

MINUTES FROM THE AFTON PLANNING AND ZONING MEETING
JUNE 10, 2019
7:00 P.M.
AFTON TOWN HALL

Chairman Hunky Dory called the regular meeting of the Afton Planning and Zoning Board to order. He introduced Planning and Zoning Board Members present: Gay Petersen and Rick Merritt, and excused Board Members Lee Schwab and Larry Call. Others present were Town Employees Heather Warren and Sadie Phillips, Town Administrator Violet Sanderson, Town Councilmembers Abby Johnson, Mayor JC Inskeep, Marlowe Scherbel, Russ and Leslie Gardner, Dustin Burton and Hal Titensor. David Jackson and Scott Dierdorff joined via telephone.

At the call of Chairman Dory, Ms. Petersen made a motion to accept the minutes from the May 13, 2019 Planning and Zoning Meeting. Seconded by Mr. Merritt. Motion carried.

Cranney Family Trust / Heap Family Trust Rezone & Minor Subdivision

Mr. Marlowe Scherbel presented applications for a Rezone and Minor Subdivision for HK and Nancy Cranney Family Living Trust and Darwin Jeffrey Heap and Jennifer Heap Revocable Family Trust. Ms. Nancy Cranney would like to divide her property of approximately 38 acres into two (2) subdivision lots along with adjusting the boundary line with adjoining property owners, Jeff and Jennifer Heap. The property is located on the south side of Papworth Lane and is approximately 1,770 feet west of the intersection of Papworth Lane and US Highway 89. The property is currently within the Agriculture, Conservation and Recreational Zone. They also wish to rezone the property to MCI – Mixed Commercial and Industrial and R-1 Detached Single Family Residential. The zone change portion of the property is being made to allow the expected uses by the potential buyer of the property, R.A.I.N. Fire, Inc.

Mr. Jackson and Mr. Dierdorff explained that their business R.A.I.N. Fire is for a maintenance facility for Fire Hawk Helicopter Firefighting units and will house ten (10) units. They stated that they plan to design it with a rustic appeal to blend with the area. It will have a corporate hanger with an office and out buildings that will house fire trucks. There will be a training and maintenance facilities with the employee home base being located here. They stated that they are working with the airport and will fly from the existing airport runways.

It was asked if this would be a seasonal type business. Mr. Jackson stated that it will be year-round as they will be contracted on fires all over the United States and out of the country as well. They chose Wyoming as their home base location because it is a 6-hour flight to San Diego and a 6-hour flight to Seattle, so it is central to all of the western United States. They will have contracts with the Forest Service, Land Managements and Municipalities.

The flight pattern was discussed. It was stated that the flight patterns would be the same as the airport and they would use the runways to take off and land.

Mr. Merritt asked how many employees the company would have. Mr. Jackson stated that there would be 350 to 450 employees, however most would work outside of the valley with only approximately 50 employees on location. The business plan is a 5 to 10-year plan to build the business to that many employees; and it would take 4 to 5 years to get the full amount of aircraft that the business plan is projecting. They explained that the production for the helicopters takes a lot of time and they are on waiting lists to have their aircraft built.

Mr. Dierdorff stated that it is a veteran owned company and they are hoping to employ retired military pilots and employees. They want to be very community oriented and hold a youth camp and do internships for High School students.

Mr. Russ Gardner said that they are excited for the potential and it will be a great support for the Afton Airport.

Ms. Petersen asked about the noise level of the helicopters. Chairman Dory stated that the military Blackhawks are very quiet for their size. Mr. Jackson stated that the F71 Fire Hawk Helicopters are quieter than most helicopters. They have analyzed the valley and feel the helicopters can be in and out of the valley at a higher elevation that will also help with the noise. They stated that all operations will be during daytime hours, and not at night.

Motion:

At the call of Chairman Dory, Ms. Petersen made a motion to recommend approval of the Rezone Application with the findings and conditions.

- Findings of Approval A. through C.
- Conditions of Approval 1. Through 2.

FINDINGS OF APPROVAL:

- A. The proposal is consistent with the procedural requirements outlined in Chapter 2 of the Afton Land Development Code, Zone Change Process.
- B. The proposal is consistent with the future commercial and industrial floor space demand discussed in Chapter 3 of the Town of Afton Municipal Master Plan.
- C. The proposal will not overburden the existing utility infrastructure for water and wastewater and would not require the Town to take on any additional roads.

CONDITIONS OF APPROVAL:

1. Significant alterations to the Preliminary Plat shall require additional permitting.
2. Developer shall provide a plan of the proposed land use development concept.

Motion seconded by Mr. Merritt. Motion carried.

Motion:

At the call of Chairman Dory, Mr. Merritt made a motion to recommend approval of the Minor Subdivision Application with the findings of approval.

