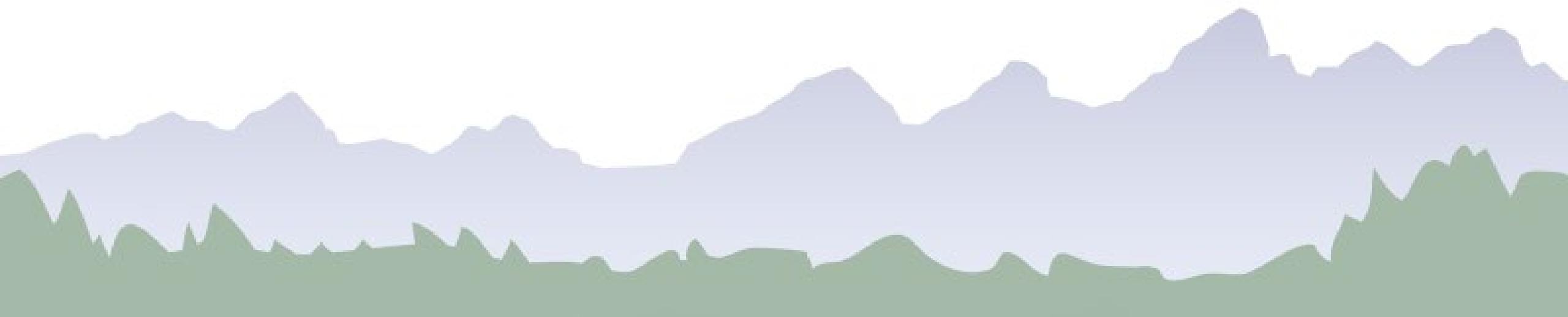




Hog Island Zoning Informational Meeting

November 9, 2021



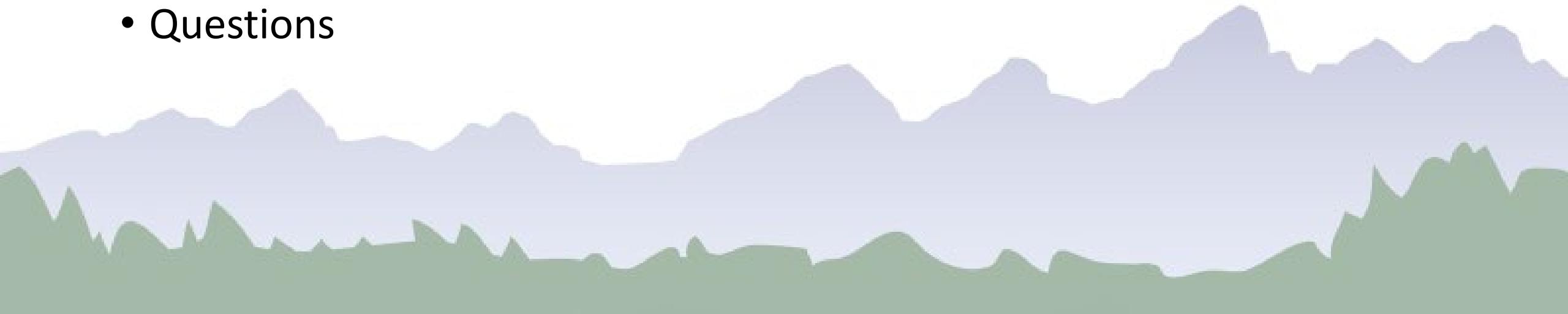
Welcome + Introductions

- Rian Rooney, Associate Long-Range Planner
 - rrooney@tetoncountywy.gov
- Ryan Hostetter, Principal Long-Range Planner
 - rhostetter@tetoncountywy.gov



Agenda

- Purpose
- Context, Feedback & Approach
- Draft Zoning & Zoning Map
- What's in the proposal?
- Next Steps
- Questions



“Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community.”

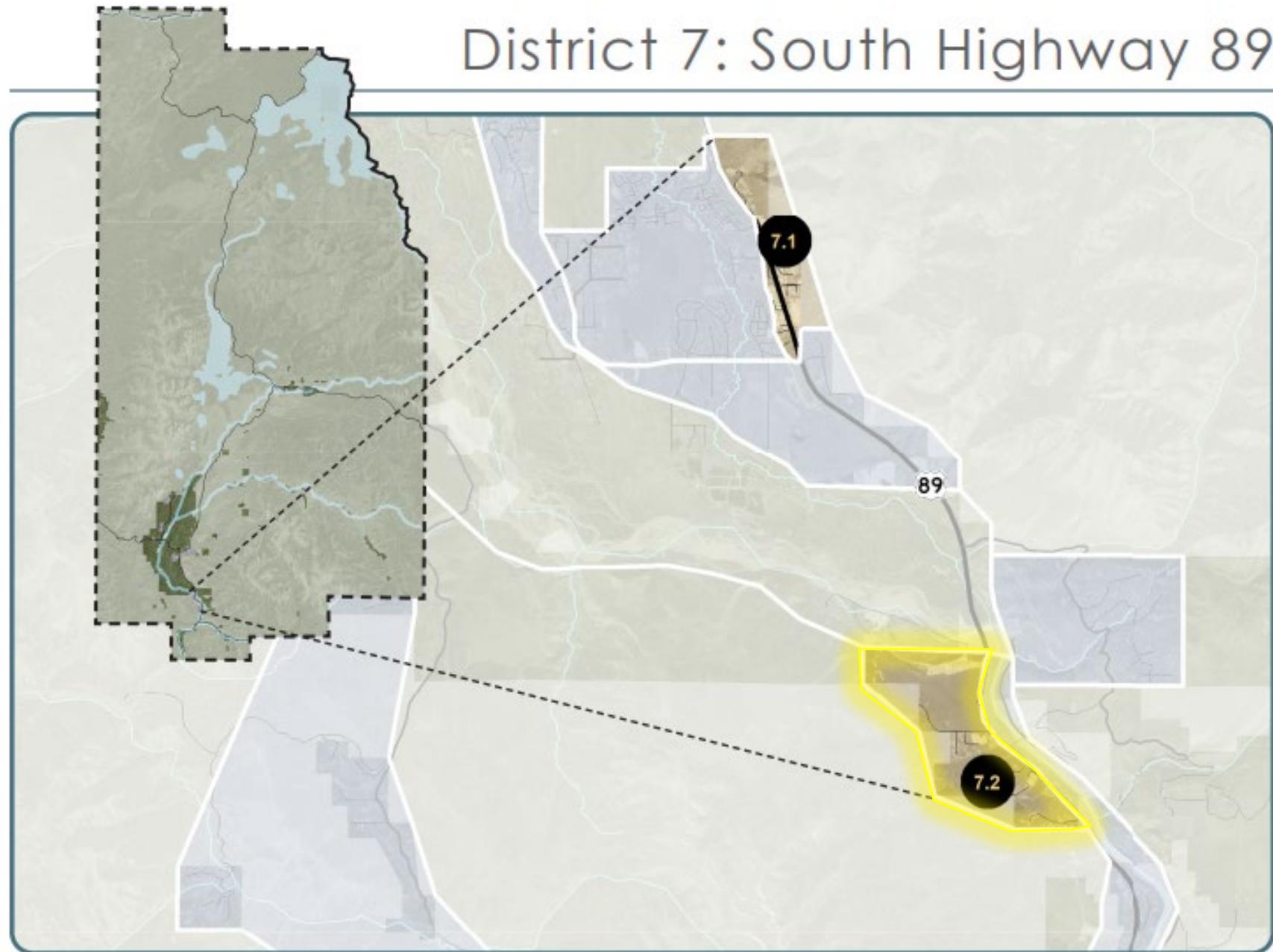
- Teton County LDRs Division 1.3.



District 7: South Highway 89

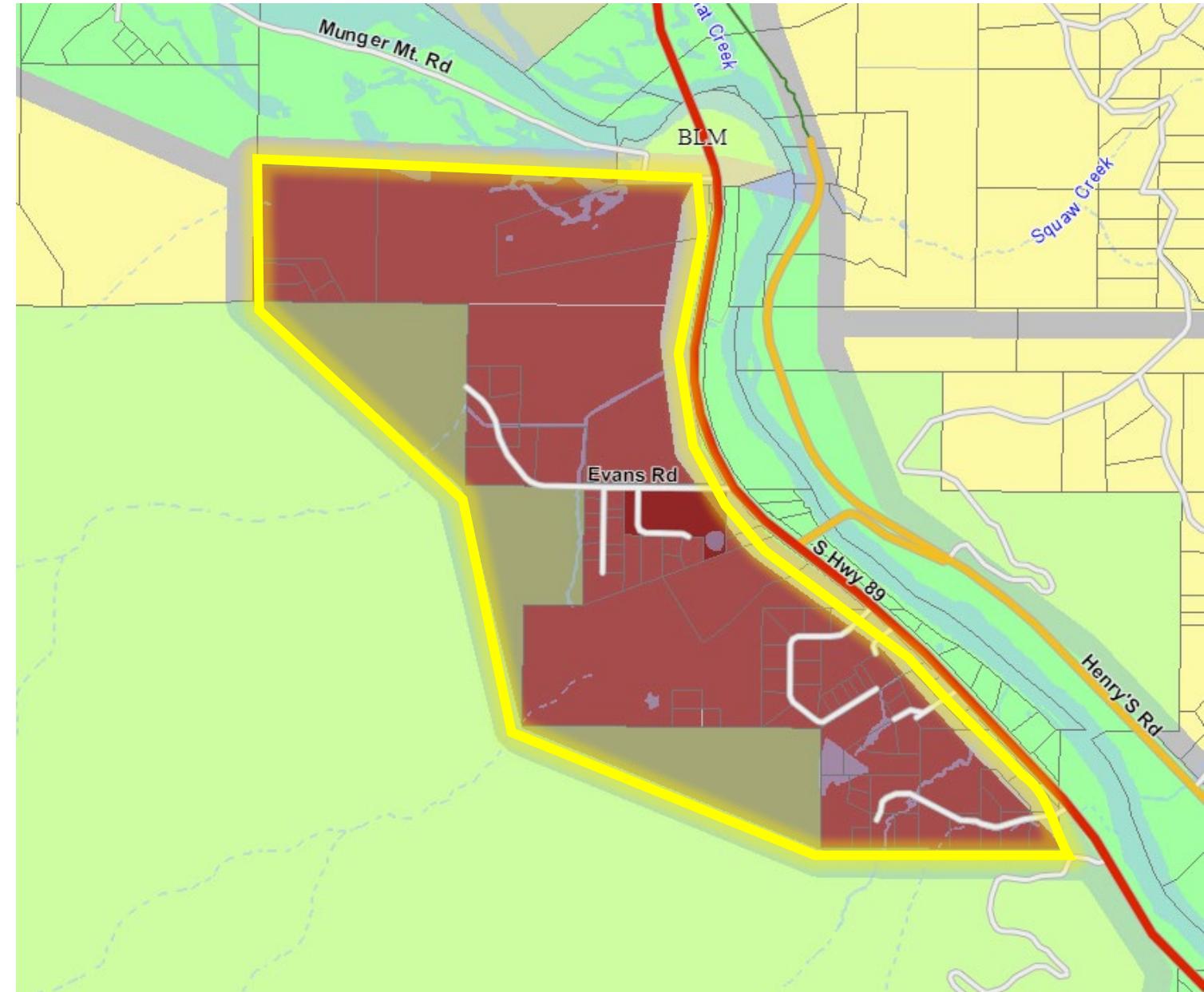
Where?

