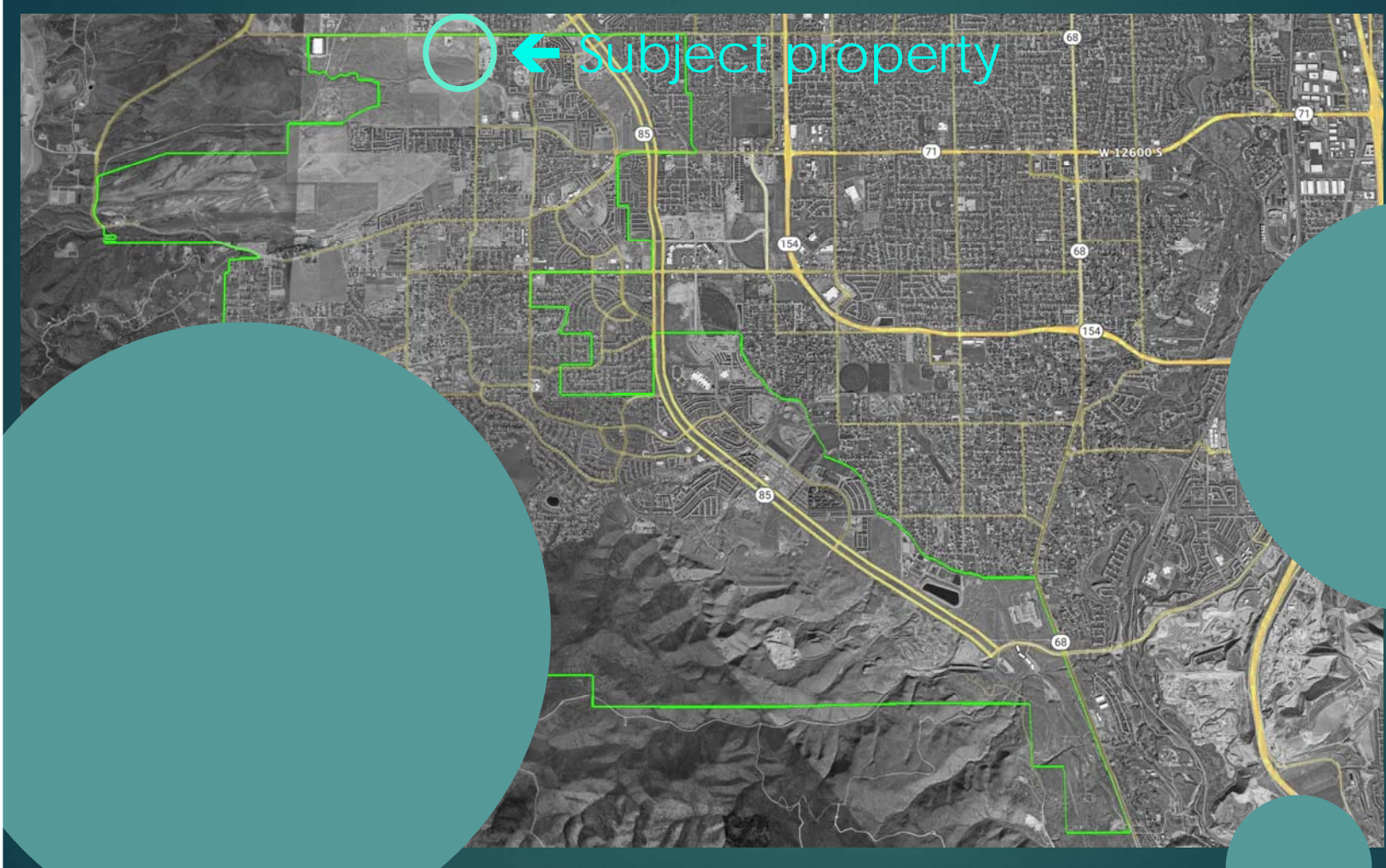


Wiggy Wash Conditional Use

Planning Commission Meeting

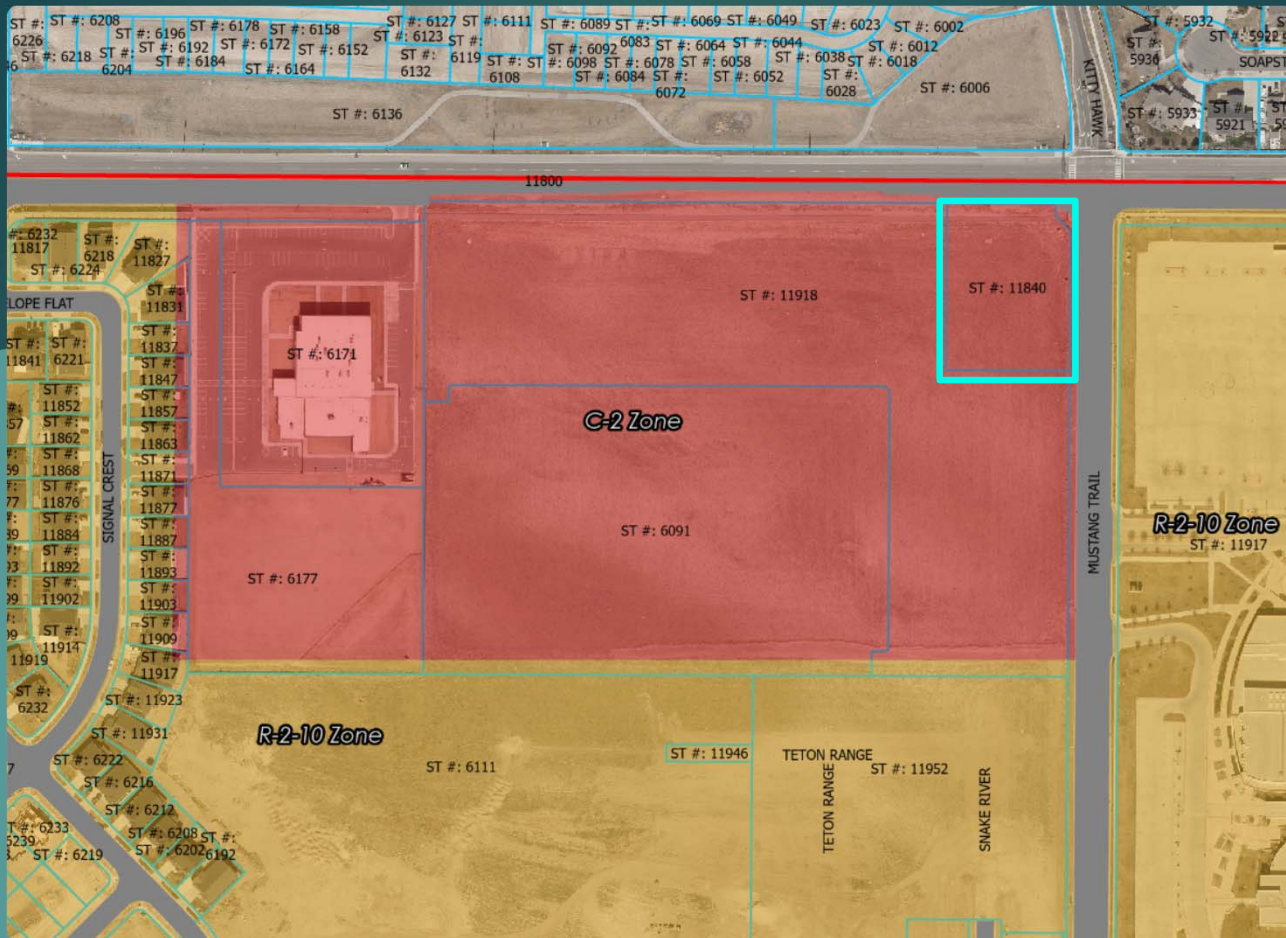
May 17, 2023





Vicinity Map

