

The Town of
Star Valley Ranch, Wyoming
REGULAR PLANNING AND ZONING BOARD MEETING MINUTES
July 10, 2024, 5:00 PM **DRAFT**

1. Call to Order- 5:08 PM

A. Roll Call: Board Members and Staff

1. Mike Black- Board Chairman
2. Kathy Daulton- Member
3. Larry Johnson- Member
4. Gina Corson-Assistant Clerk

B. Roll Call: Guests

1. David Stoker- Homeowner/applicant
2. Matthew Melby- Homeowner/applicant
3. Chuck Wasserloos- Homeowner/applicant
4. Michael Luthi- Homeowner/applicant
5. Diane Caress- Homeowner

2. Adopt Agenda- July 10, 2024-

- Lynn moved to modify the agenda to remove Justin Tucker's extension application. Mr. Tucker passed his final before the meeting, and approve the modified agenda, Larry seconded, all ayes. Motion passes.

3. Approval of Minutes of June 26, 2024-

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

4. Recognize Special Guest(s)-

- A. Brady Bitter-Town Building Inspector
- B. Ruzena Rok- Star Valley Ranch Town Council Liaison
- C. Mike Wardle- Star Valley Ranch Association Liaison

5. Action Items-

A. Single-family Residential-

1. Melby, Matthew- 40 Green Canyon Rd. Plat 09 Lot 085-

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

2. Stoker, Jarilyn, and David- 176 Middle Branch Dr. Plat 17 Lot 040-

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

B. Extension of Building Permit-

1. #22-038 Wasserloos, Chuck- 55 W Forest Dr. Plat 22 Lot 027- Roof
Extension on garage and home-

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

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

- ~~1. #22-025 Tucker, Justin 5185 Muddy String Rd. SFR 20-87- Single-family Residence~~

D. Deck Permit-

1. Smith, Edward- 246 Redwood Dr. Plat P07 Lot 074-

- The building inspector wants to clarify the joist size they are using and if they will be reusing the outside beams.
 - Kathy moved to approve the permit pending the owner or contractor clarifying this information and providing it to the Planning and Zoning Clerk, Larry seconded the motion, all ayes. Motion passes.

2. Bitter, Brady- 124 Alta Dr. Plat 16 Lot 068-

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

E. Driveway-

1. Luthi, Michael, and Randi- 55 Piute Plat 20 Lot 103-

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

6. Citizen Input to the Board-

- Diane Caress asked the board to consider giving her a 2-week extension on their building permit. They had a final inspection 7/9/2024 and thought they would pass because they fixed the few items the inspector had asked them to do but, when he

came and did the inspection, he found a few more items that would take them a week or two.

- Lynn moved to approve a 2-week extension of their permit, Larry seconded the motion, all ayes. Motion passes.

7. Information/ Discussion Items-

- Councilman Rok said the council discussed Jeremy Chiles solar panel application and wanted him to provide an updated site plan to scale. They are concerned about the amount of space they are going to take up.
- Councilman Rok mentioned the resident complaining about her neighbor's accessory building in the setbacks received the information from the water master and seems to be satisfied with the response.

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

9. Items to be Turned Over to Town Council – N/A

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

11. Adjournment- 5:24 PM

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

Next Regular Scheduled Meeting- July 24, 2024, 5:00 PM