



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: February 25, 2020</p> <p>Item #: P21-043</p> <p>Planner: Paul Anthony</p> <p>Phone: 733-0440 ext. 1303</p> <p>Email: panthony@jacksonwy.gov</p> <p>Owner: Kirk and Cindy Stone PO Box 1280 Jackson, WY 83001</p> <p>Applicant: Hoyt Architects – Brett Bennett PO Box 7364 Jackson, WY 83002</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Pre-Application Conference for the property located at 560 W. Broadway Avenue, legally known as, LOT 1, STONE ADDITION</p> <p>For questions, please call Paul Anthony at 307-733-0440, x1303 or email to the address shown to the left. Thank you.</p>
<p>Please respond by:</p> <p>March 17, 2021 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
panthony@jacksonwy.gov



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

_____ Physical Development Permit	This pre-application conference is:
_____ Use Permit	_____ Required
_____ Development Option or Subdivision Permit	_____ Optional
_____ Interpretations of the LDRs	_____ For an Environmental Analysis
_____ Amendments to the LDRs	_____ For grading
_____ Relief from the LDRs	
_____ Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to tstolte@jacksonwy.gov) of the submittal packet.

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- _____ Existing property conditions (buildings, uses, natural resources, etc)
- _____ Character and magnitude of proposed physical development or use
- _____ Intended development options or subdivision proposal (if applicable)
- _____ Proposed amendments to the LDRs (if applicable)

_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- _____ Property boundaries
- _____ Existing and proposed physical development and the location of any uses not requiring physical development
- _____ Proposed parcel or lot lines (if applicable)
- _____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Date: February 24, 2021

Hoyt Architects

PO Box 7364

Jackson, WY 83002

Contact: Brett Bennett 307.733.9955 (brettb@hoytarchitects.design)

PAP Request Narrative: Cowboy Gas

TOJ Zoning: CR-3 with Partial NRO Overlay

Hoyt Architects have been requested to develop drawings for a future renovation at 560 West Broadway. As a result, we have reviewed CR-3 zoning, the NRO overlay, and discussed the project with the Town of Jackson Planning Dept. Since this building was constructed prior to the current LDR's there are a number of non-conformities and we feel it is in everyone's best interest to have a pre-application conference before moving forward with permit submittals.

Existing Conditions:

Presently, there are (4) one-bedroom apartments on the second floor and (1) two-bedroom apartment in the basement. The ground floor consists of a retail sales area supporting existing retail sales of fuels. The owner has mentioned that Mountain Burger Hut used to be located in the building and more recently, a Pawn Shop has occupied a portion of the ground floor.

Proposed Renovation Plans:

Hoyt Architects have been asked to provide drawings to accommodate the following:

1. To remain within the existing retail use, a deli with ancillary seating occupying a portion of the ground floor is proposed. Adding a deck to the east has been discussed contingent on reviewing the existing non-conformities. To remain within the deli model, all menu items would be considered take-out and the owner is pursuing a retail or limited retail liquor license.
2. To support the deli, a commercial kitchen is proposed. Menu items are unknown at this time but may include burgers, salads, sandwiches, fried items, etc.

As a discussion point, the Base Camp in Wilson and Creekside Deli in Jackson have been referenced in relation to this project.

3. The remaining portion of the ground floor would remain as a retail-use for convenience store items, food store items, and fuel sales.
4. An exterior remodel is also proposed to include new windows, siding, roofing, decks, and guard rails.
5. The existing apartments have been discussed and the owner is considering options such as a cosmetic remodel, full remodel, or the possibility of replacing them with offices. To help with this decision, we are requesting the Town of Jackson Planning Dept. assists us in confirming the number of housing credits that could be applied to this property.

6. It is our understanding that a Restaurant/Bar use for this property would trigger a Change of Use Permit but the deli/take-out model with ancillary seating and retail sales fall within the existing use and would not require a Change of Use Permit. With a Change of Use Permit not being required, we would only submit for a Building Permit and DRC as required.
7. Any additions to the existing structure are contingent on reviewing the existing non-conformities and we are interested in reviewing the addition subject during the PAP conference.