- Subarea 7.2: Hog Island Home Business

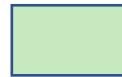


Where?

- Subarea 7.2: Hog Island Home Business
- Properties west of South Highway 89, between Munger Mountain Road and Kdc Lane



Current Zoning



Rural (R-TC)

- Ross Family Tracts
- Robertson Ranch
- Evans Ranch



Neighborhood Conservation (NC-TC)

- KDC Subdivision
- Robertson Lane + Hog Island Rd



Suburban (S-TC)

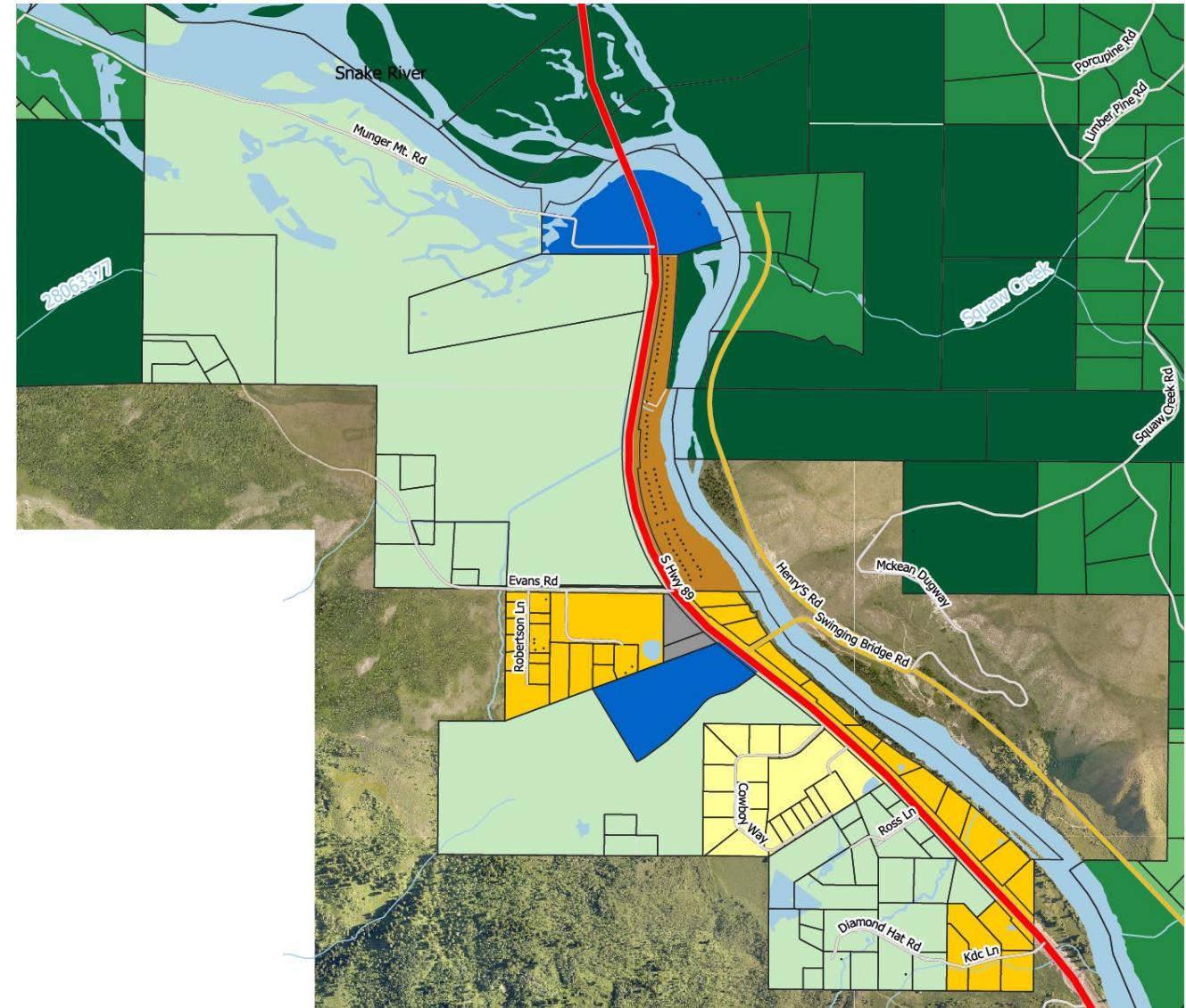
- Hog Island Subdivision



Business Park (BP-TC)

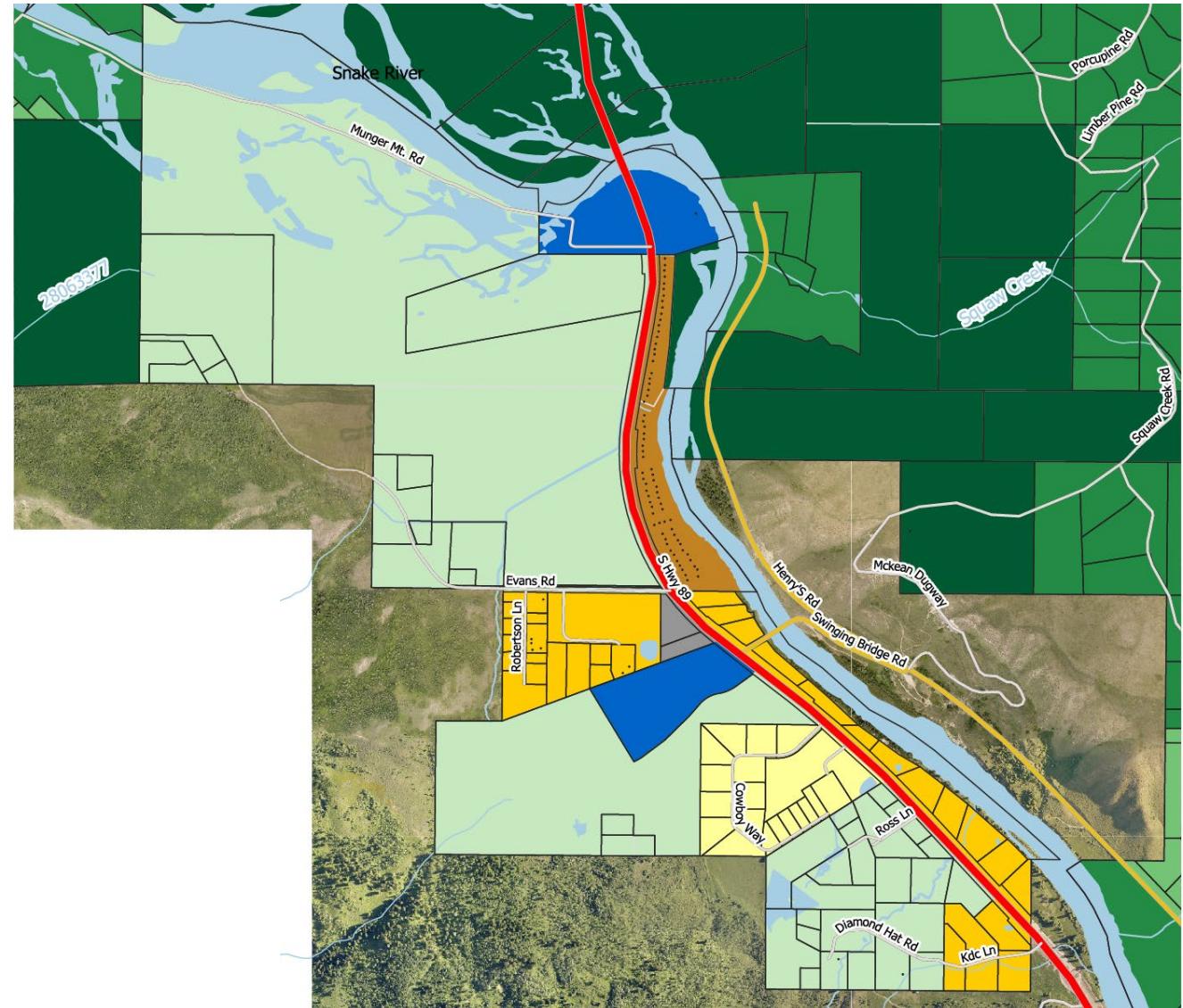


Public/Semipublic (P/SP-TC)