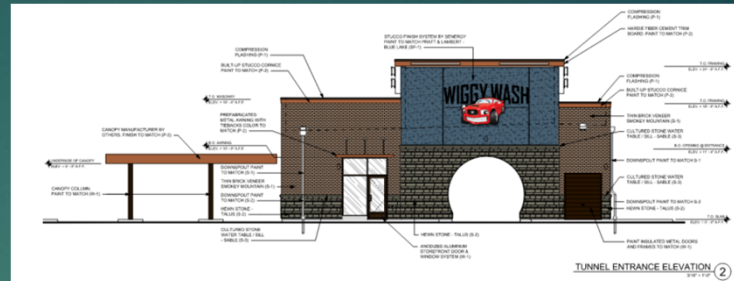




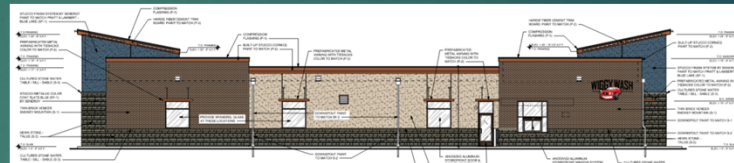
Zoning / Site Map

Proposal:

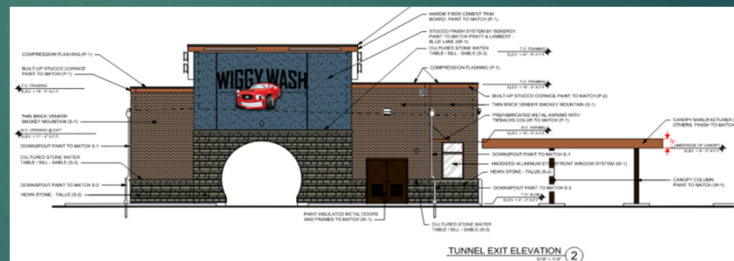
- ▶ New buildings
 - ▶ Store:
 - ▶ 4,929 square feet
 - ▶ ± 25' tall
 - ▶ Canopy:
 - ▶ ± 10'-6" tall
- ▶ Finish materials
 - ▶ Brick/stone
 - ▶ Stucco
 - ▶ Glazing
- ▶ 4 parking stalls
- ▶ 41% landscaping