List of Apparent Non-Conformities:

1. Gas stations are no longer allowed in this zone so the use is nonconforming.
2. The building and canopy above the gas pumps appear to be nonconforming.
3. First 20-feet of the property is required to be landscaped.
4. There is a 24-foot max curb cut allowed which appears to be exceeded. It is our understanding that WY DOT and the Town of Jackson most recently worked on the curb cuts during the pathway improvement project. The west curb cut overlaps the 570 W Broadway property and creates traffic problems when vehicles exit the curb cut just north of the car-wash at 570 W Broadway.
5. There are parking setbacks that aren't being met.

Non-conforming uses can continue as long they are not increased per LDR Div. 1.9.

Partial NRO:

When reviewing the NRO overlay, it is apparent that this property is not entirely contained within the NRO boundary and we would like to discuss the impact of this during the PAP Conference.



Name
Date
Page 3

References Included:

1. Survey
2. SP101 Existing Site Plan
3. A001 Existing Floor Plans
4. CR-3 Zoning

We hope that the information provided allows for a productive PAP conference.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Bennett". The signature is stylized with a horizontal line and vertical strokes.

Brett Bennett / Hoyt Architects

LETTER OF AUTHORIZATION

STONE, KIRK L. & CINDY

, "Owner" whose address is: _____

PO BOX 1280, JACKSON, WY 83001-1280

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

(STONE, KIRK L. & CINDY)

, as the owner of property

more specifically legally described as: LOT 1, STONE ADDITION Parcel: 22-41-16-33-1-49-001

(If too lengthy, attach description)

HEREBY AUTHORIZES

Hoyt Architects LLC, PO Box 7364, Jackson, WY 83002

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: owner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming

)

)SS.

COUNTY OF Teton

)

The foregoing instrument was acknowledged before me by Kirk Stone this 23 day of Feb, 2021.

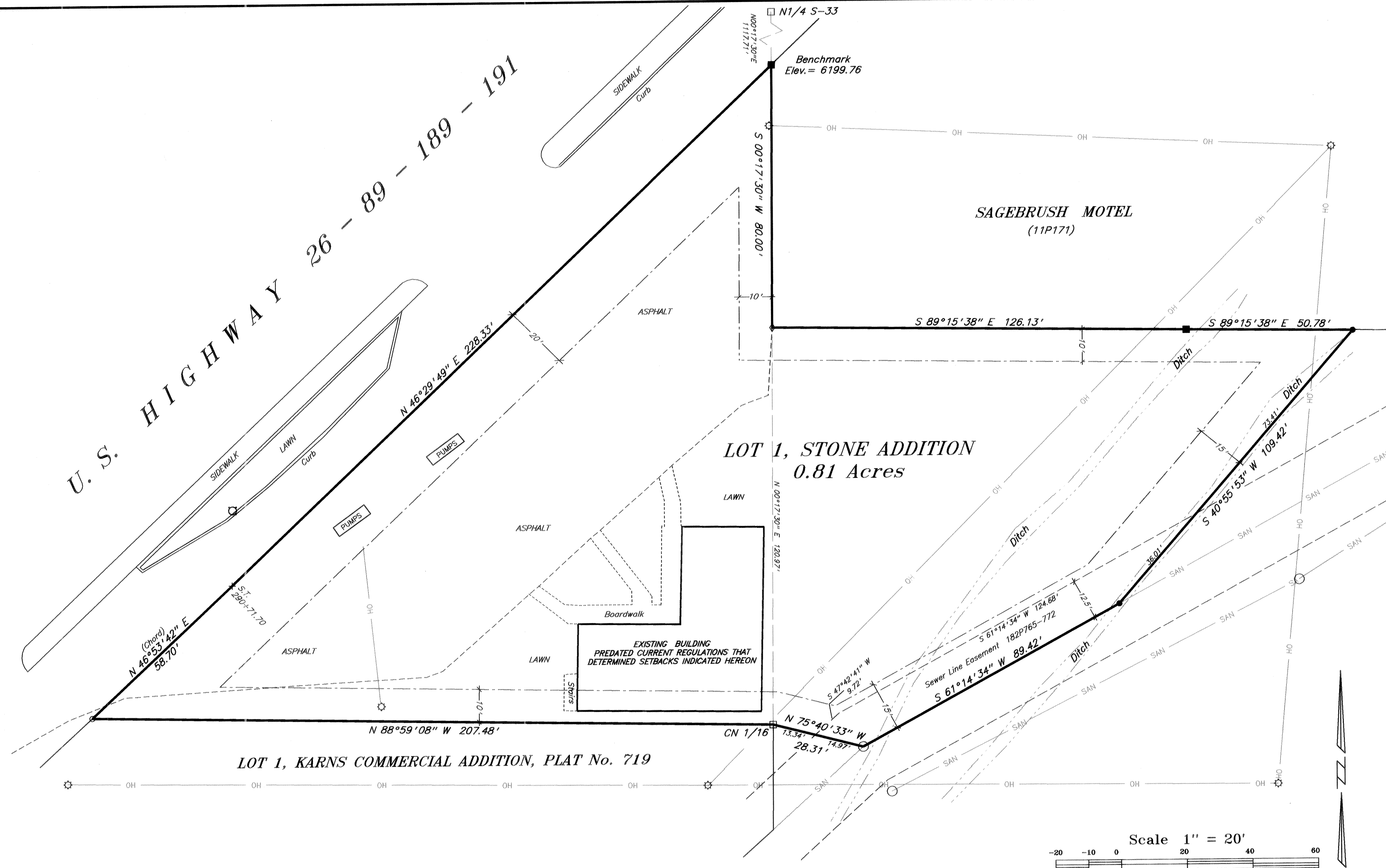
WITNESS my hand and official seal.