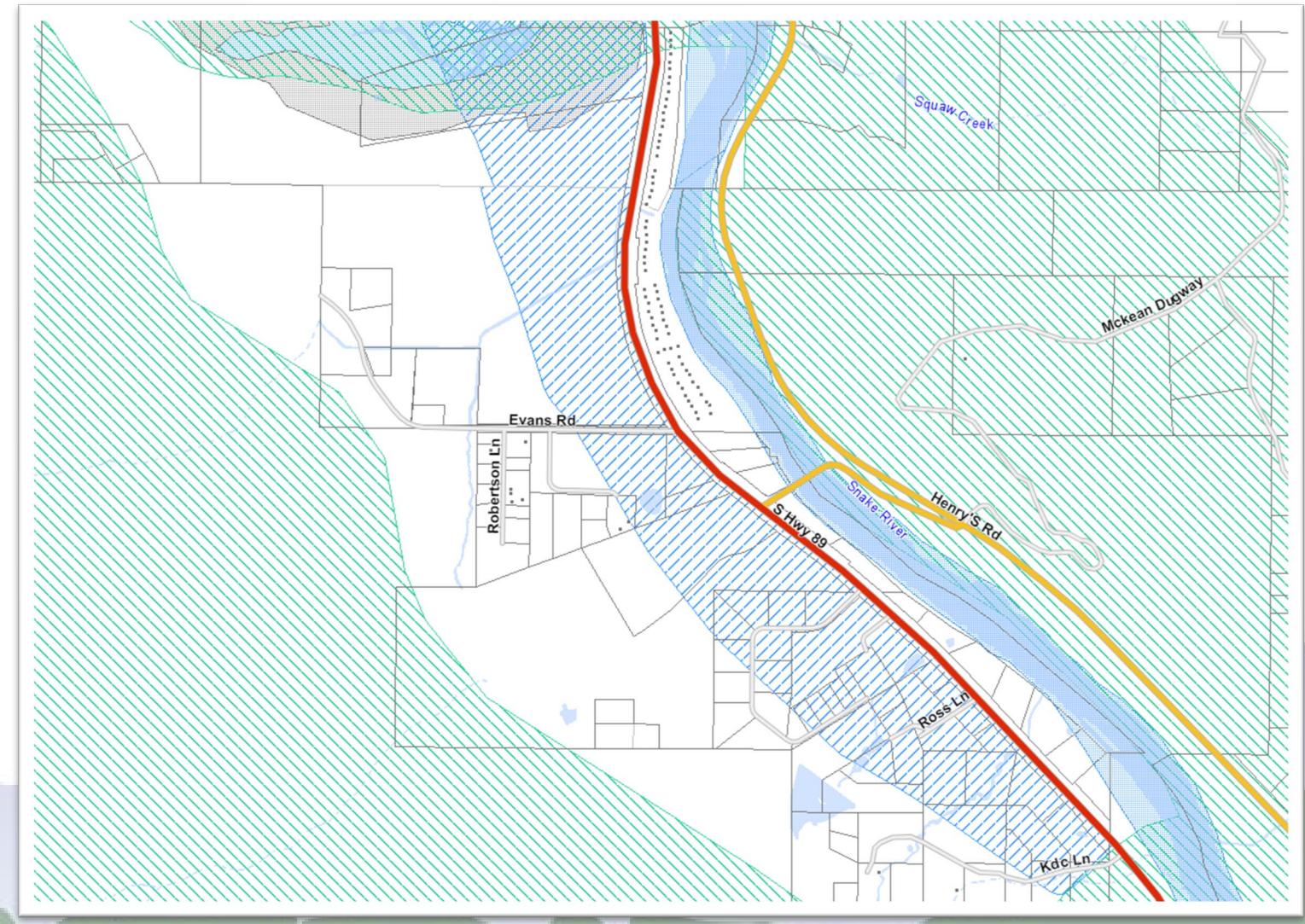
Current Context

- Government + Industrial
- Single-family residential lots
 - Accessory Residential Units
 - Higher intensity home businesses
 - Agriculture
- Larger agricultural holdings
- Median Lot Size: 2 acres
- Average Lot Size: 2.4 acres



Overlays and Hazards

- Natural Resource Overlay
- Scenic Resource Overlay
- FEMA Flood Zones

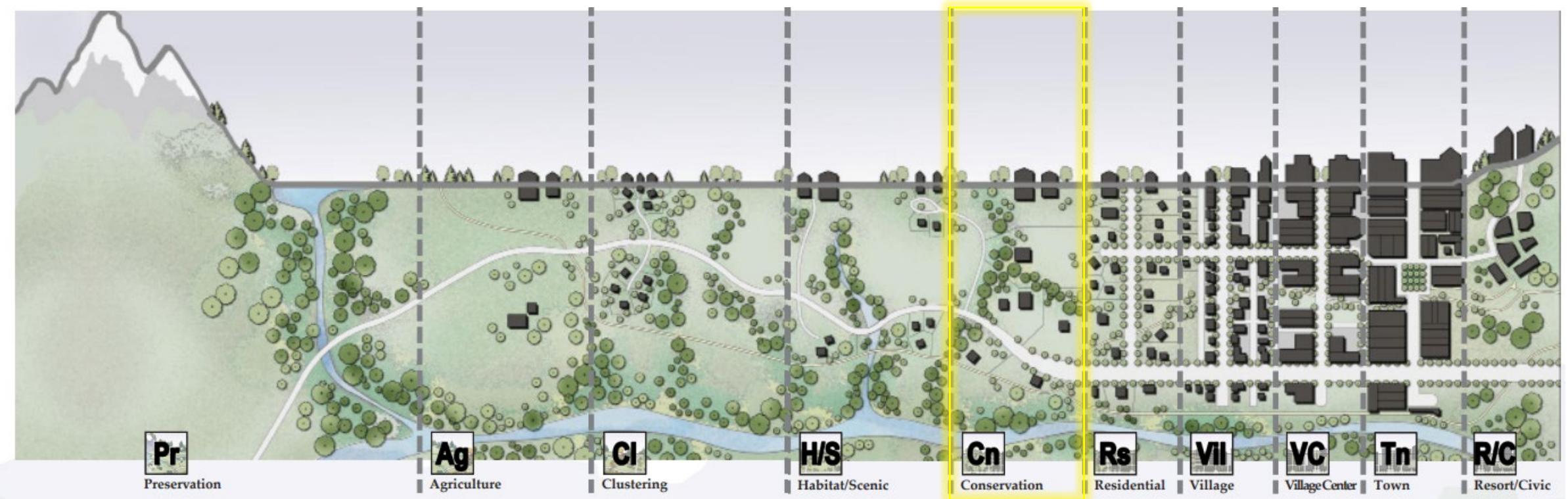


Comprehensive Plan Guidance: Subarea 7.2 Hog Island Home Business

- Stable
- Working family residential character
- Shops, barns, and small contractor yards accommodate more intensive home businesses
- Larger lots than in other stable subareas
- Abundance of landscape over built form



Neighborhood Form



Your Feedback

- July 1, 2021 Neighborhood Meeting
- Summer 2021 Online Survey
- Written Comments and Conversations



Your Concerns

- Traffic and transportation
- Water quality and quantity
- Housing opportunities for employees & workforce
- Challenges of existing regulations for home businesses
- Noncompliance with conditional use permits; visual appearance, nuisance, operations



Approach

- Existing zoning is generally successful (enhancements, not significant change)
- Opportunities for home businesses, employee housing are key
- Balance flexibility with predictability for businessowners & neighbors
- Consider any new density within the context of community growth management policy
 - Amount
 - Location
 - Type

Zoning Goals

- Preserve and enhance existing workforce residential & home business character
- Support home businesses with increased workforce housing opportunities, refined use standards
- Mitigate home business impacts and create greater predictability
- Any new density will resemble existing character
- Honor existing development rights
- Easier to use

Draft Zone: Workforce Home Business (WHB)

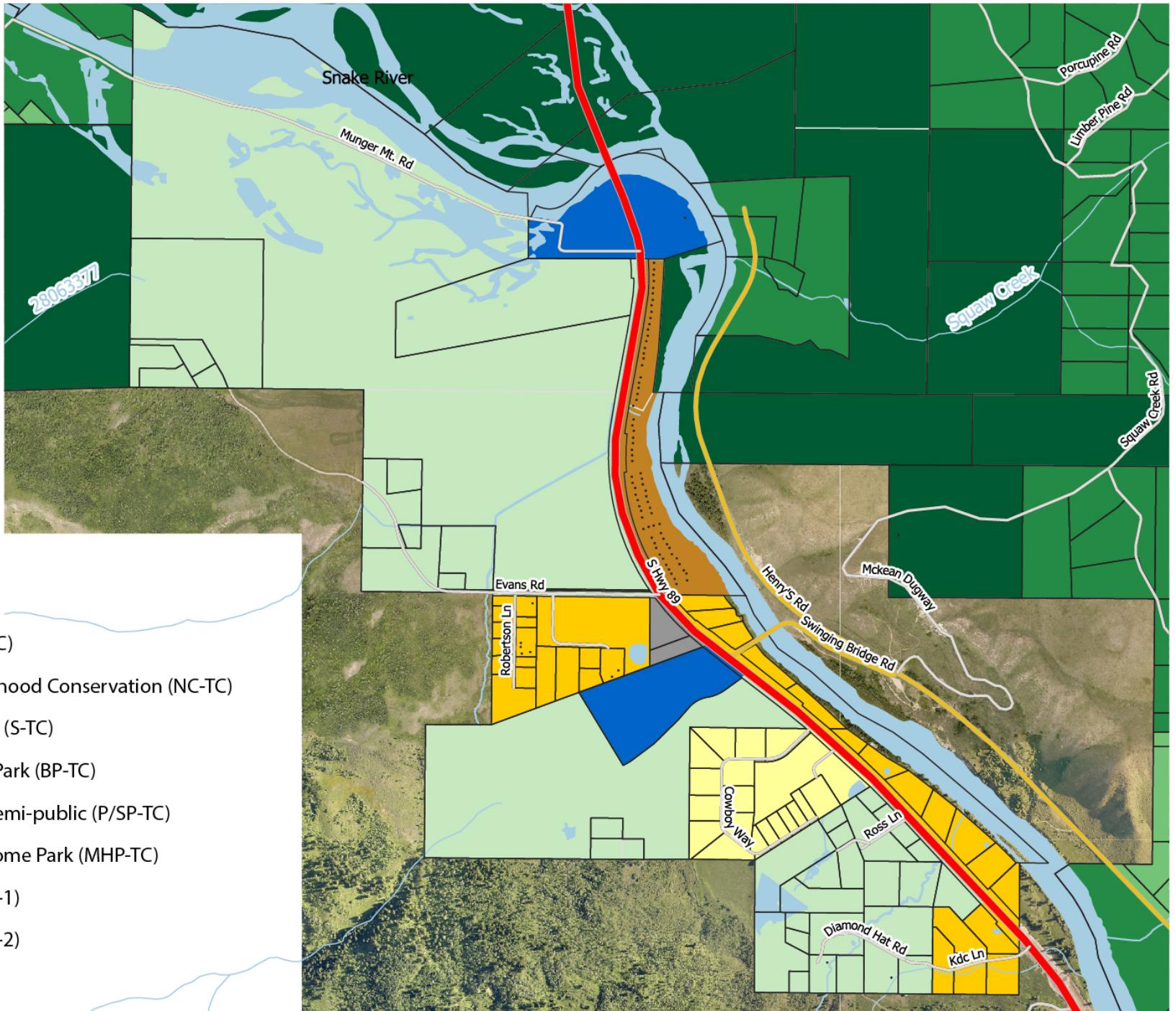
- Purpose: “Allow for the exercise of property rights in a way that facilitates opportunities for workforce home businesses in a residential setting.”
- Main Uses: Detached Single-Family Residential with Accessory Residential Units & Accessory Home Businesses
- Density: Existing property rights, with option for restricted, new 3-acre lots
- Floor Area and Site Development: Based on existing character



