



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
 P.O. Box 1727 | www.tetoncountywy.gov
 Jackson, WY 83001 | permits@tetoncountywy.gov

For Office Use Only	
Fees Paid	\$500
Check #	1786
Application #s	BUP2022-0077
Credit Card	_____
Cash	_____

PROJECT

Name/Description: Legacy Lodge Misc. Professional Office Basic Use Permit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333, Rafter J PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____

Mailing Address: PO Box 1677, Jackson, WY ZIP: 83001-1677

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hmlandstrategies.com

DESIGNATED PRIMARY CONTACT

Owner Applicant/Agent (Letter of Authorization required)

TYPE OF APPLICATION *Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.*

Use Permit <input checked="" type="checkbox"/> Basic Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Use	Physical Development <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Development Plan	Interpretations <input type="checkbox"/> Formal Interpretation <input type="checkbox"/> Zoning Compliance Verification (No LOA Required)
Relief from the LDRs <input type="checkbox"/> Administrative Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Beneficial Use Determination <input type="checkbox"/> Appeal of an Admin. Decision	Development Option/Subdivision <input type="checkbox"/> Development Option Plan <input type="checkbox"/> Subdivision Plat <input type="checkbox"/> Boundary Adjustment (replat) <input type="checkbox"/> Boundary Adjustment (no plat)	Amendments to the LDRs <input type="checkbox"/> LDR Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Planned Unit Development

PRE-SUBMITTAL STEPS Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. **If this application is amending a previous approval, indicate the original permit number.**

Pre-application Conference #: N/A Environmental Analysis #: _____
 Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

- Application Fee** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted [Planning Fee Schedule](#) on the county website for more information.
- Electronic Submittal** A complete digital file of the application with attachments/plans sent to permits@tetoncountywy.gov.
- Hard Copy Submittal** A complete printed file of the application with attachments/plans.
- Notarized Letter of Authorization** A notarized letter of consent from the landowner is required if the applicant is not the owner. Please see the Letter of Authorization template on the county website for a sample.
- Corporations and Partnerships** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- Response to Submittal Checklist** All applications require response to applicable review standards. These standards are outlined on the submittal checklists for each application type. If a pre-application conference is held, the submittal checklists will be provided at the conference. If no pre-application conference is required, please see the website for the applicable checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Applicant/ Authorized Agent
 HAL HUTCHINSON
 Name Printed

 8/26/22
 Date
 AGENT
 Title/Role



PLANNING PERMIT APPLICATION
Planning & Building Services Department
Planning Division

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For Office Use Only		
Fees Paid <u>\$500</u>		
Check # <u>1785</u>	Credit Card _____	Cash _____
Application #s <u>BUP2022-0076</u>	_____	_____

PROJECT

Name/Description: Legacy Lodge Accessory Residential Unit Basic Use Permit

Physical Address: 3000 W Big Trail Drive

Lot, Subdivision: Lot 333, Rafter J PUD PIDN: 22-40-16-17-2-03-001

OWNER

Name: Stage Stop, Inc. Phone: _____

Mailing Address: PO Box 1677, Jackson, WY ZIP: 83001-1677

E-mail: _____

APPLICANT/AGENT

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hhlandstrategies.com

DESIGNATED PRIMARY CONTACT

Owner Applicant/Agent (Letter of Authorization required)

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- Corporations and Partnerships** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
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Under penalty of perjury, I hereby certify that I have read this application and associated checklists 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 Applicant/ Authorized Agent

Date

Name Printed

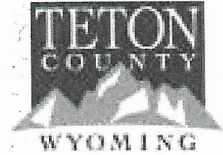
Title/Role

8/26/22

HAL HUTCHINSON

AGENT

Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: Stage Stop, Inc
Physical Address of Property: 3000W Big Trail Drive
Mailing Address: PO Box 1677, Jackson, WY
Zip code: 83001 Phone: _____
Email: _____

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

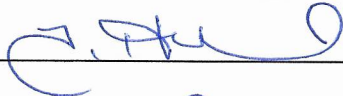
Name: Hal Hutchinson, HH Land Strategies, LLC
Mailing Address: PO Box 1902, Wilson, WY
Zip code: 83014 Phone: 307-699-0265
Email: Hal@hhlandstrategies.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as Lot 333, Rafter J Ranch
hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will 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, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

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, CO-OWNER, CORPORATE OWNER:

Print Name: JAAFAR DARWICHE

Signature: 

Title: Treasurer of the Stage Stoppie

STATE OF Wyoming

SS.