- Findings of Approval A. through D.
- Conditions of Approval 1. Through 2.

FINDINGS OF APPROVAL:

- A. The proposal is consistent with the procedural requirements outlined in the Afton Land Development Code, Section 17-2-4.2. Minor Subdivision Review and Approval Process.
- B. The proposal is consistent with the discussion in Chapter 3 of the Town of Afton Municipal Master Plan outlining potential need for new non-retail Commercial enterprise floor space demand outlined.
- C. The proposal is consistent with the provisions in the Afton Land Development Code, including:
 - a. Chapter 3, Consistency of proposed land uses to permitted uses, minimum lot sizes, densities, and accessory uses outlined in the Afton Zoning Regulations.
- D. The proposal is consistent with the subdivision development standards and design criteria outlined in Chapter 5 of the Afton Land Development Code.

CONDITIONS OF APPROVAL:

1. Significant alterations to the Preliminary Plat shall require additional permitting.
2. Final subdivision plat shall be filed within two years from the date of approval.

Motion seconded by Ms. Petersen. Motion carried.

LCSD#2 / Swift Creek High School – Commercial Building Permit

Mr. JC Inskeep, acting on behalf of the Lincoln County School District #2 presented a Commercial Building Permit application for Swift Creek High School. He explained that the Bridges Academy program utilizes the same building and they are needing to do an interior remodel for better accommodations. They are proposing to remodel the existing locker room and transfer it into bathrooms, a kitchen and laundry facility.

It was discussed that there was no external expansion of the building, only the interior changes to the walls, plumbing and electrical.

Motion:

At the call of Chairman Dory, Ms. Petersen made a motion to approve the Commercial Building Permit Application. Motion seconded by Mr. Merritt. Motion carried.

LCSD#2 / Star Valley High School – Commercial Building Permit

Mr. JC Inskeep, acting on behalf of the Lincoln County School District #2 presented a Commercial Building Permit application for Star Valley High School. He explained that they have received funding for the High School Career Technology Education Program to build an addition to the High School to house an automotive facility. The building will have garage doors on both sides to be able to drive through and will be designed to match the façade of the school. There will be no plumbing, only electrical and heating; the State Fire Marshall has approved the building plans.

Mr. Inskeep stated that the construction of both permits has already began, as obtaining the building permits was an oversite. He understands that there are rules and regulations that need to be abided by and so if there are fines associated with beginning construction without a permit that the School District will pay them or do whatever they need to make it right. It was discussed and stated that any enforcement would be up to the Town Zoning Administrator.

Motion:

At the call of Chairman Dory, Mr. Merritt made a motion to approve the Commercial Building Permit. Motion seconded by Ms. Petersen. Motion carried.

Dustin Burton

Mr. Dustin Burton stated that he has not formally filed any applications, he is just wanting to get thoughts and opinions of the Planning and Zoning Board regarding a proposed project. He stated that his mother owns the property on Burton Lane across from Sessions Lane. The property is currently zoned Agriculture; however, they are looking at the possibility of rezoning it to R3 Multi Family Residential and building multi-family housing. He explained that it is across the street from the Kennington 8-Plex Apartment Building and Sessions Trailer Court which is all already zoned R3. Mr. Burton stated that their property that they wish to develop is the location of the old Hi Mountain Floral; they would remove the old brown building and place 4-single family dwellings. They would be individual units each with a carport.

Discussion was held regarding if the property would be kept one lot or divided so each unit was on its own lot. Mr. Burton stated that he does not want to divide the property, just have the individual units on the same lot. He said it is 1.25 acres and he would lay out the project so that each unit had green space and open space.

Discussion was held on whether or not it would be spot zoning if this property were changed to R3. Chairman Dory stated that he did not feel it would be a spot zone as it would be across the street from an existing R3 zone and the majority of the land use in that area is multifamily.

Water and sewer was discussed. It was stated that Mr. Burton would have to speak to the Utility Board regarding water connections and sewer is not available in that area so he would have to go through Lincoln County for a septic system.

Ms. Petersen stated that she did not see any concerns with the project concept as it would fit in with the existing neighborhood. Mr. Merritt stated that he did not see any issues either as long as all Land Use regulations were met.

Other Planning Business

Town Councilmember Abby Johnson stated that she has removed a shed on her property, the concrete slab that it was on is located on the property line with no setbacks. She asked if she could

rebuild on the same concrete slab or if it would need to be moved to meet setback requirements. It was stated that if it is on the same footprint as the old shed it could be rebuilt. After further discussion it was determined that the shed was less than 600 square feet and would not need to be permitted.

At the call of Chairman Dory, Mr. Merritt made a motion to adjourn. Seconded by Ms. Petersen. Motion carried.

Minutes Approved By:

Date:

/s/ Heather Warren, Treasurer