Current Zoning

Zoning

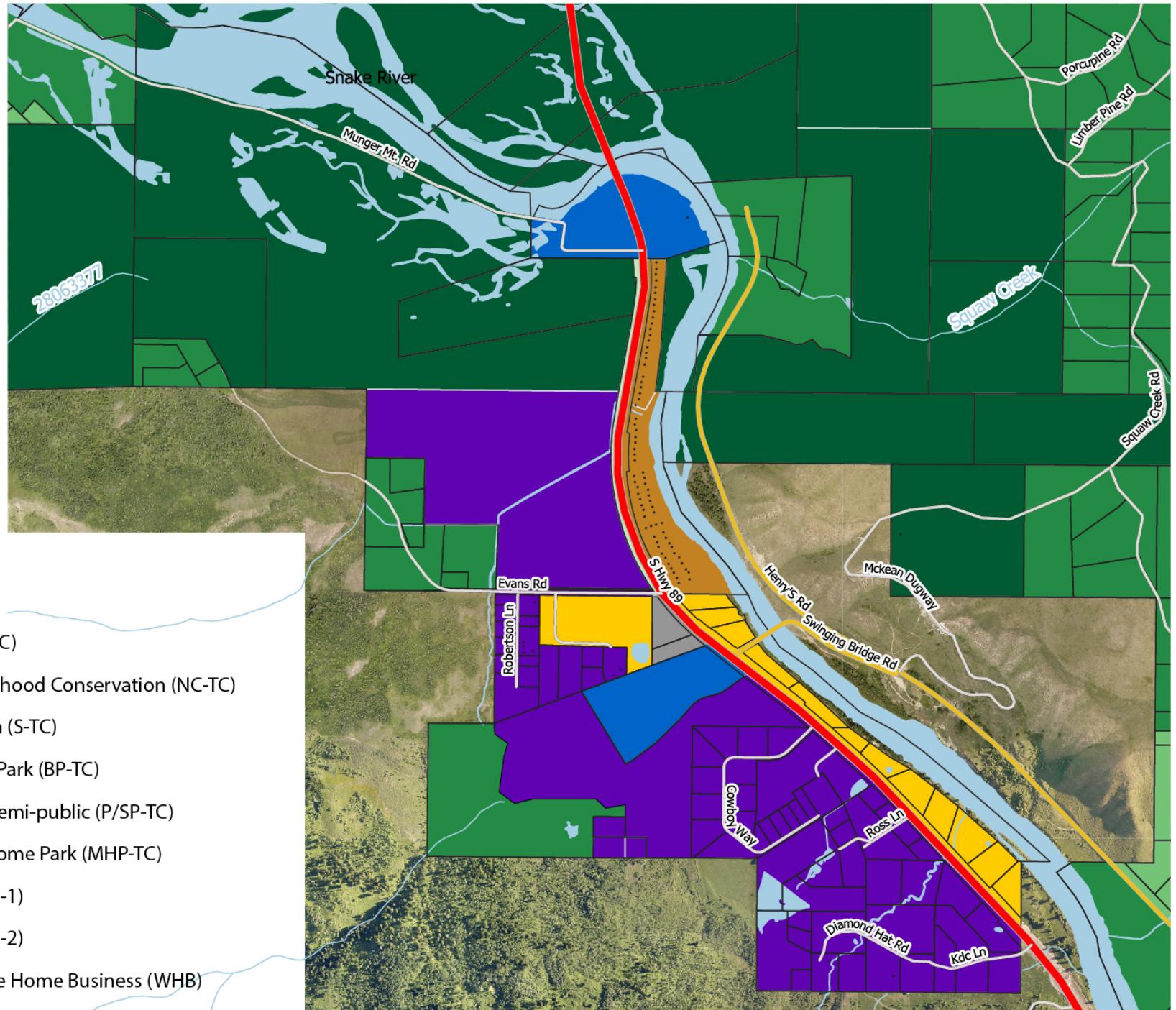
- Rural (R-TC)
- Neighborhood Conservation (NC-TC)
- Suburban (S-TC)
- Business Park (BP-TC)
- Public / Semi-public (P/SP-TC)
- Mobile Home Park (MHP-TC)
- Rural-1 (R-1)
- Rural-2 (R-2)



Proposed Zoning

Zoning

- Rural (R-TC)
- Neighborhood Conservation (NC-TC)
- Suburban (S-TC)
- Business Park (BP-TC)
- Public / Semi-public (P/SP-TC)
- Mobile Home Park (MHP-TC)
- Rural-1 (R-1)
- Rural-2 (R-2)
- Workforce Home Business (WHB)



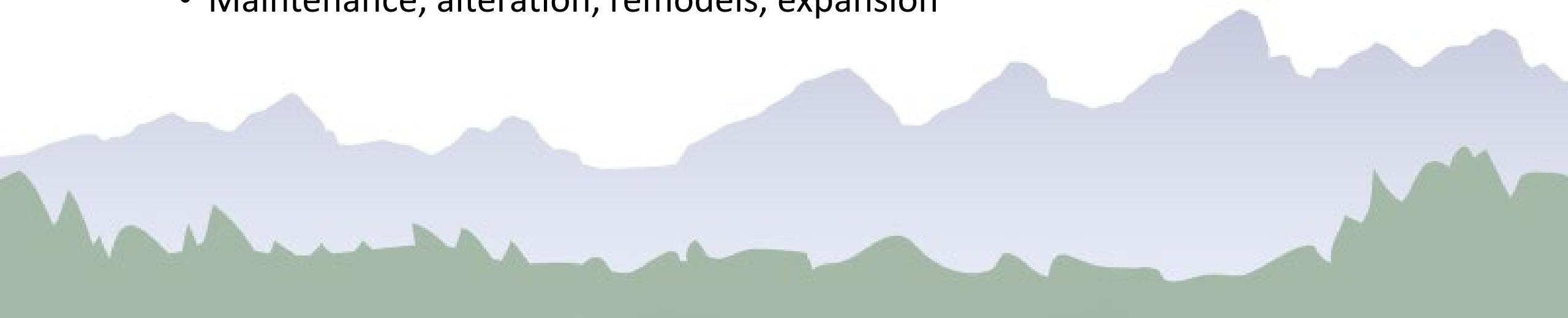
Workforce Home Business Standards

- Site Development + Floor Area Allowances
- Setbacks + Height
- Uses
- Noise
- Subdivision Options
- Detailed comparison of standards available online



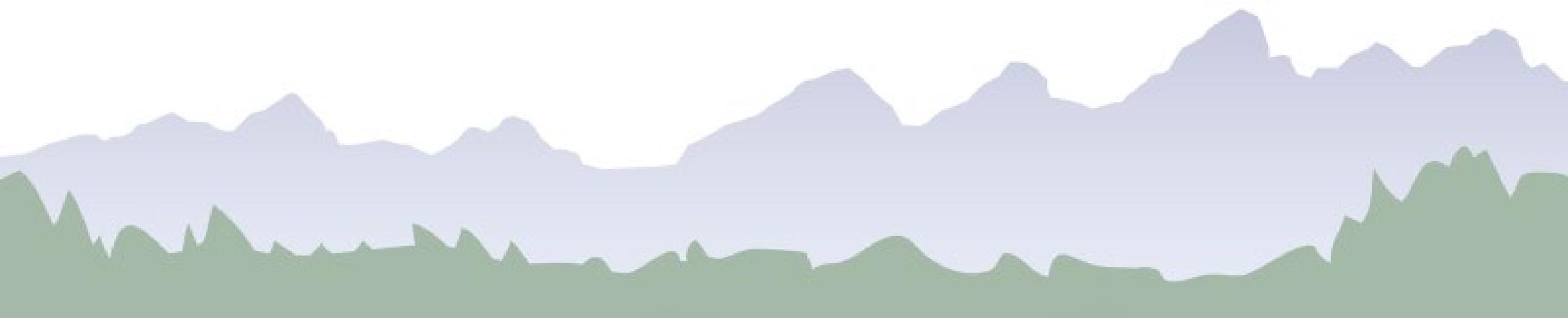
Nonconformities?

- Lawfully established, but do not conform to current regulations
- Nonconformities are not uncommon
- Existing nonconformities will continue to be recognized
- Any new nonconformities will be recognized and continue
- LDRs have specific standards for nonconformities (Div. 1.9)
 - Maintenance, alteration, remodels, expansion



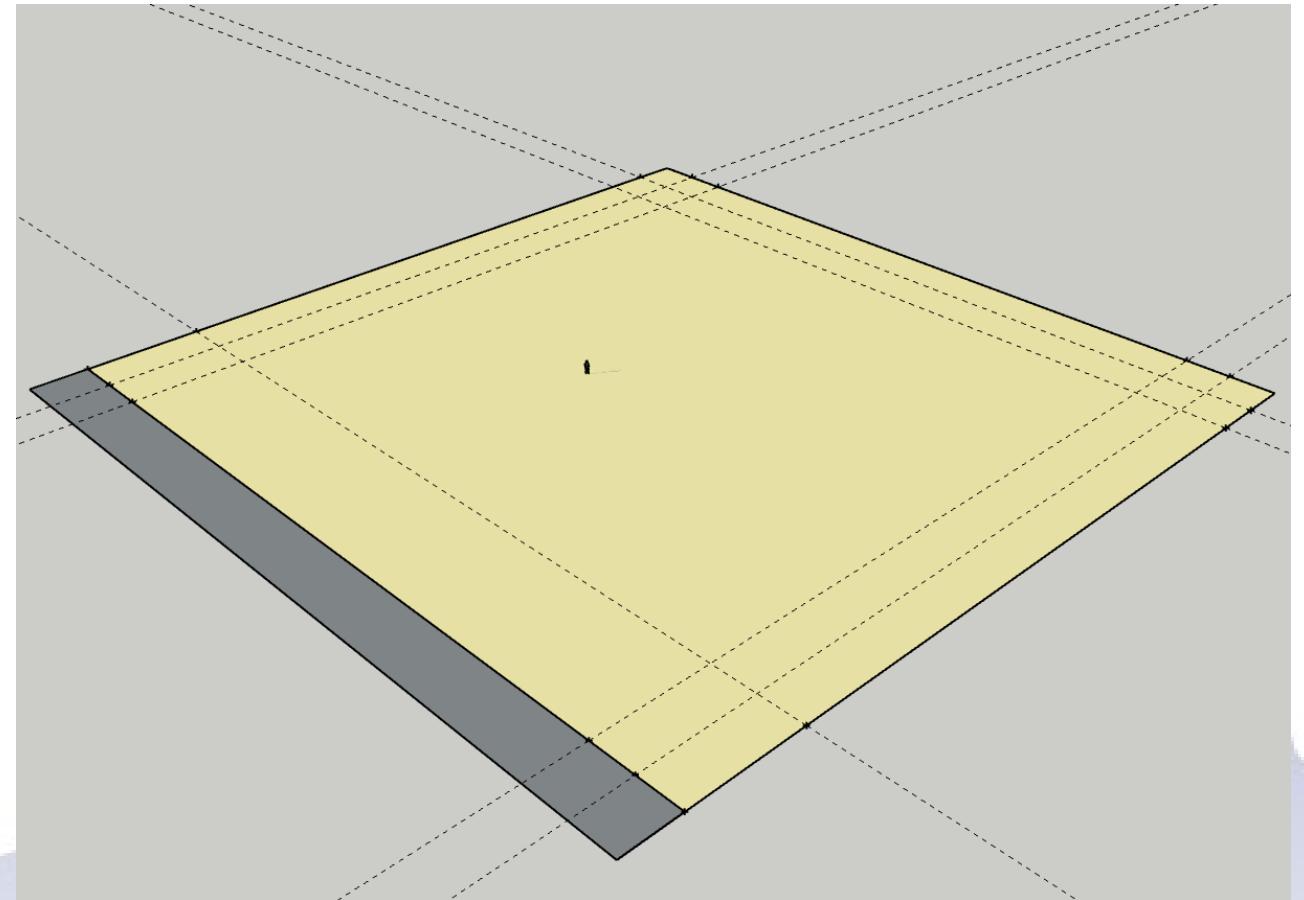
Maximum Site Development + Floor Area

- NC-TC + R-TC, no change
- S-TC (Hog Island Subdivision) scaled to rest of neighborhood
- Maximum Floor Area
 - 10,000 sf < 10 ac
 - 15,000 sf > 10 ac



