

The Town of  
Star Valley Ranch, Wyoming  
**REGULAR PLANNING AND ZONING BOARD MEETING MINUTES**  
February 14, 2024, 5:00 PM **DRAFT**

1. Call to Order- 5:05 PM

A. Roll Call: Board Members and Staff

1. Mike Black-Chairman
2. Larry Johnson- Member
3. Gina Corson-Clerk

B. Roll Call: Guests

1. Brady Bitter-Town Building Inspector
2. Ruzena Rok- Council Liaison

2. Adopt Agenda

- Kathy moved to approve the agenda, Larry seconded, all ayes.

3. Approval of Minutes of the January 10, 2024, meeting

- Kathy moved to approve the minutes, Larry seconded, all ayes.

4. Recognize Special Guest(s)

- A. Brady Bitter-Town Building Inspector
- B. Ruzena Rok- Council Liaison

5. Action Items

A. Single-family Residential – Baten, Ubaldo Vincente, - 99 Walnut Drive- Plat 10, Lot 028-

1. The applicant first applied in 2017 and the original plans only had to comply with 2006 IRC & IBC codes. Current Town Ordinances require plans to comply with 2018 IRC and IBC codes therefore- Kathy moved to deny the application until the applicant can have the plans certified and stamped as compliant with 2018 IRC & IBC codes from a Wyoming-certified Engineer. Larry seconded, all ayes.

B. Accessory Building – Bucher, Allen- 365 Cedar Creek Drive- Plat 16 Lot 065-

- Kathy moved to approve with the eaves redlined at 18-inch minimum and the windspeed being updated to 115 mph, Larry seconded, all ayes.

6. Review Action Items from the Last Meeting-

- A. Brady Bitter asked the Board if they had any input or feedback on the presentation, he made on using the structural calculations tool decks instead of having citizens take deck plans to an engineer. Mike Black asked him to draft a proposal to present to the Council.

7. Citizen Input to the Board- N/A

8. Information/ Discussion Items- N/A

9. Comments/ Matters from the Board- N/A

10. Items to be Turned Over to Town Council –

- A. Councilman Rok updated the board about the fence ordinance updates. It has been determined it is hard to define and enforce temporary fences, other than the ones to be used for construction sites, therefore the Council has decided to leave them out of the ordinances for the time being.
- B. Many concerns have been raised over the design and ensuing privacy issues with the pole barn or “barndominiums” style homes that have been being built within Town lately. The Council and Mayor are looking at some other Towns and their laws on how they have addressed similar concerns to see if they could be used in our municipality.

11. Recap Action Items for the Next Board Meeting- Brady Bitter will have a draft of the proposal for Council of the deck structural calculations changes.

12. Adjournment- 5:46 PM

- Kathy moved to adjourn, Lynn seconded, all ayes.

Next Regular Scheduled Meeting- February 28, 2024, 5:00 PM