(Notary Public)

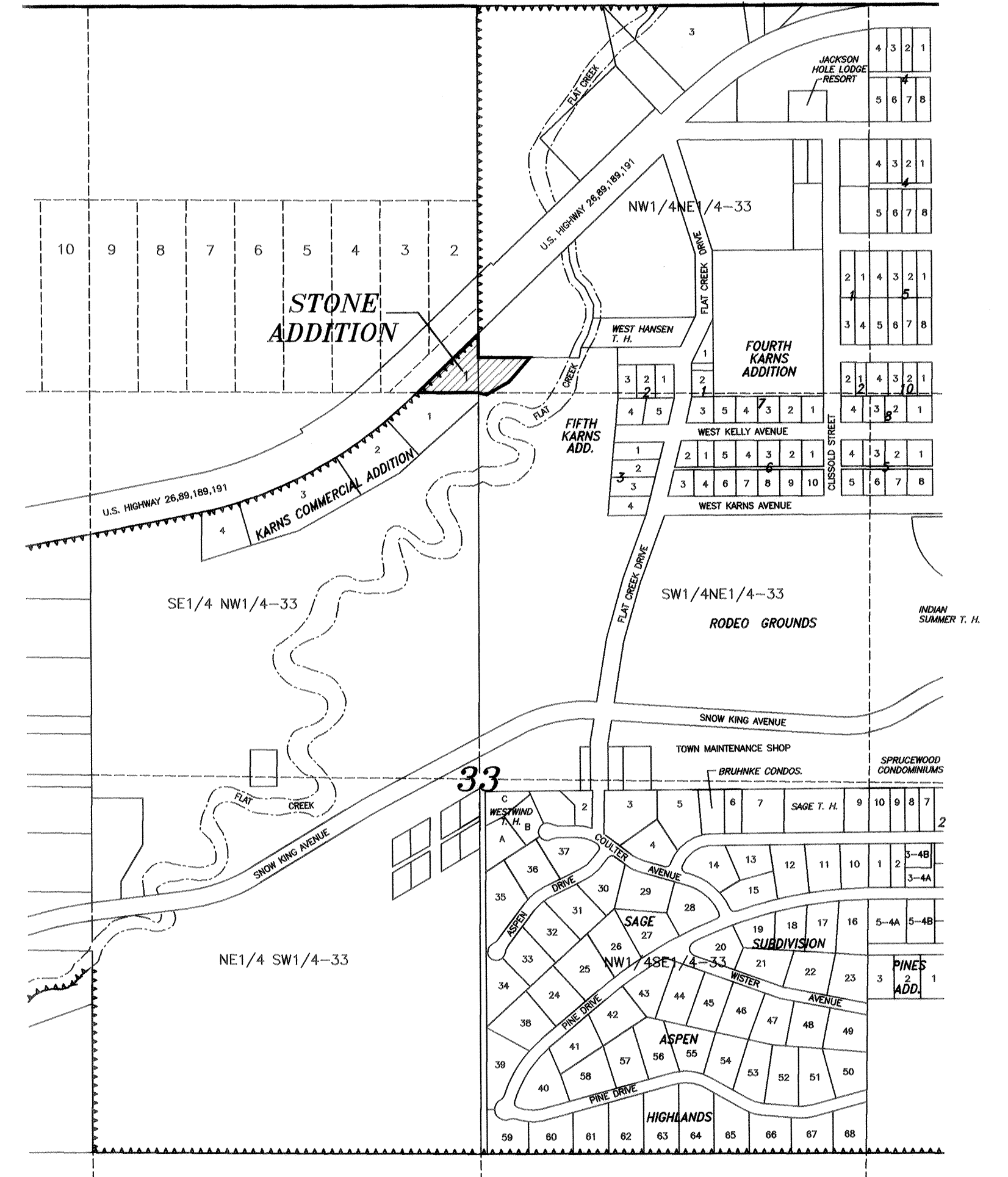
My commission expires: Jan 31, 2023

(Seal)

GERRIT IZZO
State of Wyoming-Notary Public
County of Lincoln
My Commission Expires
January 31, 2023



=VICINITY MAP=
SHOWING A PORTION OF THE TOWN OF JACKSON
IN SECTION 33, T41N, R116W, 6th P.M.



indicates the boundary of the Incorporated Limits of the Town of Jackson.

=CERTIFICATE OF SURVEYOR=

State of Wyoming)
County of Teton) SS
I, John J. Warren of Jackson, Wyoming hereby certify that this plat was made from notes taken during a survey performed under my supervision in July, 1994.
that it correctly represents the STONE ADDITION TO THE TOWN OF JACKSON which is a parcel of land located in Lot 1, and the W1/2NE1/4 of Section 33, T41N, R116W, 6th P.M., Teton County, Wyoming, and more particularly described as follows:
BEGINNING at the center-north 1/16 corner of said Section 33, coincident with the southeast corner of said Lot 1;
thence along the south line of said Lot 1, N88°59'08"W, 207.48 feet to the intersection with the southeasterly right-of-way line of U.S. Highway 26-89-189-191;
thence northeasterly along said right-of-way line, parallel with a spiral curve, subtended by a chord bearing N46°53'42"E, 58.70 feet to Highway station S.T. 290+71.70;
thence along said right-of-way, N46°29'49"E, 228.33 feet to the intersection with the east line of said Lot 1, coincident with the west boundary of that tract of record in the Office of the Clerk of Teton County, Wyoming in Book 11 of Photo, page 171;
thence along said boundary and east line of Lot 1, S00°17'30"W, 80.00 feet to the southwest corner of said tract;
thence along the south boundary of said tract, S89°15'38"E, 126.13 feet; thence continuing along said boundary, S89°15'38"E, 50.78 feet;
thence S40°55'53"W, 109.42 feet;
thence S61°14'34"W, 89.42 feet;
thence N75°40'33"W, 28.31 feet to the CORNER OF BEGINNING;
ENCLOSING an area of 0.81 acres, more or less;
that all monuments shown on this plat exist and their location is correctly shown;
that said STONE ADDITION conforms to the Municipal Code of the Town of Jackson and all applicable State laws, and that the traverse of the outer boundary of said subdivision has an error of closure not greater than one in ten thousand.

John J. Warren
Wyoming Professional Land Surveyor No. 4530
The foregoing instrument was acknowledged before me by John J. Warren this 14th day of September, 1994.
Witness my hand and official seal.
County of Teton State of Wyoming
My Commission expires: November 30, 1996