Setbacks

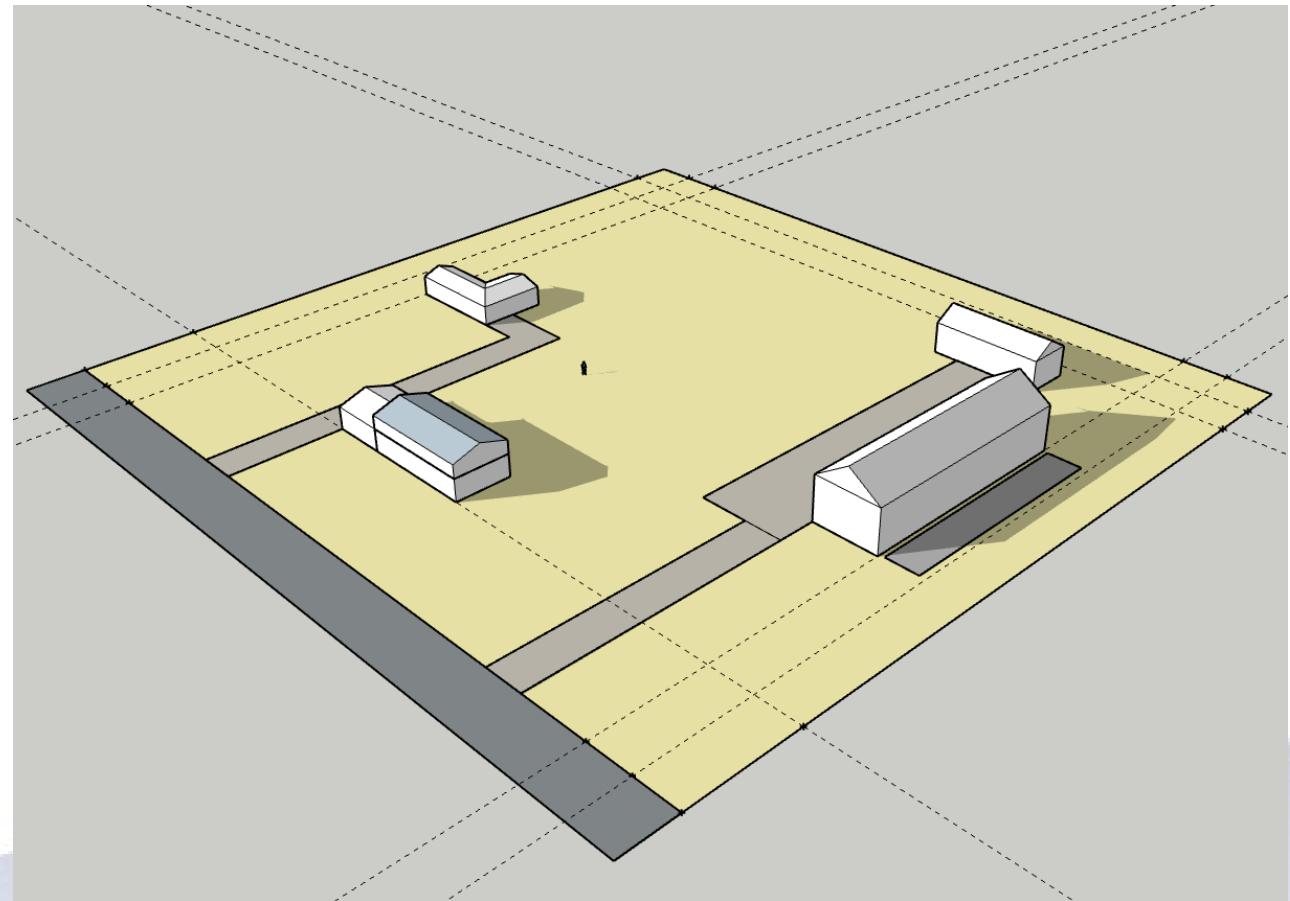
- Different standards for properties < 3 & ≥ 3 ac



Example: 3-acre lot

Setbacks

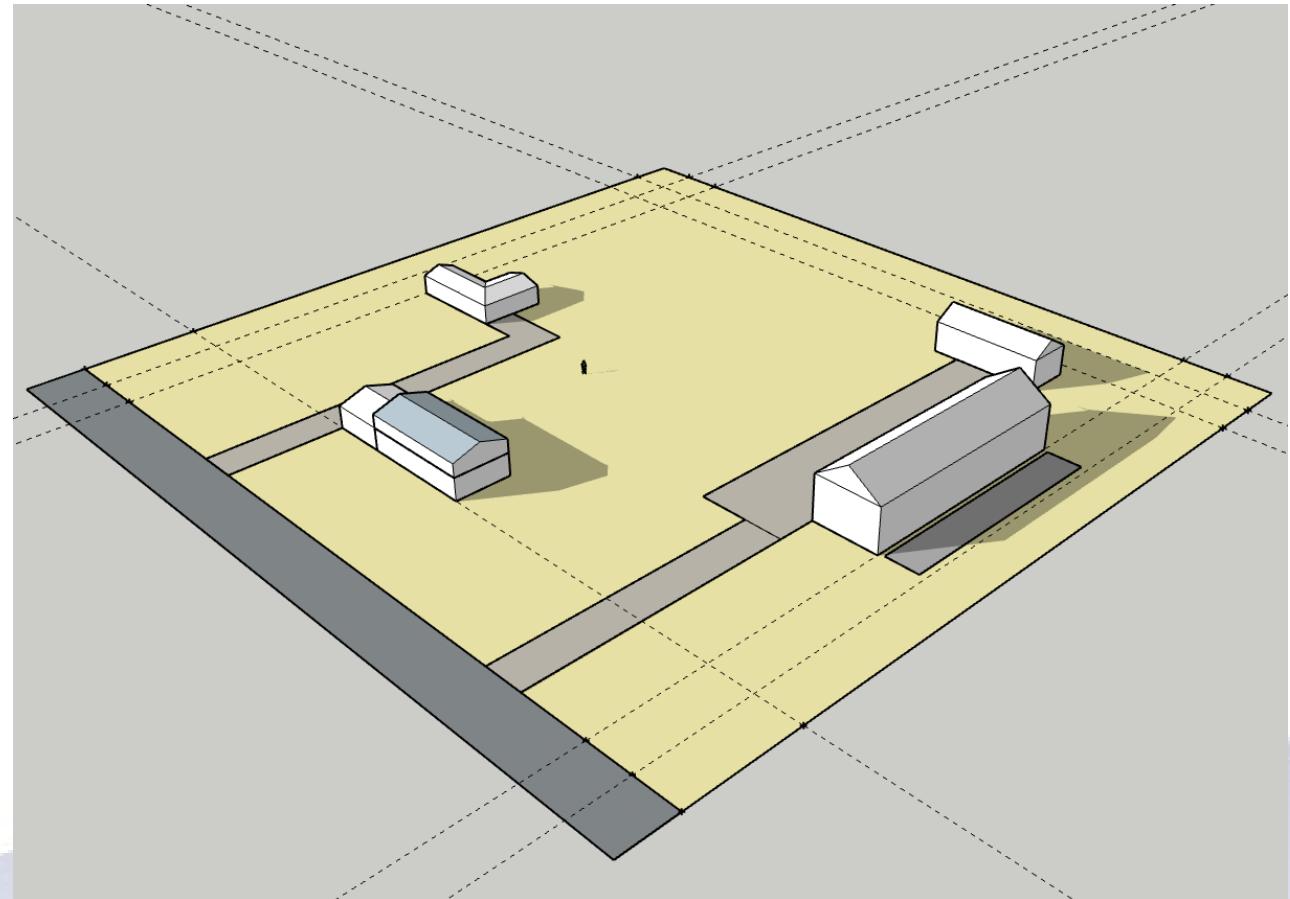
- Different standards for properties < 3 & ≥ 3 ac
- Site Development
 - 50', 20', 20'
- Structure
 - 50', 40', 40'



Example: 3-acre lot

Setbacks

- Front Setbacks
 - Structure: no change
 - Development: equal to structure
- Side + Rear Setbacks: equal
 - Rear: no change
 - Side: increase to match rear
 - Add buffer for side neighbors
- Platted Subdivisions (Hog Island, KDC) follow platted setbacks



Example: 3-acre lot

Height

- Set single 30' height standard, not tied to use

WHB (Proposed)	R-TC	NC-TC	S-TC
30'	Residential: 30' Other Uses: 35'	Residential: 30' Other Uses: 40'	Residential or Other Use: 24' Agriculture: 40'



Uses: Properties < 35 ac

- Primary Uses
 - Agriculture
 - Single-family residential
- Accessory Uses
 - ***Accessory Residential Unit – new for Suburban-zoned properties***
 - Home Occupation
 - Home Business
 - Family Home Daycare
 - Home Daycare Center

Uses: Properties ≥ 35 ac

- Primary Uses
 - Agriculture
 - Single-family residential
 - ***Nursery***
 - ***Outfitter/Tour Operator***
 - ***Assembly***
 - ***Daycare/Education***
 - ***Outdoor Recreation***
- Accessory Uses
 - Accessory Residential Unit
 - Home Occupation
 - Home Business
 - Family Home Daycare
 - Home Daycare Center