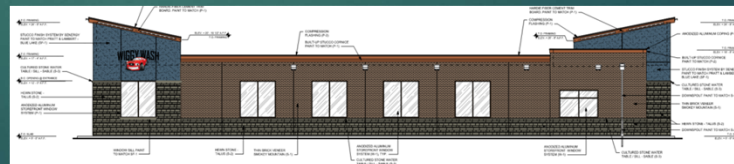
Facing North



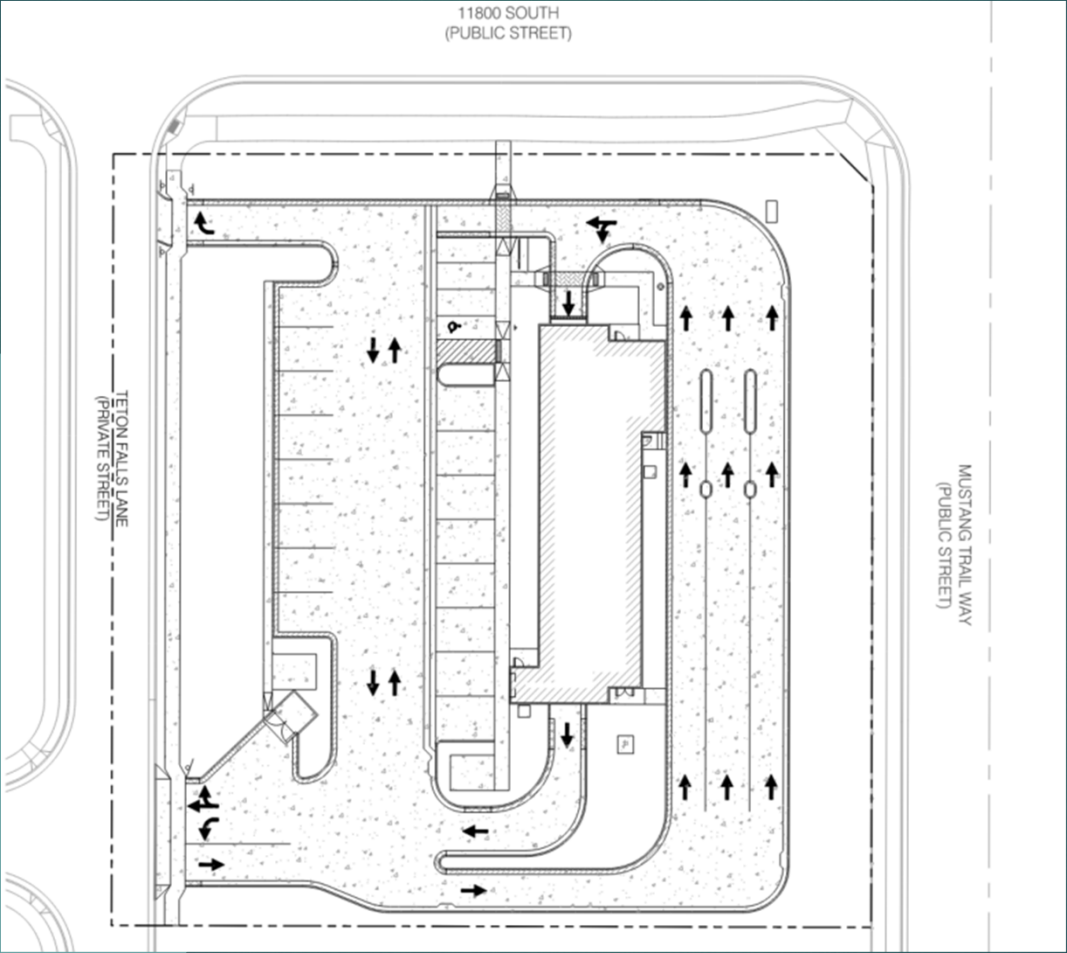
Facing East



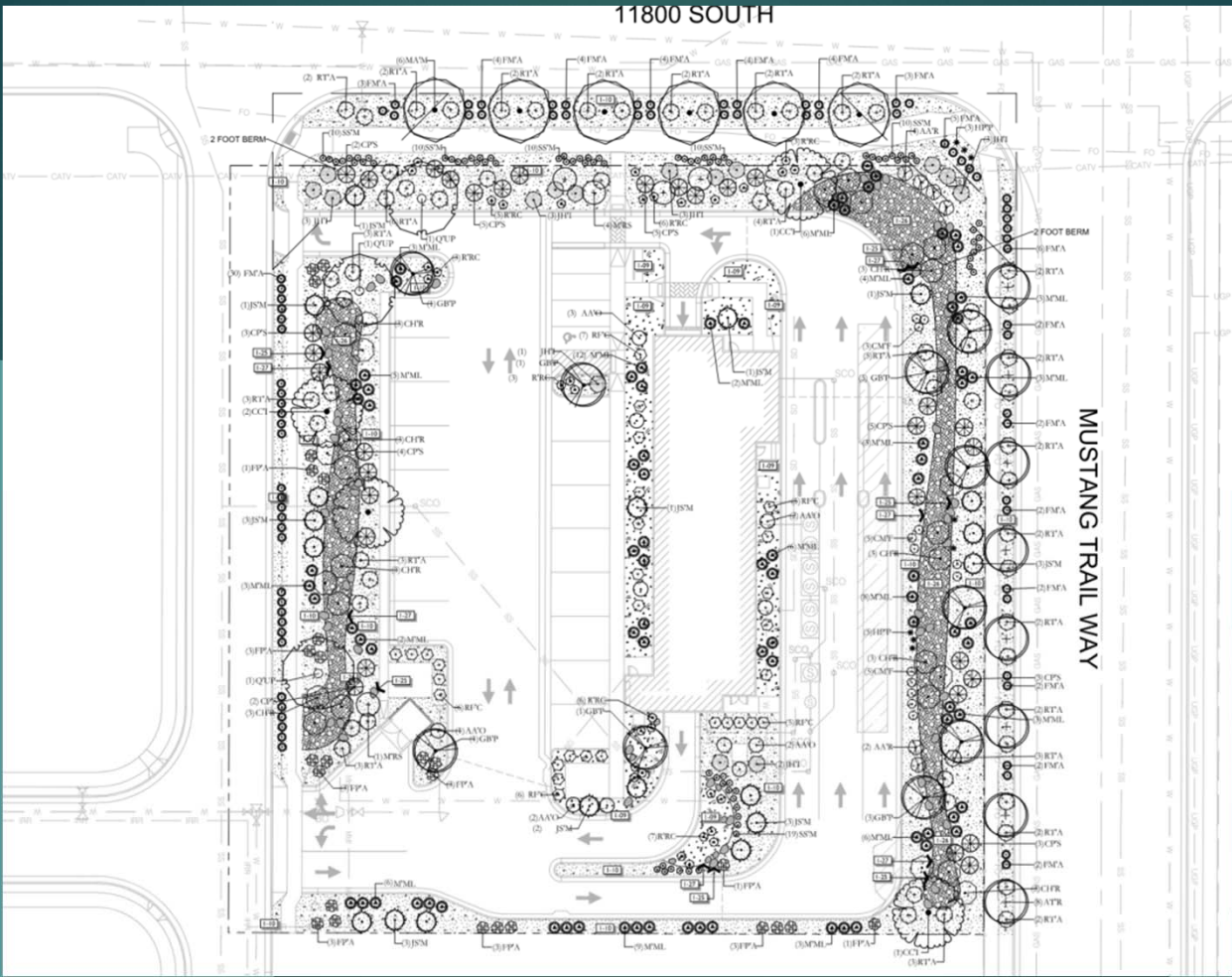
Facing South



Facing West



Site Plan



Landscape Plan



Recommendation

▶ Approval with the following conditions:

1. Receive and agree to all remaining corrections from City departments
2. No permits will be issued until the Teton Commercial Subdivision plat has been recorded

