



7. The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
8. The location, height, size, materials, lighting, and design of all proposed signage.
9. The location of all present and proposed utility systems including: Sewage or septic system, Water supply system and irrigation system, Telephone, cable, gas and electrical systems, and Storm drainage system including existing and proposed drain lines, culverts, catch basins, manholes, and drainage swales.
10. Existing and proposed topography at a 5-foot contour interval. All elevations shall refer to the nearest N.G.V.D. Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown. Base flood elevations shall be given if any development is proposed within the 100-year floodplain. Indicate areas within the proposed site and within 50 feet of the proposed site where ground removal or filling is required, and give its approximate volume in cubic yards.
11. A landscape plan showing all existing natural land features, trees, forest cover and water sources, and all proposed changes to these features including size and proposed changes to these features including size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.
12. Zoning district boundaries within 300 feet of the site's perimeter shall be drawn and identified on the plan.
13. Traffic flow patterns within the site, entrances and exits, loading and unloading areas, and curb cuts on the site and within 300 feet of the site. The Commission or Board may require a detailed traffic study for large developments or for those in heavy traffic areas to include:
  - a. The projected number of motor vehicle trips to enter or leave the site, estimated for daily and peak hour traffic levels;
  - b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site;
  - c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels as well as road capacity levels shall also be given.
14. For new construction or alterations to any existing building, a table containing the following must be included:
  - a. Area of building to be used for a particular use such as retail operation, office, storage, etc.;
  - b. Maximum number of employees;
  - c. Maximum seating capacity, where applicable;
  - d. Number of parking spaces existing and required for the intended use.
15. Elevation plans at a scale of 1/4" = 1' for all exterior facades of the proposed structure(s) and/or existing facades, plus addition(s) showing design features and indicating the type and color of materials to be used.
16. A report documenting the site plan's compliance with Section 4-620, Site Plan Standards.
17. Application Fee of \$250 plus costs for advertising

## Basic Site Plan Standards

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A written statement regarding the following basic site plan standards shall be provided:

1. *Domestic Water Supply:* Evidence that a domestic water supply is available to serve the proposed development as described in the Zoning Resolution.
2. *Sewage Disposal:* Evidence that adequate sewage disposal is available as described in the Zoning Resolution. All on-site sewage disposal systems shall be designed in accordance with state and county standards.
3. *Solid Waste Disposal:* Evidence that adequate solid waste disposal is available as described in the Zoning Resolution.
4. *Hazardous Substances:* The proposed development shall demonstrate compliance with state and federal regulations on the handling, storage, and disposal of hazardous substances, if applicable.
5. *Utilities:* Adequate easements or rights-of-way shall be provided as necessary for all utilities proposed to serve the development as described in the Zoning Resolution.
6. *Signs:* The proposed development shall demonstrate compliance with Section 3-225, Signs.
7. *Parking and loading areas:* The proposed development shall demonstrate compliance with Section 3-215, Parking.
8. *Roads and access:* The proposed development shall demonstrate that access points on county or state highways conform to county and state highway access requirements, as applicable.
9. *Fire Protection:* The proposed development shall demonstrate compliance with recommendations of the local fire district for emergency vehicle access, fire fighting water supply, and wildfire mitigation and with requirements of the State Fire Marshall, if applicable.
10. *Protection of irrigation systems:* Any proposed development on or adjacent to irrigated lands or containing irrigation facilities shall demonstrate compliance with the requirements as described in the Zoning Resolution. If the development is located within the boundaries of an Irrigation District, the applicant shall establish a plan in cooperation with the applicable Irrigation District regarding the attached water rights and easements for irrigation facilities.
11. *Water quality:* The proposed development shall demonstrate compliance with state and federal water quality regulations, if applicable.
12. *Wetlands:* The proposed development shall demonstrate compliance with federal wetlands regulations, if applicable.
13. *Runoff and erosion control:* A runoff and erosion control plan shall be implemented by developments as described in the Zoning Resolution.
14. *Air Quality:* The proposed development shall demonstrate compliance with state and federal air quality regulations, if applicable.
15. *Nuisances:* The proposed development shall comply with nuisance requirements as described in the Zoning Resolution.
16. *Overlay districts:* The proposed development shall demonstrate compliance with all applicable requirements of Article 6, Overlay District Regulations.
17. *Standards for specific uses:* The proposed development shall demonstrate compliance with Division 3-100, Standards for Specific Uses, if applicable.
18. *Building setbacks along highways:* Building setbacks shall be increased 20 feet for every 5,000 square feet of floor area for buildings located on properties adjoining a state or county highway as described in the Zoning Resolution.

19. *Other Zoning Requirements:* The proposed development shall demonstrate compliance with all applicable zoning requirements, including but not limited to building setbacks, minimum lot sizes, etc.

## Special Site Plan Standards

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The following special site plan standards shall apply to all site plans in the following local planning areas: Clark's Fork, Lower Southfork, Middle Southfork, Northfork, Sage Creek, Sunlight, Upper Clark's Fork, and Upper Southfork.

1. *Stream corridors.* The open space use of stream corridors and the retention or restoration of riparian vegetation shall be encouraged. A 100-foot setback distance from perennial streams and lakes shall be maintained to the fullest practical extent.
2. *Steep slopes.* No development shall be permitted on or near steep slopes as identified in Appendix 8, Slope Conditions Warranting Engineering Review, unless an engineer certifies that such development is not subject to a significant hazard due to slope failure or accelerated soil erosion. Open space use of steep slopes (15 percent or greater) shall be encouraged.
3. *Wildlife habitats.* Developments that will disturb more than two acres of crucial big game habitat, as identified on the latest edition of the Wyoming Game and Fish Department's Big Game Seasonal Range Overlays, shall implement a plan for the protection of such habitat as described in the Zoning Resolution.
4. *Designated scenic byways.* Developments within one mile of state-designated Scenic Byways (Chief Joseph Highway – WYO 296) shall follow design techniques as described in the Zoning Resolution.

## Exception from Specific Site Plan Standards

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The Board and Commission may impose such conditions, safeguards and restrictions upon the physical development of the site as deemed necessary to secure compliance with the approval standards of this Division. Such conditions shall be limited to matters directly related to impacts of the proposed use and shall be proportional to the impacts.

## Conditions

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The Planning and Zoning Commission or Board of County Commissioners is authorized to grant such exceptions from these site plan approval standards as may be reasonable and within the general purpose and intent of this Division, if literal enforcement of the standards is impractical or will exact undue hardship because of peculiar conditions pertaining to the land in question.

## Effect of Approval

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No structure or land use requiring site plan approval shall be commenced until the Planning and Zoning Commission or Board of County Commissioners has approved the site plan in accordance with this Division. The Board or Commission shall endorse its approval on a copy of the site plan and shall immediately file it in the office of the Planning Coordinator.

## Expiration

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A site plan approval shall expire if the use is not commenced and diligently pursued within one year of the date of approval. The Planning Coordinator may extend this time limit one additional year when the development permitted by the site plan approval has been delayed due to circumstances beyond the applicant's control.