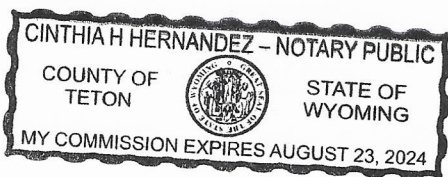
COUNTY OF Teton

Subscribed and sworn to before me by Jaafar H Darwiche this
12th day of May, 2021.

WITNESS my hand and official seal.


Notary Public

My commission expires: August 23rd 2024



LEGACY LODGE

APPLICATION FOR

Basic Use Permit

1) Miscellaneous Professional Office Use

2) Accessory Residential Unit Use

STAGE STOP, INC

Submitted: August 26, 2022

Parcel 22-40-16-17-2-03-001

Owner:

Stage Stop, INC
PO Box 1677
Jackson, WY 83001

Applicant

HH Land Strategies, LLC
PO Box 1902
Wilson, WY 8301
307-699-0265

1. Introduction:

On behalf of Stage Stop, Inc, owner of Lot 333, Rafter J Ranch located at 3000 W Big Trail Drive, we are submitting two Basic Use Permit applications. The first application is to permit the use of a portion of the existing “Legacy Lodge” building as a commercial “miscellaneous professional office” use as more fully described within this application. The second application is to permit Accessory Residential Unit use in a portion of the existing building that will be accessory to the principal commercial use. No changes to the physical development on the subject property is being proposed by this application unless otherwise noted herein.

2. Property Description and Application Description

A. Property Description:

The Legacy Lodge property (Rafter J Ranch Lot 333) was created in 1978 as part of the Rafter J Planned Unit Development. As part of the Rafter J PUD, the property was established under the 1978 Teton County Land Development Regulations. Unlike more recent Planned Unit Developments, there is no “Maser Plan” that governs how Lot 333 can be developed and used. On the Rafter J Ranch Subdivision Plat 330, Lot 333 is identified as the “Ranch Headquarters and Local Commercial” lot and is 5.37 acres in area. (see attached [Exhibit A – Vicinity Map](#))

Pursuant to a Zoning Compliance Verification (ZCV2021-0012) the regulations that govern the permitted use and development of Lot 333, Rafter J PUD is the 11th Printing of the 1978 Teton County LUDRs.

Based on the 1978 PUD approvals, and the 11th printing of the 1978 LUDRs the property is zoned Local Convenience Commercial (CL). CL zoning allows for a wide range of uses, including uses under the following use classifications: 1) Residential Uses (limited to a caretakers residence and residential accessory units); Recreational Uses (including community center, parks, recreational buildings, spectator sports facility, and health clubs); Retail Commercial Uses (including convenience store, drug store, food stores, hardware store and liquor store); Service Commercial Uses (including banks, bars, gas service station, and restaurants); Office and Professional Uses (including individual small business offices, medical, legal, engineering and other types of professional offices); Industrial Uses (including asphalt and concrete plants and contractor shops); and Public Institutional Uses (including churches, day care, hospital, private schools and colleges, and nursing homes).

Under the 1978 LUDRs, there is no limitation on the overall floor area of the property. The scale and intensity of development permitted on the property is mainly governed by limits on impervious surface and required setbacks. Lot 333 has an impervious surface limitation of .60, or approximately 140,000 s.f. of impervious surface. A rough calculation of the existing impervious surface on the property based on GIS information reveals that the existing impervious surface on the property is approximately 82,000 s.f.. Based on this, approximately 52,000 s.f. of impervious surface is available on the property.