=CERTIFICATE OF OWNERS=

The undersigned owners and proprietors of the parcel of land described in the CERTIFICATE OF SURVEYOR on this plat, hereby certify that this subdivision is with their free consent and in accordance with their desires:
that the name of the subdivision shall be the STONE ADDITION TO THE TOWN OF JACKSON;
that the Town of Jackson shall have access to the on-site sanitary sewer and water systems, including manholes, sewer cleanouts, water valves, meters, and shut-off boxes, and the undersigned reserve the right to create easements across the subdivision as necessary to provide said access;
that all exterior building materials and colors proposed for future buildings within the subdivision are to be reviewed and approved by the Town of Jackson Planning Staff;
that the Town of Jackson is hereby granted access to the parking areas of said subdivision for police, fire and other emergency vehicles;
that the foregoing subdivision is SUBJECT TO an easement for a sanitary sewer line of record in the Office of the Clerk of Teton County, Wyoming in Book 182 of Photo, pages 785-788 and to any other easements, rights-of-way, covenants, conditions, restrictions, reservations, or encumbrances of right and/or record;
that the undersigned shall comply with Section 18-15-306 (a) (ii) Wyoming State Statutes 1977, as amended, and abandon the surface water rights attached to this subdivision under Permit 2033;
and hereby relinquishing any rights by virtue of the Homestead Exemption laws of the State of Wyoming.

Peter Van Karns
Estate of Peter Rochdale Karns
by its personal representative
Peter Van Karns
Kirk L. Stone
Kirk L. Stone
Elizabeth K. Hecht
E.K. Hecht & Company
by its general partner
Elizabeth K. Hecht
Cindy Stone
Cindy Stone

State of Wyoming)
County of Teton) SS
The foregoing instrument was acknowledged before me by Peter Van Karns, Elizabeth K. Hecht, and Kirk L. Stone and Cindy Stone, husband and wife, this 14th day of September, 1994.
Witness my hand and official seal.
County of Teton State of Wyoming
My Commission expires: November 30, 1996
Francisca Paulucci-Rice
Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF MORTGAGEE,
KEY BANK OF WYOMING, BY SEPARATE AFFIDAVIT.

=LEGEND=

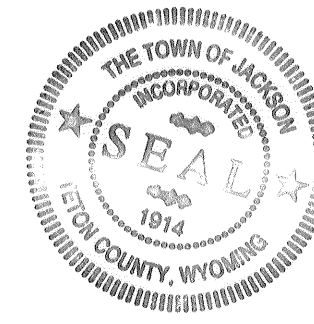
- indicates a Corner Report filed, corner found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE&LS 2612" set this survey.
- ◇ indicates a steel T-shaped stake with chromed cap inscribed "SURVEY POINT PETER M. JORGENSEN PE&LS 2612" found this survey.
- indicates a 2-1/2 inch diameter galvanized steel pipe with brass cap inscribed "RLS 164" found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PLS 3889" found this survey.
- indicates a sanitary sewer manhole.
- indicates a utility pole.
- indicates fire hydrant.
- indicates this subdivision boundary.
- indicates an easement line.
- indicates an overhead power line.
- indicates a sanitary sewer line.
- indicates a setback line.

=CERTIFICATE OF ACCEPTANCE=

State of Wyoming)
County of Teton) SS
Town of Jackson)

The foregoing subdivision, the STONE ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Town Council on the 1st day of August, 1994 in accordance with Section 34-12-103 Wyoming State Statutes 1977, as amended.

ATTEST:
Roxanne DeVries
Roxanne DeVries,
Deputy Clerk
William Westbrook, Jr.
William Westbrook, Jr.,
Town Administrator
TOWN OF JACKSON
Jeff Crabtree
Jeff Crabtree,
Mayor
Sinclair Buckstaff, Jr.
Sinclair Buckstaff, Jr.,
Town Engineer



OWNERS AND SUBDIVIDERS:
Kirk L. Stone and Cindy Stone
P.O. Box 1280
Jackson, Wyoming 83001
and
Estate of Peter Rochdale Karns
c/o Peter Van Karns
P.O. Box 2808
Jackson, Wyoming 83001

SURVEYOR & ENGINEER:
Jorgensen Engineering &
Land Surveying P.C.
P.O. Box 1142
Jackson, Wyoming 83001

SUBMITTAL DATE: July 13, 1994

Land Use: Commercial
Zone District: General Commercial
Core Commercial
Total Acreage: 0.81 Acres
Total Lots: 1
Setbacks Required By Town Ordinance:
General Commercial:
Front: 20'
Rear: 15'
Side: 10'
Core Commercial:
Front: 0'
Rear: 10'
Side: 0'