Accessory Residential Units (ARUs)

- ARU Incentive Policy
 - ARU(s) will be **exempt** from maximum floor area calculation if **restricted**
 - For Single Family Homes:
 - 1 ARU per lot under 3 ac
 - 2nd ARU allowed if: 1) 3 ac or greater, 2) restricted, 3) attached to another structure



Accessory Residential Units (ARUs)

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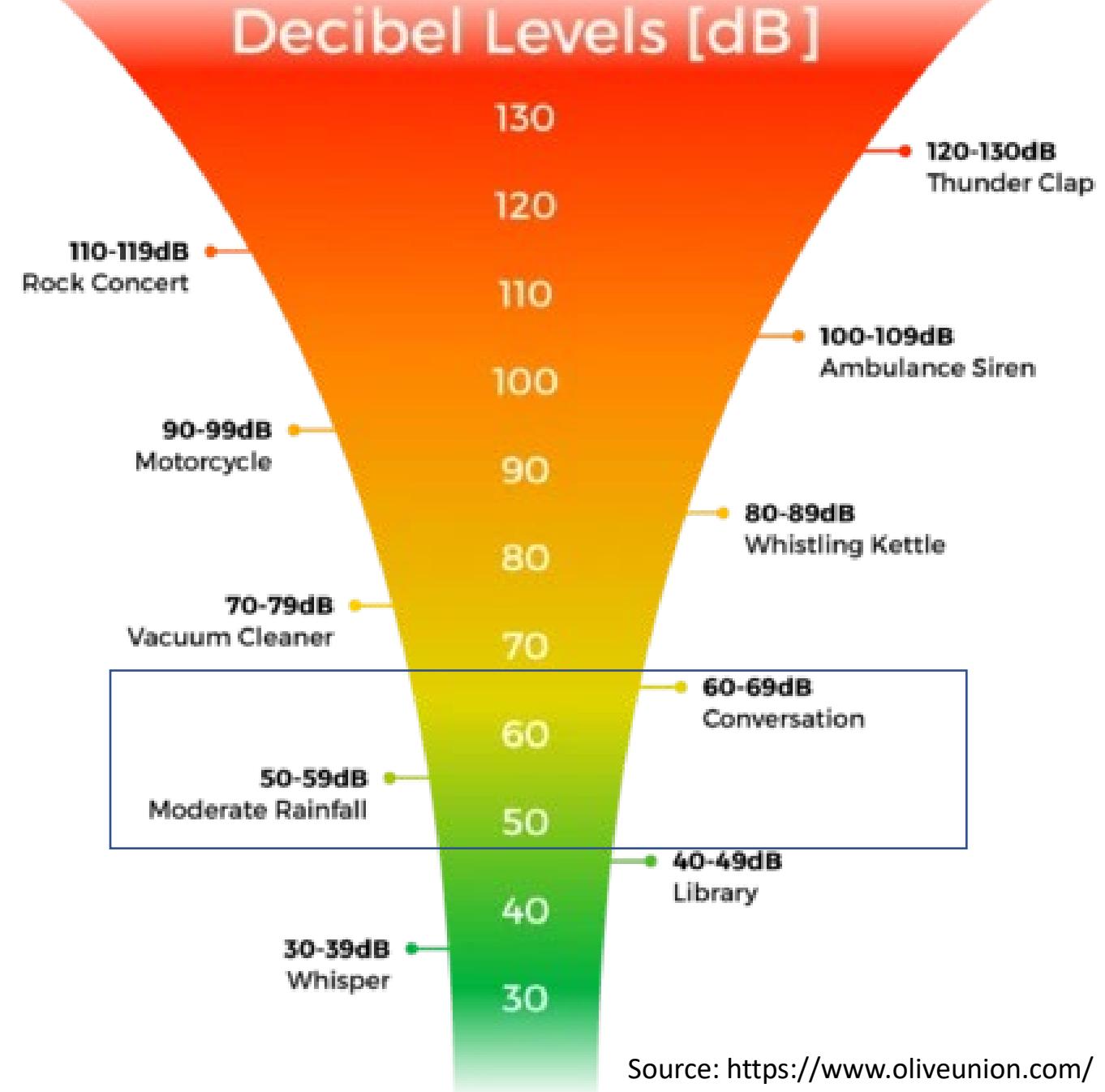
WHB (Proposed)	R-TC	NC-TC	S-TC
<ul style="list-style-type: none">• Size: 1,000 sf• Density:<ul style="list-style-type: none">• <3 ac, 1 / lot• \geq 3 ac, 2 / lot (restriction required)	<ul style="list-style-type: none">• Size: 1,000 sf• Density: 1 / lot	<ul style="list-style-type: none">• Size: 1,000 sf• Density: 1 / lot	n/a

Accessory Home Business Use: Proposed Changes

- Allow for outdoor storage
 - Materials
 - 2,000 sf designated area
 - No toxic materials
 - Screening
 - Commercial Vehicles
 - Passenger vehicles in designated parking areas
 - Screening
- Operations Plan required with application
 - Hours of Operation (maximum 7 am – 10 pm)
 - Storage and parking
 - Noise + environmental impacts; activities in relation to wells

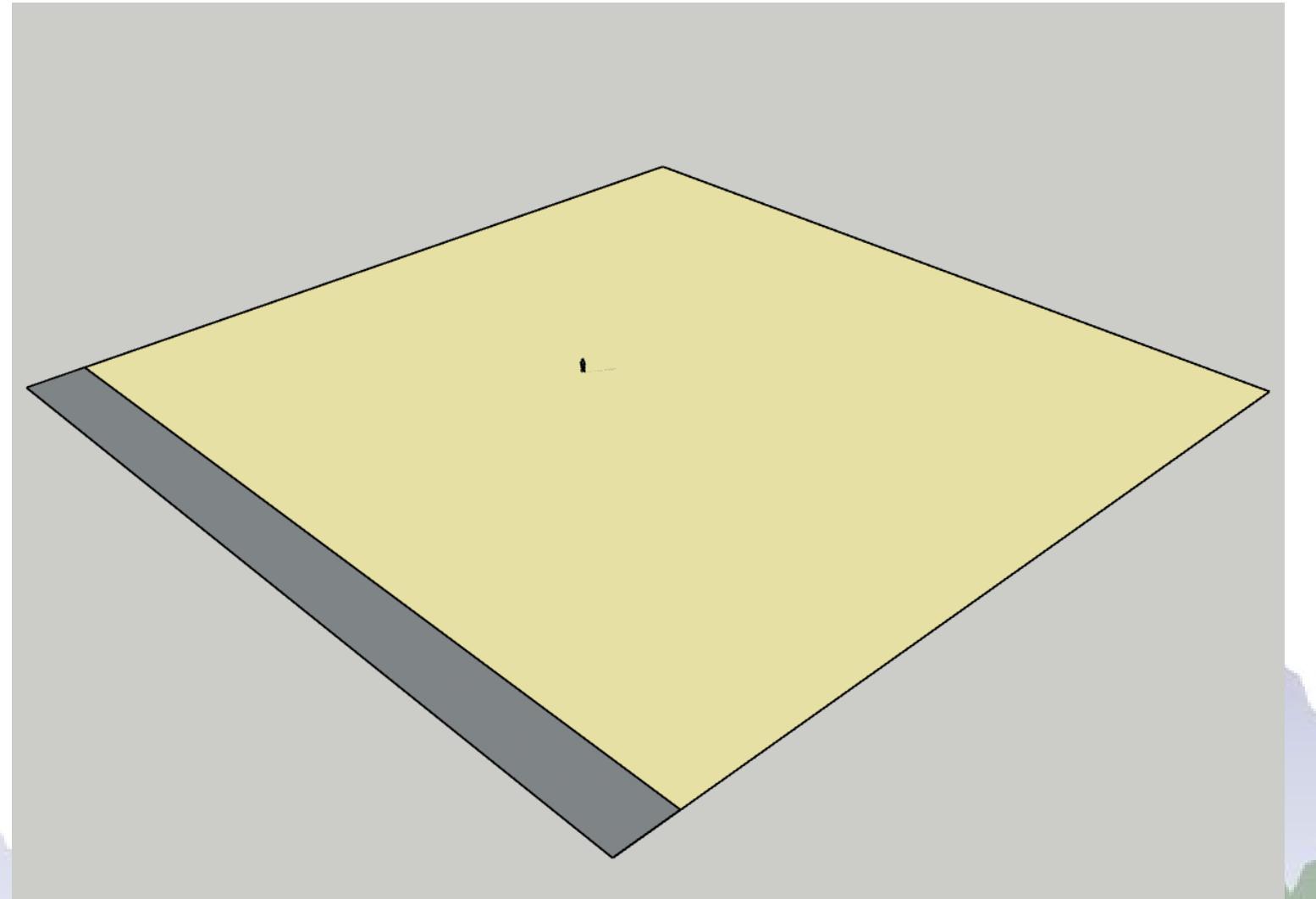
Noise

- Measured at property line
- Current maximum: 55 dB
- Recognize noise associated with accessory uses
- Proposed maximum: 65 dB
- 65 dB standard in Town of Jackson, downtown Wilson