The subject property was developed as an assisted living facility which was approved under a Conditional Use Permit (CUP 98-0008) and a Development Permit (DEV00-0002). The existing development on Lot 333 contains a 55 unit assisted living facility located in a single building that includes common areas, dining facilities and common amenities. The property includes an outbuilding east of the main lodge that contains mechanical and utility equipment serving the main building on the property. The overall floor area of the building on the property is approximately 51,750 s.f. (See attached Exhibit B – Existing Development Site Plan)

The existing building is two stories and is configured with a central common area and commercial kitchen facility flanked to the north and south by two wings. Each wing includes two stories, and each story of each wing contains a varying number of individual units. Individual units within the building have been designated as “studio” units, “one-bedroom” units and “two-bedroom” units. Each unit within these specific unit type categories are substantially the same floor plan and contain the same amount of floor area. As currently configured, the building contains 17 studio units, 32 one-bedroom units and 6 two-bedroom units for a total of 55 individual units. Additional spaces within the building include mechanical equipment, laundry facility and other miscellaneous uses considered common uses for the entire building.

In early 2021, Legacy Lodge closed its doors, ceasing operations and use of the property as an assisted living facility. The property has since been sold to the current owner, Stage Stop, Inc. Since that time the owners of the property submitted various applications to Teton County to change the use of the building from assisted living to workforce housing, a use clearly needed within the community. These applications included an application to amend the PUD to allow apartment use and an application for a conditional use permit to review and establish standards for the proposed use. After extensive public comment and public hearings on these applications, the proposed PUD amendment permitting Apartment use as a conditional use was approved by the Board of County Commissioners. The Conditional Use Permit application permitting the proposed workforce housing use has yet to be approved. Furthermore, the PUD amendment application is currently the subject of a lawsuit, rendering the future use of the property for workforce housing, which necessitates significant upgrades to the individual units, infeasible at this time.

B. Application Description:

In an effort to establish a productive use for the existing Legacy Lodge facility, the applicant has reviewed the uses permitted under the governing 11th printing of the 1978 LUDRs. Included in the permitted uses as an “Outright Use” is the use titled “Medical, Dental, Legal, Engineering, and other types of professional office”.

Uses considered “outright uses” under the 1978 LUDRs are considered “Basic Uses” under the current Land Development Regulations. Because the application procedures set forth in the current LDRs have previously been applied to applications for the subject property, we are

submitting this Basic Use application to permit the proposed miscellaneous professional office use.

In addition to the application for the miscellaneous professional office use, we are seeking approval to use a portion of the building for an Accessory Residential Unit use as more fully described below.

3. Miscellaneous Professional Office Basic Use Permit Application

A. Narrative of Proposed Use:

The “miscellaneous office use” proposed by this application will be located in each of the individual units within the first-floor, north wing and the first-floor, south wing. No other use, except for using existing circulation and common space within the existing building to permit access to the proposed miscellaneous office units, is being proposed by this application. Based on a detailed review of these individual units, the unit amounts, and unit types are as follows:

First Floor, North Wing:	2 studio units
	9 one-bedroom units
	<u>2 two-bedroom units</u>
	13 total units

First Floor, South Wing:	11 studio units
	4 one-bedroom units
	<u>0 two-bedroom units</u>
	15 total units

Based on the above, the first floor of the building contains 28 individual units, which includes 13 studio units, 13 one-bedroom units and 2 two-bedroom units.

All 28 of the individual units proposed as miscellaneous professional office use will be leased, under single lease, to a single entity that will determine the professional employee occupants of the individual units.

B. Proposed Development Plan:

No changes to the existing development and/or improvements on the property are being proposed by this application. As developed, the physical development on the property was approved and constructed in accordance with the requirements of the 1978 LUDRs governing development on the property. Therefore, all physical development on the property is in conformance with applicable Teton County regulations governing physical development.

Conformance with physical development requirements notwithstanding, the proposed miscellaneous professional office use will be contained within individual units within the overall

facility, and it is necessary to establish the overall floor area of these individual units to demonstrate how the proposed intensity and density of the proposed use meets various LDR standards.

Attached as Exhibit C- Unit Type Floor Plans to this application are floor plans for each individual unit type, including detailed floor plans for the studio, one-bedroom and two-bedroom units. These include the overall floor area for each unit type and a breakdown of the floor area within each unit dedicated to “living area”, bedrooms and kitchen spaces. The “living area” and bedrooms within each unit will be used as professional office spaces. Each of the units include bathrooms and kitchen spaces that will not be used specifically as professional office space and are therefore excluded from the following floor area calculations for each of the units. Below are the floor area proposed for professional office space within each unit type.

