

The Town of
Star Valley Ranch, Wyoming
REGULAR PLANNING AND ZONING BOARD MEETING MINUTES
June 26, 2024, 5:00 PM **DRAFT**

1. Call to Order- 5:08 PM

A. Roll Call: Board Members and Staff

1. Kathy Daulton- Acting Chair
2. Mike Black- Board Chairman- Via ZOOM
3. Larry Johnson- Member
4. Dolores Albers- Member
5. Gina Corson-Assistant Clerk

B. Roll Call: Guests

1. Jeremy Peterson- Homeowner/applicant
2. John McDaniel- Homeowner

2. Adopt Agenda- June 26, 2024-

- Dolores moved to approve the agenda, Larry seconded, all ayes. Motion passes.

3. Approval of Minutes of June 12, 2024-

- Dolores moved to approve the agenda, Larry seconded, all ayes. Motion passes.

4. Recognize Special Guest(s)-

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

5. Action Items-

A. Single-family Residential-

1. Peterson, Jeremy and Sara- 326 Ponderosa Dr. - Plat 18 Lot 022-

- Larry moved to approve but hold the permit until the applicant provides the Town with the stamped updated wind speed calculation. Dolores seconded the motion, all ayes. Motion passes.

B. Extension of Building Permit-

1. 22-009 Ditsworth, Brad- 391 Aspen Way - Plat 2 Lot 53- Single-family Residence

- Larry moved to approve the permit, Dolores seconded the motion, all ayes. Motion passes.

C. Extension of Building Permit AND Extension of Temporary Certificate of Occupancy-

1. 22-014 Rosenbaum, Jonathan-100 South Forest- Plat 22 Lot 52- Single-family Residence
 - Larry moved to approve the permit and extension of Temporary Certificate of Occupancy until the date extension permit expires, Dolores seconded the motion, all ayes. Motion passes.
2. 22-25 Tucker, Justin- 5185 Muddy String Rd.-Plat 20 Lot 87- Single-family Residence
 - The Building Inspector thinks the applicant will finish the project prior to their July 13th permit expiration date. If not, they can reevaluate the status at the July 10th meeting and vote on the extension permit request at that meeting.
 - Dolores moved to approve the table of the permit extension request but approved an extension of Temporary Certificate of Occupancy until the date the permit expires, Larry seconded the motion, all ayes. Motion passes.

D. Deck Permit-

1. Carpenter, Alana- 332 Choke Cherry Dr.-Plat 03 Lot 028-
 - Deck is a simple construction and is only 12 inches off the ground.
 - Larry moved to approve, Dolores seconded the motion, all ayes. Motion passes.

E. Roof-in-kind-

1. Rovell, Arne- 18 Spruce Dr.-Plat 02 Lot 043-

- Larry moved to approve, Lynn seconded the motion, all ayes. Motion passes.

F. Accessory Building-

1. Shalata, Steven and Tina- 174 Porto Rd.-Plat 18 Lot 123-

- Larry moved to approve, Lynn seconded the motion, all ayes. Motion passes.

G. Driveway-

1. Smith, Carole ROW-DW 185 Choke Cherry Dr. – Plat 03 Lot 103-

- Lynn moved to approve, Larry seconded the motion, all ayes. Motion passes.

6. Citizen Input to the Board- N/A

7. Information/ Discussion Items-

- Councilman Rok asked if Dolores and Larry went to look at the proposed location for Chiles' solar panel's variance request. They said they didn't have any objection to the proposed location.
- Chairman Black voiced concerns regarding the storage systems and wanted to see if Lower Valley Energy had any rules they needed to follow. He requested that a Solar Engineer provide the Town with Schematics and calculations on the amount of energy it will collect and store.
- The Building Inspector questioned if that was a duplicate effort if the company installing them is certified and has those items can we request it from them if available?
- The Board asked if the Assistant Clerk would ask Mr. Chiles if the company had any of those items and review them before making a final decision.
- The Assistant Clerk will speak with Lower Valley Energy to see if they have any concerns or rules Mr. Chiles and his installation company may need to be aware of.
- Councilman Rok stated she would like to get the information to the Council before their next Council Meeting on July 9th so it can be discussed at their workshop.

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

9. Items to be Turned Over to Town Council –

- Information on Chiles Solar Panel Variance Request if its provided to Councilman Rok in time.

10. Recap Action Items for the Next Board Meeting- N/A

11. Adjournment- 5:46 PM

- Dolores moved to adjourn, Larry seconded, all ayes.

Next Regular Scheduled Meeting- July 10, 2024, 5:00 PM