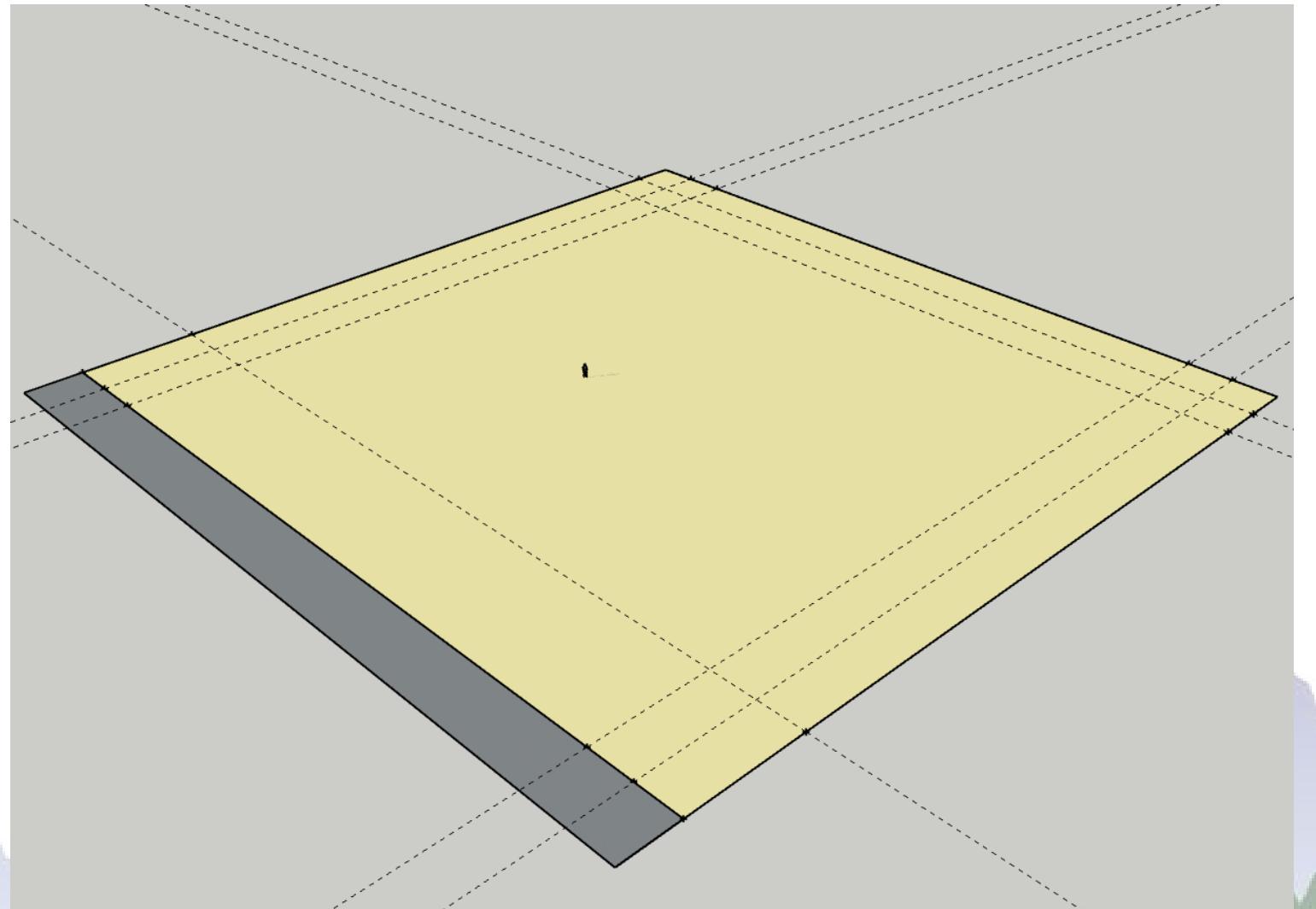
Example

3-acre lot



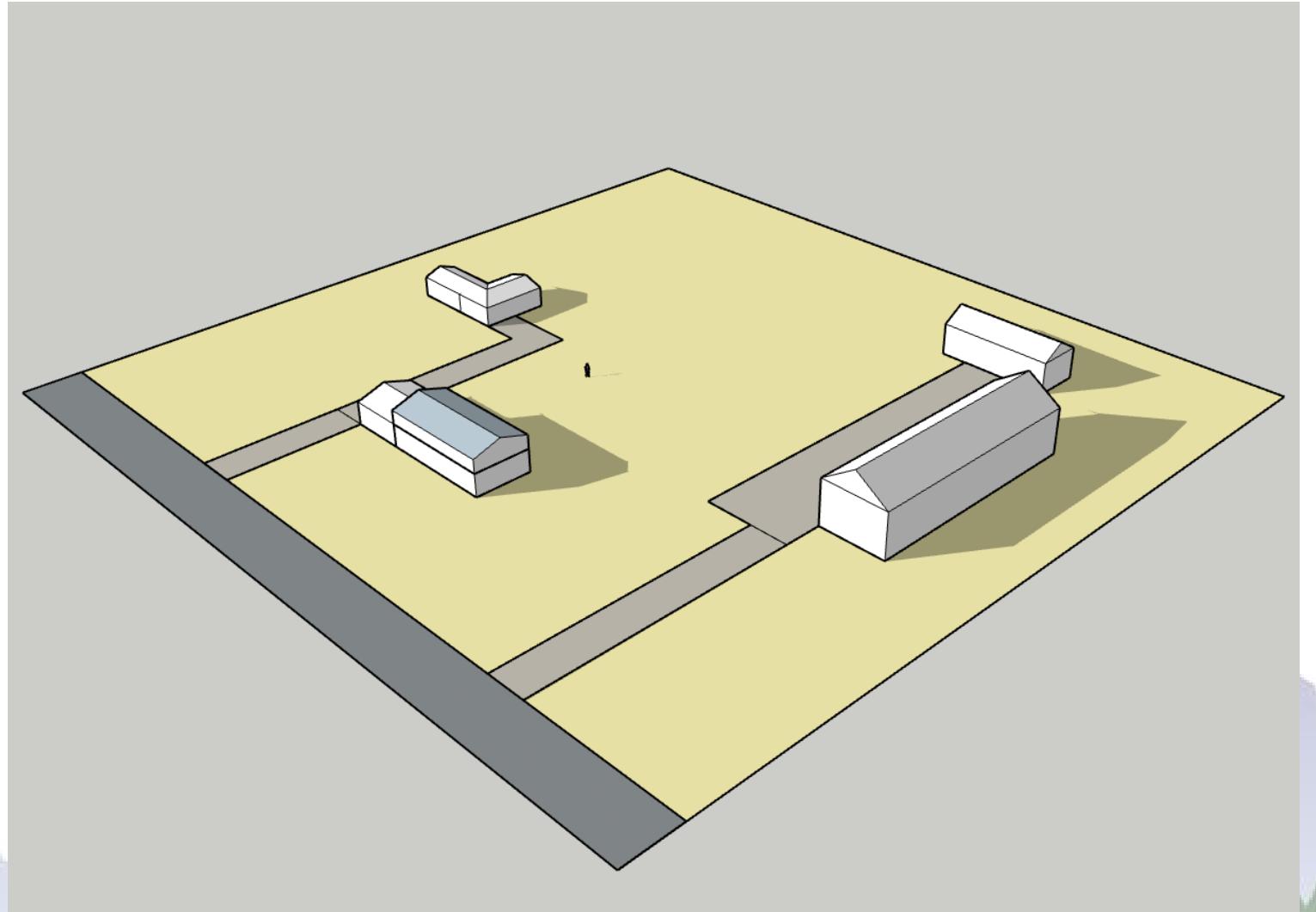
Setbacks

- Structure: 50', 40'
- Development: 50', 20'



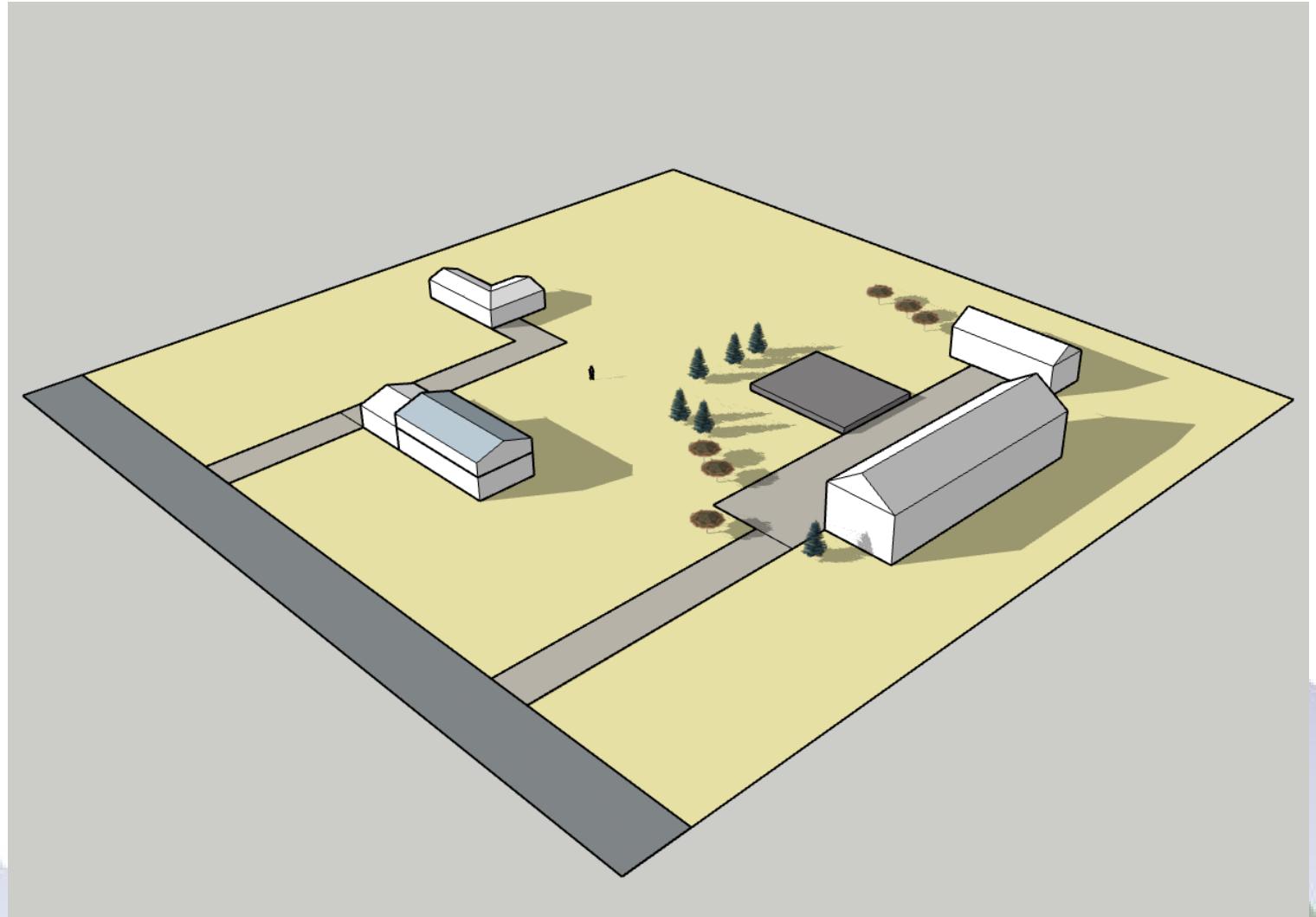
Floor Area

- 2,500 sf house
- 1,000 sf ARU
- 4,600 sf accessory structures (garage, barn, shop)