Studio:	248 s.f. (living area)
One-Bedroom:	245 s.f. (living area and bedroom)
Two-bedroom:	303 s.f. (living area and bedrooms)

The total number of units proposed as professional office use on the first floor of both the north and south wings is 28, with 13 studio units, 13 one-bedroom units and 2 two-bedroom units. Based on the individual unit type floor areas, the overall floor area of the professional office use is as follows:

Studio:	3,224 s.f. (248 x 13 = 3,224)
One-bedroom:	3,185 s.f. (245 x 13 = 3,185)
Two-bedroom	<u>606 s.f.</u> (303 x 2 = 606)
Total:	7,015 s.f.

Based on the above, the overall floor area within the existing Legacy Lodge building proposed for professional office space is 7,015 s.f.

C. Use Standards

1. Parking and Loading Standards

The 11th printing of the 1978 LUDRs includes parking requirements for various uses. The parking requirement for “general office, government office and veterinary hospital” use requires the provision of 5 spaces per 1,000 s.f. of the “general office...” use. Based on the professional office floor area within each of the 28 units within the first floor of the north and south wings of the building the total floor area dedicated to professional office use is 7,015 s.f.

The parking requirement of 5 spaces per 1,000 s.f. of “general office...” use this 7,015 s.f. generates a parking requirement of 36 parking spaces.

The existing parking lot and miscellaneous additional parking spaces on the Legacy Lodge property currently contains 35 parking spaces. We have determined that by re-stripping the parking areas on the property we can achieve a minimum of 41 parking spaces without any additional grading or site disturbance. This is illustrated in the attached Exhibit D – Legacy Lodge Site Parking Review to the application. This re-stripping activity will be completed prior to miscellaneous professional office occupancy of the building.

2. Employee Housing Standards

The housing requirement generated by the proposed 7,015 s.f. of professional office use is 1.51 units. (Considering that the building already exists, the “construction” portion of the source amount could be eliminated from the mitigation calculation, but this would represent a nominal reduction of approximately .04 units).

The applicant proposes to provide for this 1.51 unit mitigation requirement by providing ARUs that will be subject to the occupancy restrictions inherent to the ARU use within the current LDRs as more fully described below in the associated ARU Basic Use Permit application.

3. Operational standards

Neither the 1978 LUDRs or the current LDRs have specific operational standards for office uses. However, as part of this BUP submittal, the applicant proposes to lease the all 28 office units to a single entity that will be responsible for determining the professional employee occupants of the individual units.

4. Transportation facilities

The existing transportation facilities on the site were approved by Teton County as part of the development Plan approval for the property and were constructed in accordance with this approval. No changes to the transportation facilities on site (with the exception of re-stripping the existing parking spaces) is proposed by this application.

5. Required Utilities

All required utilities, including water and wastewater utilities are currently provided on site and are adequate to serve the proposed miscellaneous professional office use.

D. Findings:

“1. Complies with the use specific standards of Division 6.1 allowed uses and the zone.”

As part of the Rafter J PUD, the Legacy Lodge property is subject to the standards and requirements of the 11th printing of the 1978 LUDRs, specifically the uses permitted under the CL Zone District. The CL Zone District of the 1978 LUDRs permit, as an outright use, “Medical, Dental, Legal, Engineering and other types of professional offices.”. This application proposes the 28 units within the first-floor north wing and first floor south wing to be occupied by these outright uses. Therefore, the application complies with the applicable use specific standards of the CL Zone district.

“2. Complies with all other relevant standards of these LDRs and all other County Resolutions”

The 1978 LUDRs contain no standards specific to the proposed miscellaneous professional office use. Similarly, the current LDRs contain no standards specific to office uses. All other relevant standards of the LDRs are met by this application as described herein.

“3. Is in substantial conformance with all standards of conditions of any prior applicable permits of approvals.”

No changes to the physical development on the property is being proposed by this application and the existing physical development complies with the development plan approval for the existing facility. The Legacy Lodge property is subject to the Rafter J PUD approval, which is governed by the 11th printing of the 1978 LURDs. This application complies with all standards of the 1978 LUDRs as described herein.