=STONE ADDITION=
TO THE
TOWN OF JACKSON
BEING PORTIONS OF
LOT 1 AND THE W1/2NE1/4 OF SECTION 33
T41N, R116W, 6th P.M.
TETON COUNTY, WYOMING

818

Grantor: STONE, KIRK L ET AL
Grantee: THE PUBLIC PLAT 818
Doc 383158 bk 2MAP pg 0011 Filed at 4:46 on 09/22/94
V Jolynn Coonce, Teton County Clerk Fees: 50.00
By CLAIRE K ABRAMS Deputy

Project No. 94063.00 September 14, 1994



NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

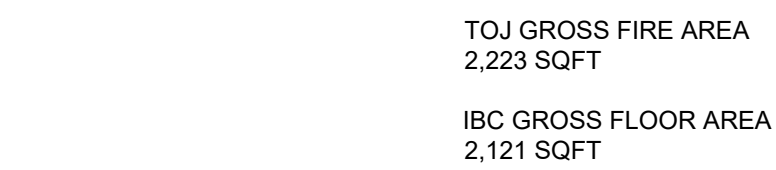
JACKSON, WY 83001
560 W BROADWAY AVENUE
COWBOY GAS

© 2021 | ALL RIGHTS RESERVED
SCHEMATIC DESIGN

02.01.2021
DRAWN BY | BARLOW
CHECKED BY | HOYT
REVISIONS

EXISTING SITE PLAN

SP101



2.2.13. CR-3: Commercial Residential-3

(7/18/18, Ord. 1197)

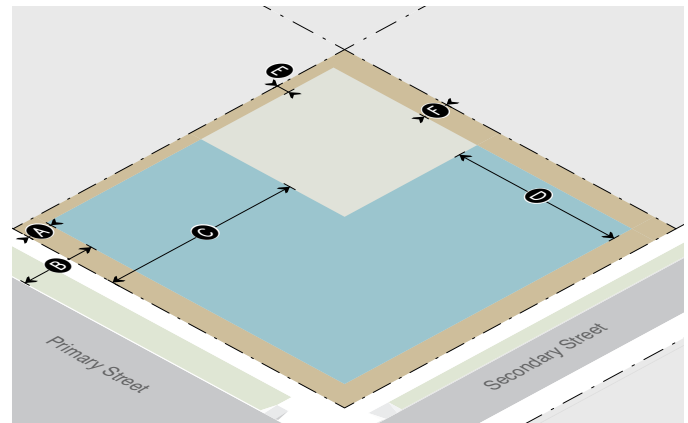
A. Intent

1. General Intent. The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office and residential uses. This zone is located on both sides of Highway 89/191 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.
2. Buildings. Buildings can be up to 3 or 4 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Front setbacks are varied, with some buildings pulled up to the street and others set back with landscaping in front, creating an attractive and green street edge.
3. Parking. Parking is primarily provided on-site, to the rear or side of buildings and screened from view with a screen-wall.
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with residential or office on the upper floors. Buildings of all residential uses are encouraged.
5. Comprehensive Plan. Based primarily on sub areas 4.1, 4.2, 4.3, 5.1 and 5.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Building Setbacks

(Sec. 9.4.8.)

Highway 89/191

Primary street setback range

Property line (min)	20'	A
Back of curb (min)	30'	B
Property line (max)	85'*	C
Secondary street range (min-max)	10' - 85'*	D

All Other Streets

Primary street setback range (min-max)	10' - 65'*	
Secondary street setback range (min-max)	10' - 65'*	
Side interior (min)	5'	E
Rear (min)	10'	F
Abutting protected zone (min)	10'	

*Residential projects are exempt from the max setback requirement

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	10%
Highway 89 streetscape standards	see E.5