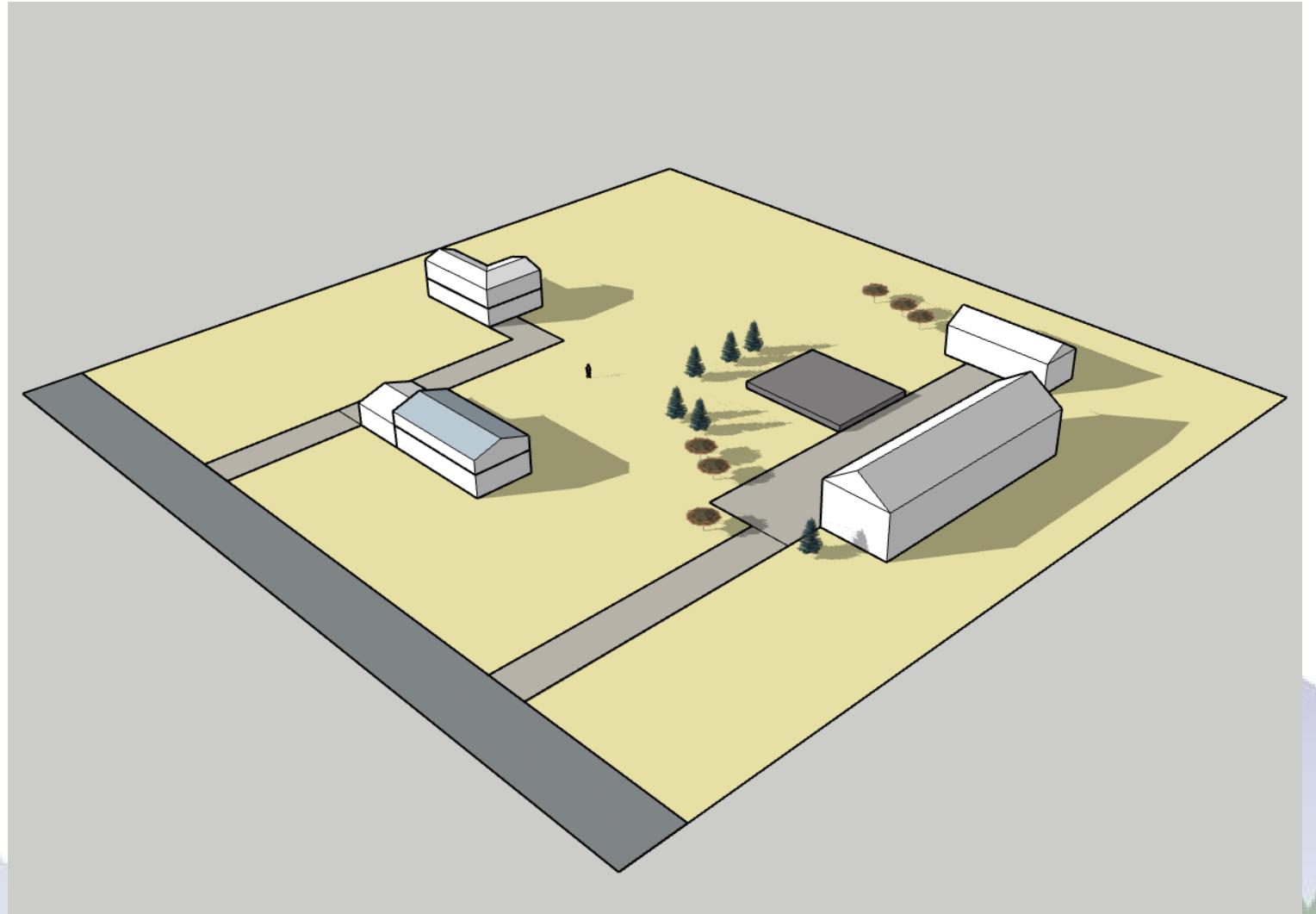
Home Business

- 2,000 sf material storage area
- Screening



ARU Bonus

- Additional ARU
- Exempt from floor area maximum
- 1,000 sf



Subdivision

- Proposed minimum lot size: 35 acres
 - Existing rights are retained
 - NC-TC: 3+ acres → No additional division currently allowed
 - S-TC: 12,000 sf → No additional division currently allowed
 - R-TC: 35 acres → 35 ac parcels allowed



Subdivision

- Workforce Home Business Option
 - Minimum Lot Size: 3 acres
 - Requires a workforce deed-restriction
 - Requires connection to sewer or advanced wastewater treatment
 - 2,500 sf habitable floor area maximum (excluding basement)
 - 3 ac lot allowed 2 ARUs (workforce restricted)

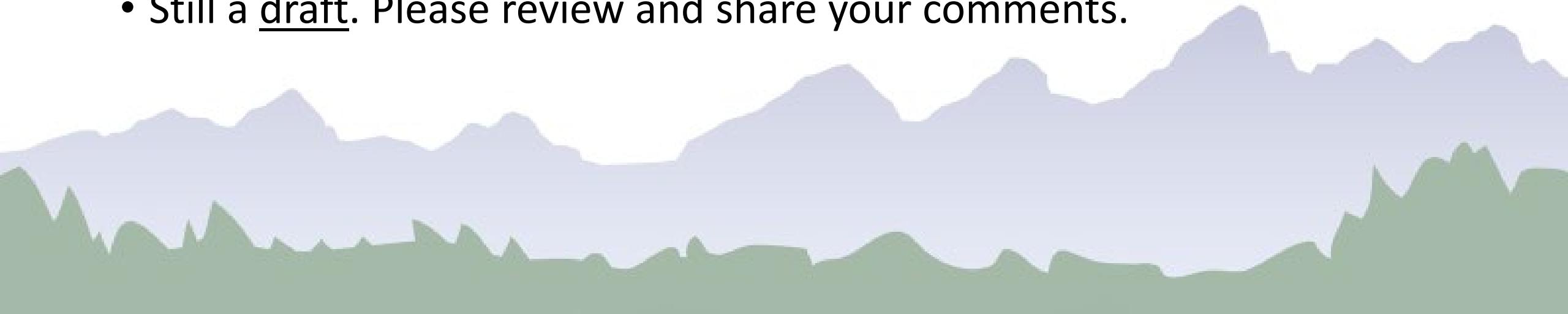


What is a “Workforce Housing Restriction”?

- Administered by Jackson/Teton County Housing Dept.
- Rental (ARUs) or Ownership (new lots)
- No rent cap or initial sales price cap
- Maximum resale price restricted with appreciation cap
- No income limit
- 75% of household income earned from a Teton County business
- One member of household must work 1,560 hours annually for a local business
- Cannot own other residential real estate within 150 miles of Teton County

Summary

- Goal is to preserve and enhance existing Hog Island character
- Flexibility and predictability for home business uses
- Incentive for production of workforce ARUs
- Subdivision follows existing allowances
 - Workforce Home Business Option: 3 acre lots with requirements
- Still a draft. Please review and share your comments.



Next Steps

November + December

- Feedback, concerns, questions
 - Review materials online
- Circulate for review with departmental and governmental partners
- Refine standards and release second draft

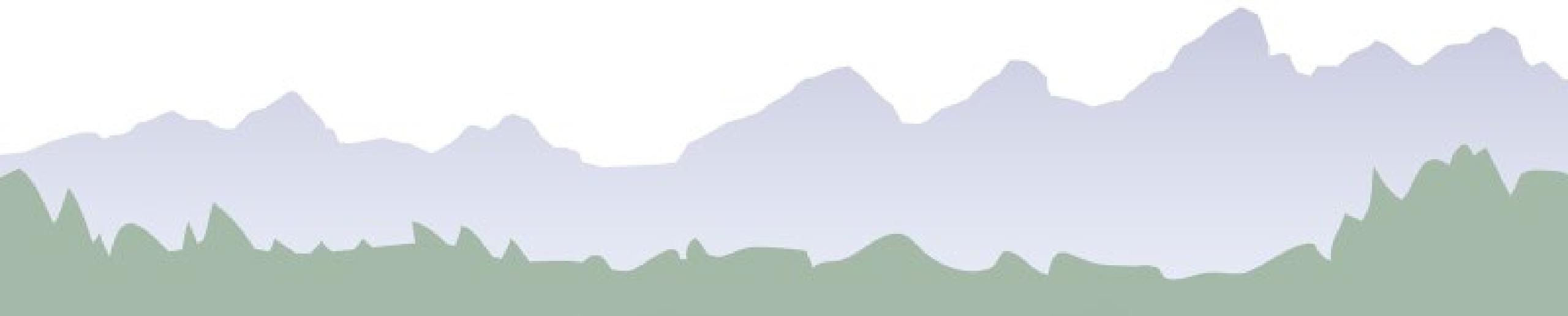
January + February

- Planning Commission
- Board of County Commissioners



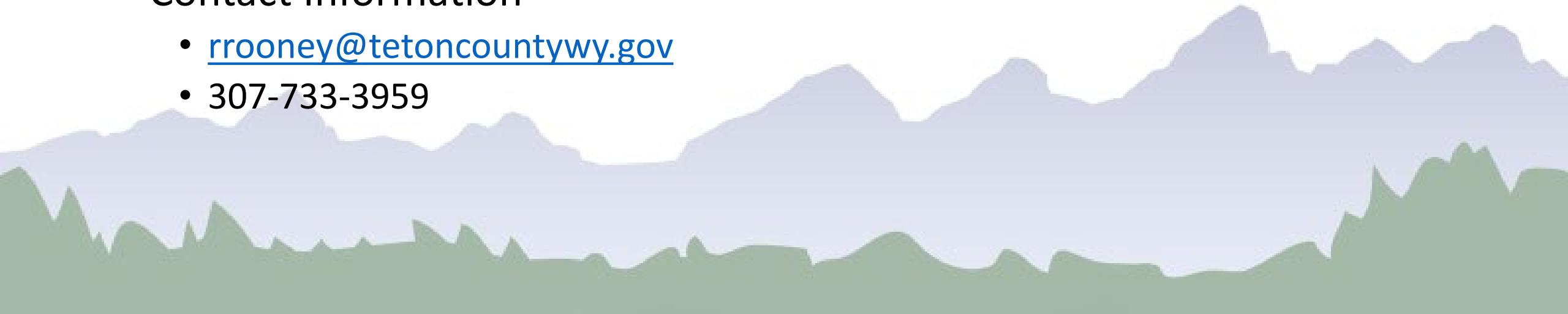
Other News

- Wyoming Department of Transportation Proposed Rezone
 - Planning Commission, December 13, 2021



Resources

- Project page: jacksontetonplan.com/hogisland
- Teton County Land Development Regulations:
jacksontetonplan.com/31/Land-Development-Regulations
- Jackson/Teton County Comprehensive Plan:
jacksontetonplan.com/270/Comprehensive-Plan
- Contact Information
 - rrooney@tetoncountywy.gov
 - 307-733-3959



Thank You

- Questions about your specific property? Contact me.
 - rrooney@tetoncountywy.gov; 307-733-3959
- General questions/clarifications?