4. Accessory Residential Unit Basic Use Permit Application

A. Narrative of Proposed Use:

The Accessory Residential Unit use proposed by this application will be a use that is accessory to the miscellaneous professional office use proposed concurrently with this ARU Basic Use Permit application. The ARU Use will be located within the existing Legacy Lodge building and not within an “Accessory Building”. The proposed ARU use will be secondary and subordinate to the principal miscellaneous professional office use on the property that is being proposed concurrently with this application. ARUs are a use that is specifically permitted as a Basic Use in the underlying Rural 2 (R-2) zone district. Specific standards associated with the authorized ARU use apply under the current LDRs. Compliance with these standards is addressed within this application.

All of the proposed ARU units will be located in each of the individual units currently located on the second-floor, north wing and the second-floor, south wing of the Legacy Lodge building. No other use, except for using existing circulation and common space within the existing building to permit access to the proposed ARUs, is being proposed by this application. Based on a detailed review of these individual units, the unit amounts, and unit types are as follows:

Second Floor, North Wing: 2 studio units

9 one-bedroom units
2 two-bedroom units
13 total units

Second Floor, South Wing: 2 studio units
10 one-bedroom units
2 two-bedroom units
14 total units

Based on the above, the second floor of the building contains 27 individual units, which includes 4 studio units, 9 one-bedroom units and 2 two-bedroom units.

Based on the individual unit type floor areas, the overall floor area of each of the ARU unit types is as follows:

Studio:	326 s.f.
One-bedroom:	474 s.f.
Two-bedroom	708 s.f.

Pursuant R-2 Zone specific standards for ARUs accessory to a principal use, all ARUs may have a maximum of 850 s.f. All existing units within the Legacy Lodge building that are proposed as ARU meet this standard.

All ARU units will be occupied by families or persons working within Teton County. In addition, the proposed ARU units will be rented to families or persons for a minimum period of 90 days.

No outside storage of possessions of ARU occupants will be permitted outside of the building.

The miscellaneous professional office use proposed concurrently with this application on the same property and within the same building includes 28 individual units that will contain this principal use. As the ARU use is proposed within 27 individual units, the ARU use is secondary and subordinate to the principal office use.

B. Proposed Development Plan:

No changes to the existing development and/or improvements on the property are being proposed by this application other than those specifically described herein. As developed, the physical development on the property was approved and constructed in accordance with the requirements of the 1978 LUDRs governing development on the property. Therefore, all physical development on the property is in conformance with applicable Teton County regulations governing physical development.

Conformance with physical development requirements notwithstanding, the proposed ARU use requires certain improvements or alterations in ensure compliance with ARU standards. ARUs

are considered to be a dwelling unit under current LDRs and dwelling units are required to include “kitchens” as defined by the LDRs. Prior to occupancy of any of the proposed ARUs each unit will secure a building permit and will be remodeled to contain a full kitchen in accordance with this definition.

C. Use Standards

1. Parking and Loading Standards

ARUs require parking in the amount of 1.25 spaces per ARU. However, pursuant to LDR section 6.2.2.B.1 – Shared Parking, “A percentage of the parking spaces required for nonresidential uses may be considered shared with on-site residential uses...”. This LDR section authorizes 100% of the required parking for ARUs can be shared with an office nonresidential use.

The miscellaneous professional office use application submitted concurrently with this application requires the provision of 36 parking spaces for this use. Based on the analysis included herein as Exhibit D – Legacy Lodge Site Parking Review the existing parking facilities on-site can be re-stripped without the need for additional grading or site disturbance to accommodate 41 parking spaces. Therefore, the parking required by the miscellaneous professional office use can be exceeded by 5 spaces. This application proposed sharing parking between the proposed ARU Use and the miscellaneous professional office use at 90%.

This amount is justified on at least two counts. 1) it is reasonable to expect that at least a portion of the occupants of the miscellaneous professional office will occupy an ARU on site reducing the parking demand, and 2) the proposed ARU use includes a requirement that ARU occupants working within Teton County and it is reasonable to expect they will drive off-site to work while the professionals occupying the offices are parked on site. In addition, the prospect of carpooling, individual users within the building not owning a car, alternative transportation options and START but service to the site will support this shared parking proposal.