Plant Units

All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces

Parking Setbacks

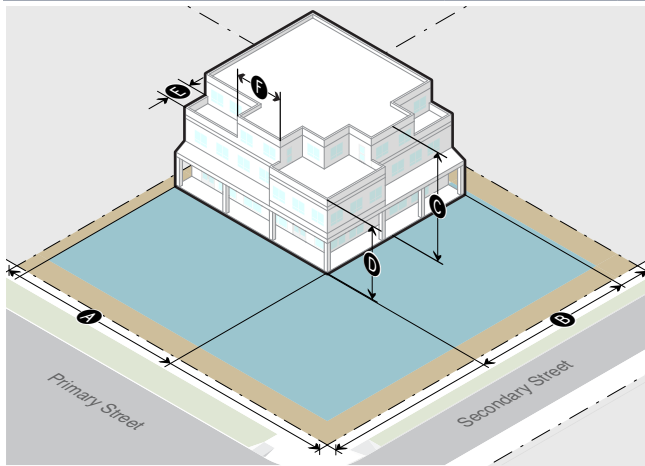
(Sec. 9.4.8.)

Highway: primary street (min)	20'
All Other Streets: primary street (min)	10'
Secondary street (min)	10'

Access

Curb cut width (max)	24'
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2. Bulk Standards



Street Facade (Sec. 9.4.11.)

Width of ground and 2nd story in primary street setback range	A
% of lot width (min)	50%*
Length from street corner (min)	n/a
Width of ground and 2nd story in secondary street setback range	B
% of lot width (min)	50%*
Length from street corner	n/a

*Residential projects are exempt from the % of lot width requirement

Building Height (Sec. 9.4.9.)

Height (max) roof pitch ≥ 5/12	46'	C
Height (max) roof pitch < 5/12	42'	C
Stories (max) - see E.4 for additional height provisions	3	C
Height (min) - applies fronting Highway 89/191 only - see E.6	24'	D

Building Stepback Sec. 9.4.12.

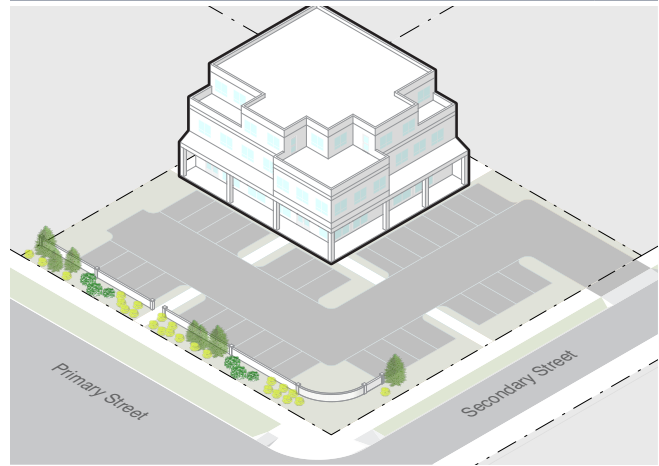
Stepback for any 3rd story street facade or street facade over 30' (min)	10'	E
Encroachment in stepback (max % of overall facade width)	60%	F

A building with only residential use that has at least 4 units is exempt from the stepback requirement

Scale of Development

Floor area ratio (FAR max)	0.40
Deed restricted housing exemption	(Sec. 7.8.3.)
Workforce housing floor area bonus	(Sec. 7.8.4.)

3. Form Standards



Design Guidelines Sec. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Pedestrian Frontage Options

Trees in grates	see Sec. (2.2.1.C.2)
Trees in lawn	see Sec. (2.2.1.C.3)

Building Frontage Options

Shopfront	see Sec. (2.2.1.D.1)
Office	see Sec. (2.2.1.D.2)
Residential	see Sec. (2.2.1.D.3)
Highway	see Sec. (2.2.1.D.5)

Parking Type Options

On-street parking	see Sec. (2.2.1.E.1)
Surface parking	see Sec. (2.2.1.E.2)
Enclosed parking	see Sec. (2.2.1.E.3)
Tuck-Under Parking	see Sec. (2.2.1.E.4)
Structured parking	see Sec. (2.2.1.E.5)
Underground parking	see Sec. (2.2.1.E.6)
Remote parking	see Sec. (2.2.1.E.7)

4. Fencing	
Height (max)	
In street yard	4'
In side yard	6'
Setback (min)	
Primary or side street/sidewalk	1'
Side or rear lot line	0'
5. Environmental Standards	
Natural Resource Setback (min) (Sec. 5.1.1.)	
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min) (7.7.4.D.)	
Irrigation Ditch	15'
Natural Resource Overlay (NRO) (Sec. 5.2.1.)	