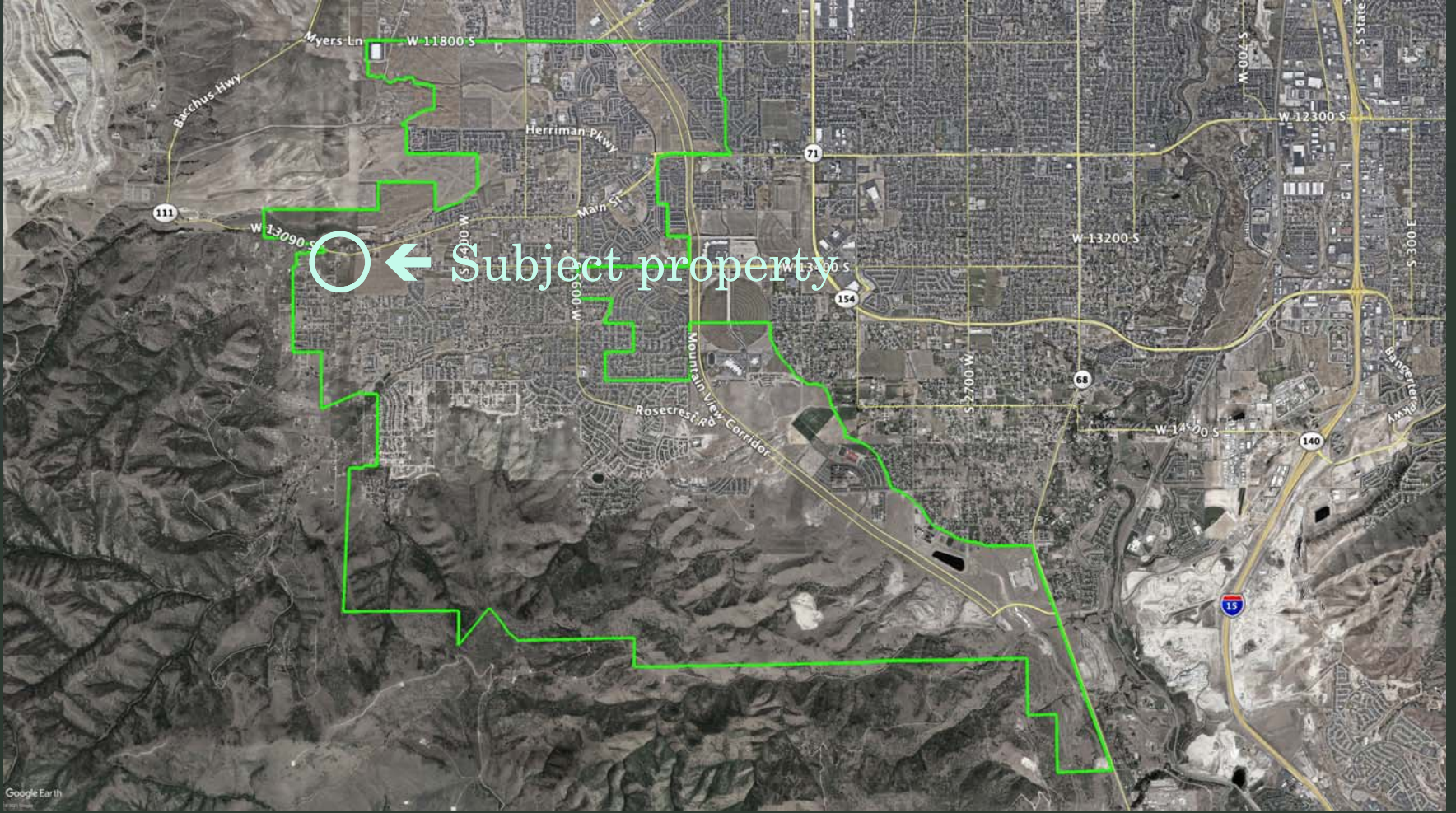
Special Exception – Accessory Structure

Planning Commission

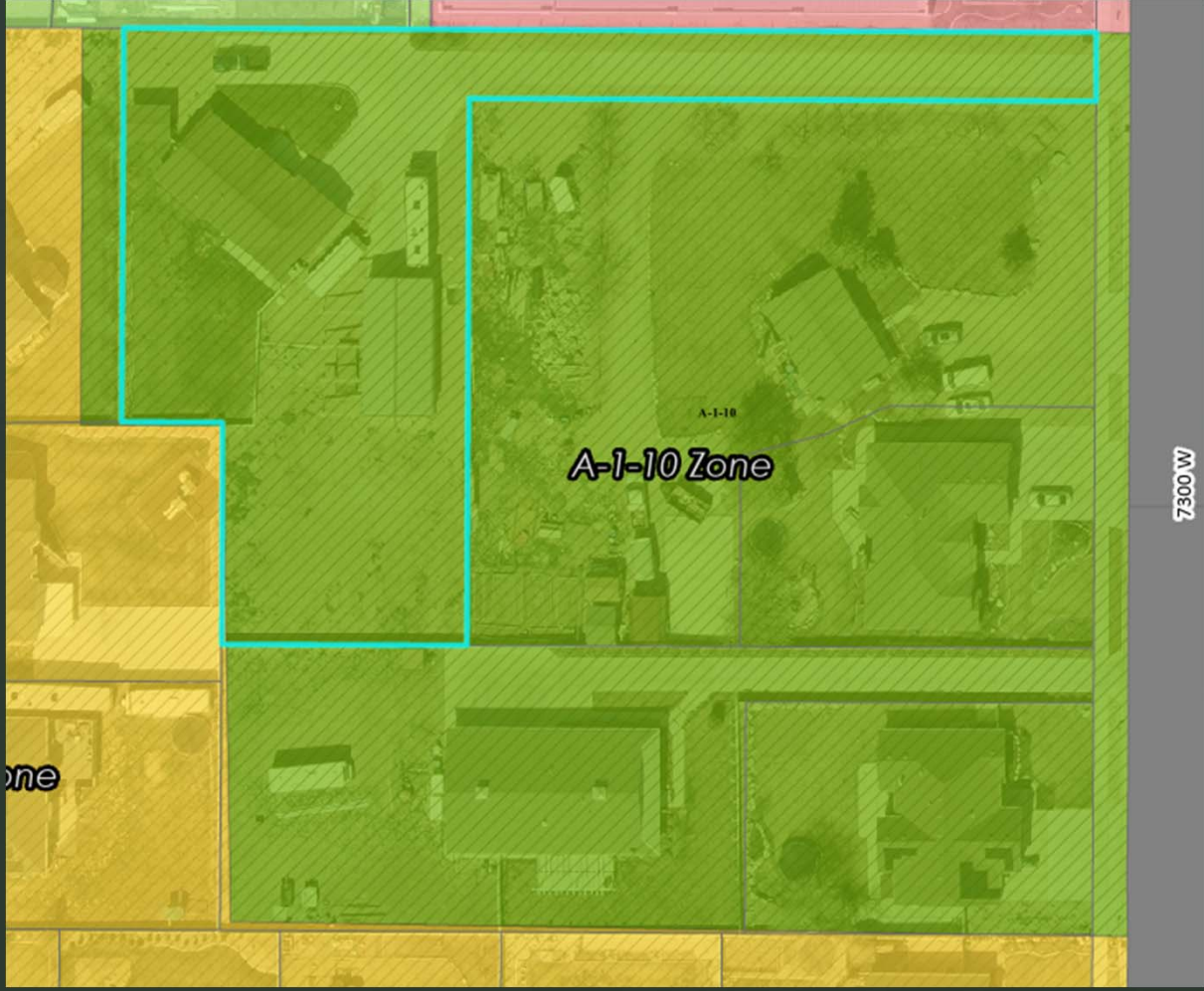
May 17, 2023



Vicinity Map



Zoning Map: A-1-10 Zone



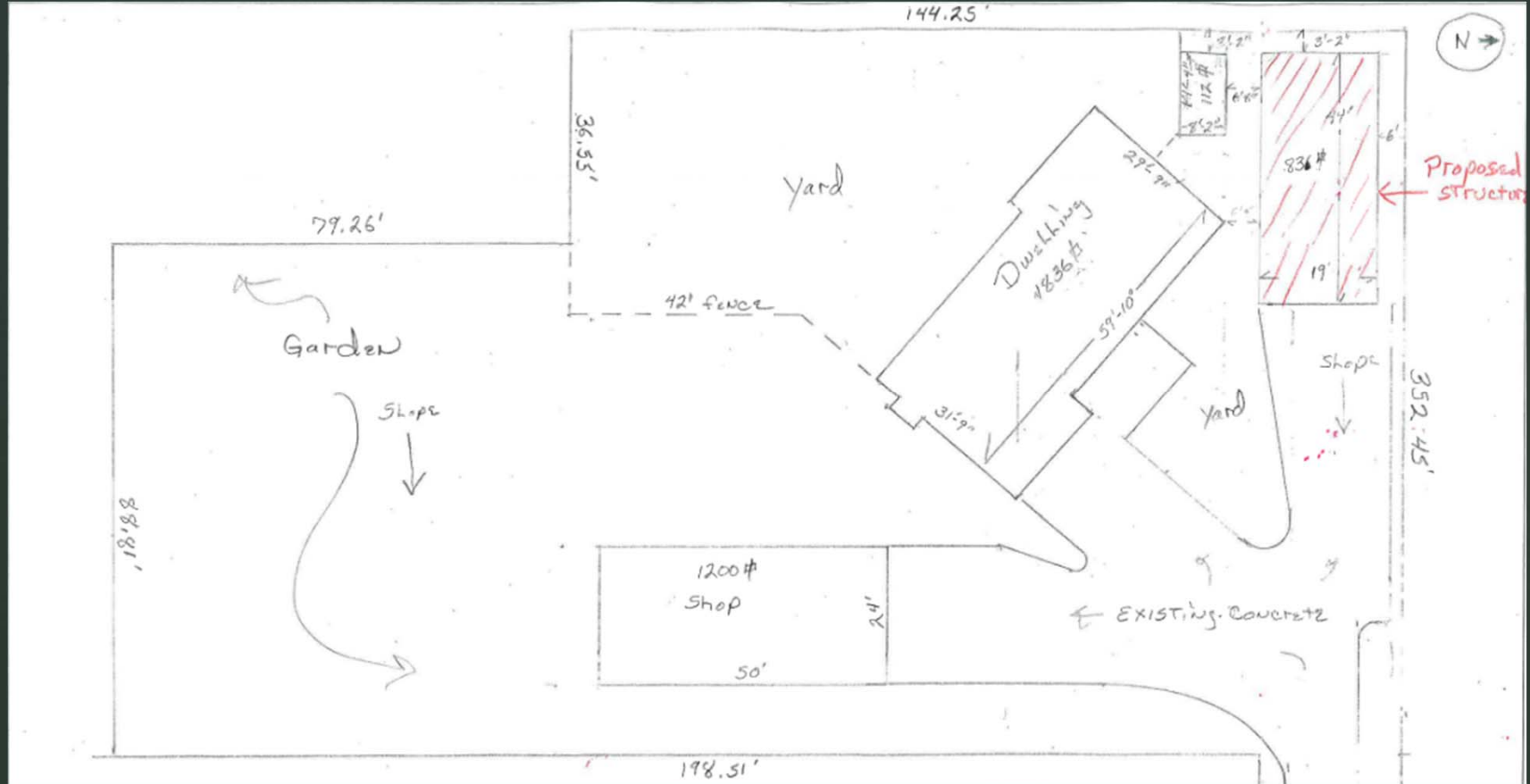
Background Information

- Property
 - Hansen Place Subdivision
 - A-1-10 Zone
 - 0.71 Acres (30,928 sq. feet)
- Building Proposal
 - 836 SF
 - 21'-2" – Tallest Point
- Notices Mailed – 05/04/2023

Special Exceptions 10-24-6

- Exceptions Allowed For:
 - Irregular lot shape
 - Topography
 - Flexibility in determining yards.
 - Lot adjacency to other commercial/industrial/ open space land uses on at least two (2) sides of the property.
 - Additional height for architectural purposes.

Proposed Site Plan



Considerations for PC

- Size/Setback/Architecture
 - 1,295 max size based on rear yard area
 - 836 proposed
 - Height of 21'2"
 - Finish materials
 - Stucco and Stone

Considerations for PC

- **Setbacks**
 - Proposed structure is located in the front yard
 - Side yard setbacks: 8' (Same as house)
 - Applicant wants to build structure 3'2" from property line in front yard
 - No other locations possible which meet ordinance



Staff Recommendation

- Staff recommends *approval* of a special exception to allow structure to encroach into the front yard setback.
 - Staff Finding: A special exception is warranted as the building could not be placed on the lot in another location to comply with current ordinance. The structure would not impose a detrimental effect on the homeowner or neighbors