2. Employee Housing Standards

The proposed ARU use is exempt from housing mitigation requirements.

3. Operational standards

Neither the 1978 LUDRs or the current LDRs have specific operational standards for ARU uses other than those addressed elsewhere herein.

4. Transportation facilities

The existing transportation facilities on the site were approved by Teton County as part of the development Plan approval for the property and were constructed in accordance with this approval. No changes to the transportation facilities on site (with the exception of re-stripping the existing parking spaces) are proposed by this application.

5. Required Utilities

All required utilities, including water and wastewater utilities are currently provided on site and are adequate to serve the proposed miscellaneous professional office use.

D. Findings:

“1. Complies with the use specific standards of Division 6.1 allowed uses and the zone.”

In accordance with ZCV (ZCV2021-0012) the regulations that govern the permitted use and development of Lot 333, Rafter J PUD is the 11th Printing of the 1978 Teton County LUDRs unless those regulations are silent. If the 1978 LUDRs are silent, the regulations of the current LDRs, specifically those within the R-2 zone district apply. ARUs accessory to a nonresidential use are permitted within the R-2 zone district subject to specific standards. These standards associated with the proposed use have been addressed herein and comply with all applicable standards.

“2. Complies with all other relevant standards of these LDRs and all other County Resolutions”

The 1978 LUDRs contain no standards specific to the proposed ARU use. The current LDRs do contain standards specific to the proposed use and this application has demonstrated compliance with these standards. All other relevant standards of the LDRs are met by this application as described herein.

“3. Is in substantial conformance with all standards of conditions of any prior applicable permits of approvals.”

No changes to the physical development on the property is being proposed by this application and the existing physical development complies with the development plan approval for the existing facility. The Legacy Lodge property is subject to the Rafter J PUD approval, which is governed by the 11th printing of the 1978 LURDs. This application complies with all standards of the 1978 LUDRs as described herein.