6. Scenic Standards	
Exterior Lighting (Sec. 5.3.1.)	
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Lumens per site (max)	3
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)	
7. Natural Hazards to Avoid	
Steep Slopes (Sec. 5.4.1.)	
Development prohibited	Slopes > 30%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils (Sec. 5.4.2.)	
Fault Area (Sec. 5.4.3.)	
Floodplains (Sec. 5.4.4.)	
Wildland Urban Interface (Sec. 5.4.5.)	

8. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Site Area							
< 15,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
15,000 - 30,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E. 1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$
Apartment (6.1.4.D.)	B	excluding basement			
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000493 * sf
Retail (6.1.6.C.)	B	50,000 sf	n/a	3.37/1,000 sf	0.000431 * sf
Service (6.1.6.D.)	B	excluding basement	n/a	2.25/1,000 sf	0.000431 * sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	0.001197 * sf
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/employee	0.000013 * sf
Heavy Retail/Service (6.1.6.F.)(E.3.)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	0.000246 * sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	0.000431 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Industrial Uses					
Light Industry (6.1.9.B.) (E.3.)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	0.000246 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000246 * sf
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000246 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000246 * sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)		Standards	
Allowed Subdivision Options				
Land Division	7,500 sf		(Sec. 7.2.3.)	
Townhouse Condominium Subdivision	n/a		(Sec. 7.2.4.)	
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities			(Div. 7.6.)	
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities			(Div. 7.7.)	
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards**1. Provision of Nonresidential, Nonlodging Parking**

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

- i. Residential Uses (Sec. 6.1.4.);
- ii. Lodging Uses (Sec. 6.1.5.); and
- iii. Accessory Residential Unit (6.1.11.B.).

- b. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

- i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	18'
90°	9'

- ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.
- iii. The on-street parking shall follow the established configuration of existing on-street parking.
- iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.
2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.
3. **South Highway 191/89 or South Park Loop Frontage.** Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 191/89 frontage south of South Park Loop Road and sites with South Park Loop frontage.
4. **Workforce Housing Incentive for Additional Height.** A structure may be 48' in height and four stories provided the following criteria are met.
- a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
- i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
- ii. It may have an employment and/or price restriction.
- iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.
- b. The project shall provide the affordable housing required by Division 7.4 on site.
- c. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small scale development.

- d. The site shall be served by transit within 1/4 mile.
- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
- f. The additional building height shall not increase the floor area allowance or decrease the required open space.

5. Highway 89/191 Streetscape Standards

The following standards apply to all development abutting Highway 89/191. The goal is to provide for an attractive, high-quality streetscape.

a. Landscape Strip

- i. The first 20 feet adjacent to the right-of-way must be landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections.
- ii. The required landscape strip must include 1.5 plant units per 125 linear feet, as described in Div. 5.5. In order to maximize year-round screening, Alternative C is preferred.

b. Screening Wall for Parking Lots

- i. A screening wall (or year round vegetative hedge) must be placed within the landscape strip when the landscape strip abuts a parking lot. The screening wall or hedge must range in height from 2.5 feet minimum to 4 feet maximum. Variations in height are encouraged.
- ii. The screening wall cannot be located in the public right-of-way.
- iii. The screening wall must be constructed of high-quality materials that are a combination of one or more of the following: stone, cast-stone, split-faced block, stucco over concrete masonry blocks, glass block, or other material approved by the Planning Director.
- iv. The maximum allowed length of a continuous, unbroken and uninterrupted wall plane of the screening is 50 feet. Breaks must be provided through the use of columns with an alternative material or through staggering the wall by at least 1 foot.

- v. The following graphic shows standards for required landscape strip and screening wall.



6. Highway 89/191 Minimum Height and Building Material Standards

The following standards apply to any building located within 85 feet of the ROW of Highway 89/191.

a. Minimum Height

The minimum height requirement applies to all building facades that face Highway 89/19. The minimum height requirement must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

b. Building Materials

- i. Any building materials and treatments applied to building facades that face Highway 89/19 must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

- ii. The following graphic shows standards for building height and building materials for buildings within 85' of Hwy. 89/191.

