter- Town of Star Valley Ranch Building Inspector, and Mike Wardle- Star Valley Ranch Association Liaison.
- **Action Items:**

Permit Review:

Structural Modification

A). Luer, Jeffery & Terry 360 Ridgecrest Drive – Plat – 14 Lot 85-

Lynn motions to approve, Kathy 2nd, ayes unanimously. Motion passes.

Permit Extension

B). Crosland, Russel & Lisa 227 Spur Wood Drive – Plat 8 Lot 37-

Lynn motions to approve, Dolores 2nd, ayes unanimously. Motion passes.

Fence Permit

C). Howe, Ricky Lee & Candy- 15 Vista East Dr.- Plat 9 Lot 31 and Lot 32- This fence application was originally brought to the Board at the 9/27/23 meeting and the homeowners were told they could not put up the fence on the two lots, they would need to combine them. They said they had intended to do so eventually anyway and would start the process. The permit was not officially voted on and denied until the 10/11/2023 meeting. The homeowners appealed the decision to the Town Council at their 11/14/2023 meeting who felt the ordinances did not preclude them from placing the fence on the two lots as they proposed, nor did our legal counsel. They voted to send it back to the P&Z Board for review and their vote as they have the final decision.

Mike motions to deny based on §154.115 (A) & 154.115 (B), 2nd, ayes unanimously.

Motion passes. The permit application is denied.

- **Review action items from the last meeting-** N/A
- **Citizen Input to the Board for items not on the agenda-** N/A
- **Information/ Discussion Items-** Brady Bitter, Town Building Inspector, reminded the Board he wanted to go over the calculations model Merrit Mavy has provided him with to use to calculate spans for simple decks and roofs using rafters, (joists and beam tables) so we could decide if it is something we would feel comfortable with using instead of full structural drawings for some decks and roofs. Brady also mentioned we need to see if something like this is even allowed per the Town ordinances. Planning and Zoning Clerk Gina Campbell also pointed out the discussion needs to include the administrative workload aspects of this decision as well. A meeting was set for January 24th before the January 24th regularly scheduled Board Meeting at 4:00 pm.
- **Comments/ matters from the board-** N/A

- **Items turned over to Council for Completion-** The Board turned in some updates to ordinances for the Council to review. Mayor Buyers said they did review it and have a special work session scheduled just to review ordinances next month.
- **Recap action items for the next board meeting-** N/A
- **Motion to adjourn-** 5:45 pm- Dolores motions to adjourn, Kathy 2nd, ayes unanimously. Motions passes.

Next Regular Board Meeting – January 10, 2023