Exhibit A – Vicinity Map



Exhibit B – Existing Development Site Plan

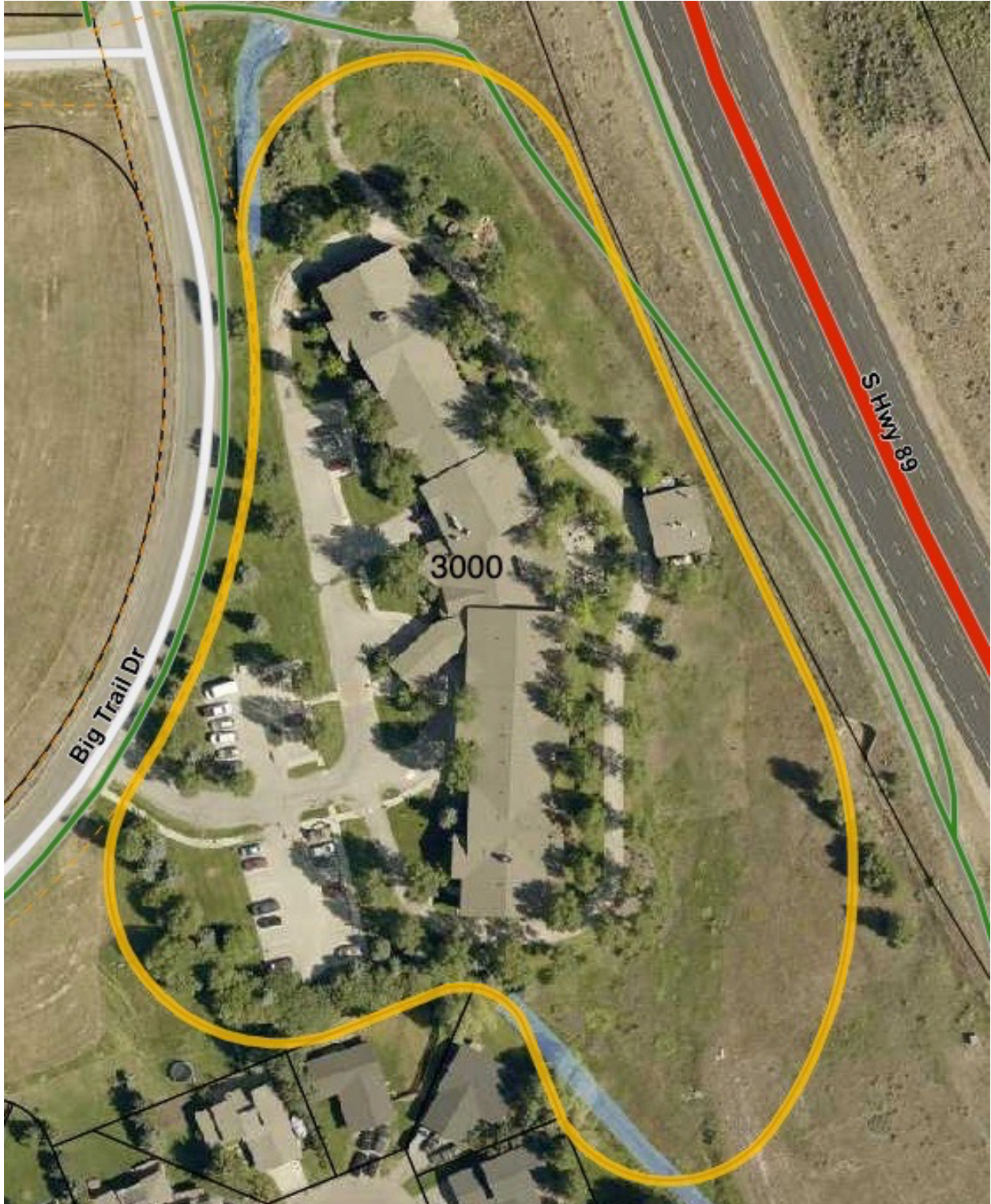
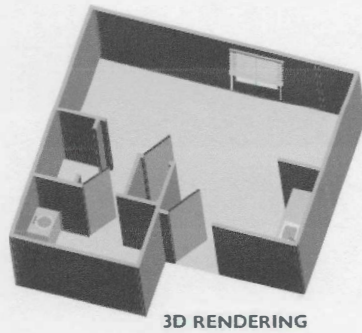
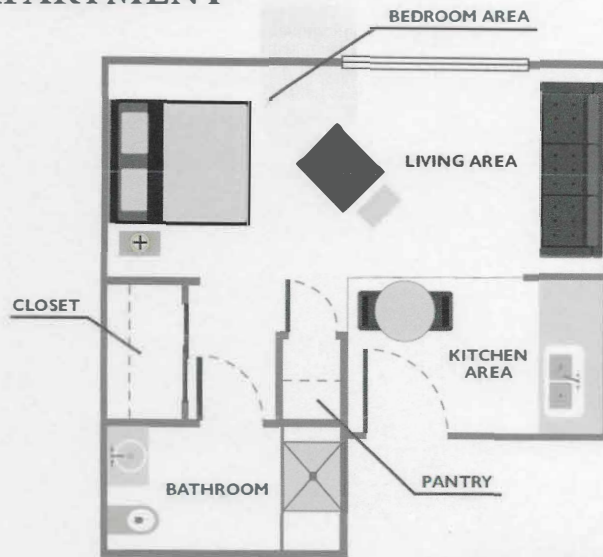


Exhibit C- Unit Type Floor Plans

Studio Apartment Floor Plan

STUDIO APARTMENT



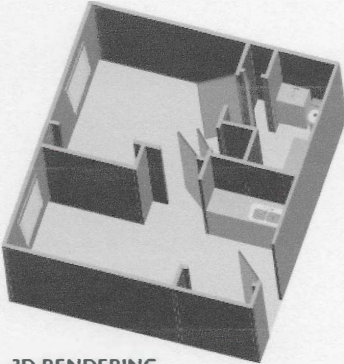
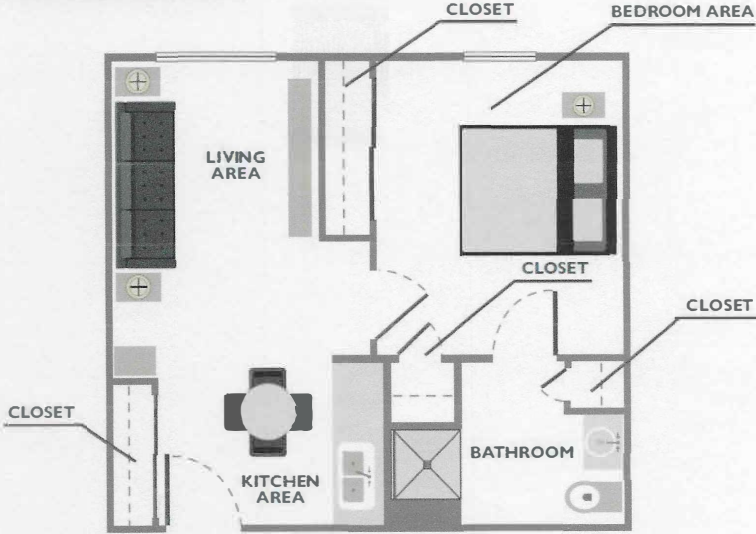
STUDIO LIVING AREA
14'1" X 17' 7"

FEATURES

- 326 SQUARE FEET
- ONE BATHROOM
- TWO STORAGE CLOSETS
- UNFURNISHED

One Bedroom Apartment Floor Plan

ONE BEDROOM APARTMENT



3D RENDERING

- LIVING AREA: 10'8" x 11'6"
- KITCHEN AREA: 11'6" x 8'3"
- BEDROOM: 10'8" x 11'6"

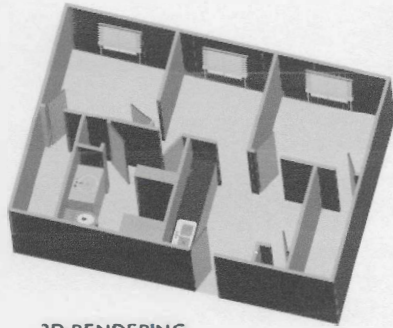
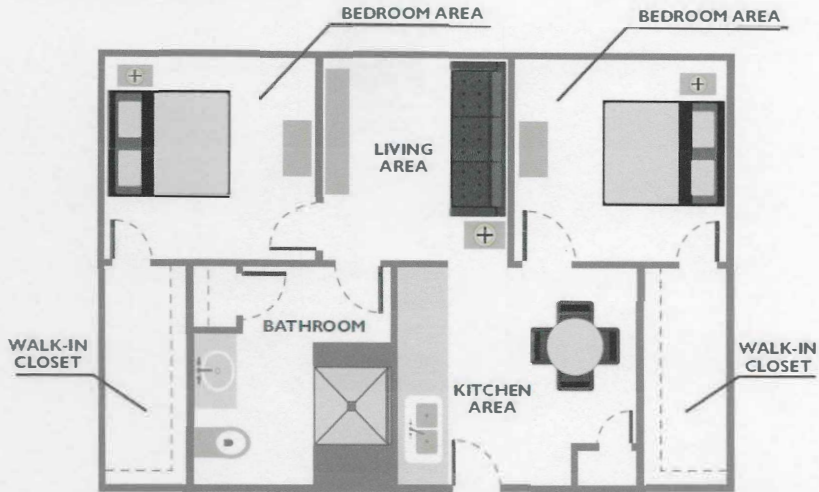
FEATURES

- 474 SQUARE FEET
- ONE BEDROOM
- ONE BATHROOM
- FOUR STORAGE CLOSETS
- UNFURNISHED



Two Bedroom Apartment Floor Plan

TWO BEDROOM APARTMENT



3D RENDERING

- LIVING AREA: 11'0" x 8'10"
- KITCHEN AREA: 13'1" x 8'7"
- BEDROOMS: 12'0" x 8'10"
- WALK-IN CLOSETS: 6'6" x 9'7"

FEATURES

- 708 SQUARE FEET
- TWO BEDROOMS
- ONE BATHROOM
- TWO WALK-IN CLOSETS
- TWO STORAGE CLOSETS
- UNFURNISHED

Exhibit D – Legacy Lodge Site Parking Review

