

**RESOLUTION # 2015 - 48**  
**PARK COUNTY BOARD OF COUNTY COMMISSIONERS**

APPROVAL OF THE  
2015 PARK COUNTY DEVELOPMENT STANDARDS AND REGULATIONS

**WHEREAS**, updated standards and regulations to guide development are necessary to protect and promote the public health, safety, and welfare and that said updated standards and regulations consist of five chapters, plus appendices: Chapter I – Administration; Chapter II – Definitions; Chapter III – Subdivision Regulations; Chapter IV – Zoning Regulations; and Chapter V – Road and Bridge Standards and Specifications; and Appendices;

**WHEREAS**, the Planning and Zoning Commission conducted a duly noticed public hearing July 14<sup>th</sup>, 2015 for the purpose of taking public comment, and recommendations for changes to the regulations were forwarded to the Board of County Commissioners;

**WHEREAS**, the Board of County Commissioners held duly noticed public hearings July 21<sup>st</sup> and August 4<sup>th</sup>, 2015, and duly noticed public hearing of intent to adopt these amended regulations as the 2015 Park County Development Standards and Regulations September 15<sup>th</sup>, 2015;

**WHEREAS**, these proposed rules meet minimum substantive state statutory requirements and are authorized by W.S. §§ 16-3-101 through 103; 18-5-301 through 315; 18-5-201 through 207; and 24-1-104;

**WHEREAS**, substantive changes are as follows:

- Denial of Application: Any discretionary application that is denied by the Board of County Commissioners may not be resubmitted for a period of one year;
- If there is a simultaneous violation of covenants and county regulations, the County considers covenants 'the first line of defense', and may choose not to enforce the regulations until the covenants have been enforced;
- Setback from county road right-of-way is 20 feet, and 5 feet from alleys in the unincorporated towns;
- Duplex removed from multifamily housing definition, and is a use permitted by right;
- Multifamily Zoning district removed from zoning in that it has never existed;
- Heavy Truck / Tractor repair is considered an industrial use, or if less than 5000 sq. ft., a cottage industry;
- Redefined manufactured, modular and mobile homes according to industry standards;
- Factory built homes are not permitted in Sunlight, Upper Southfork and Northfork Planning areas, EXCEPT modular homes that meet IRC or UBC standards are permitted;
- Simple and Minor Subdivisions are not required to connect to public water;
- Major subdivisions must install water distribution lines contiguous to each lot;
- All structures > 35 feet in height, including amateur radio antennas, must undergo review;
- Site plans that are concurrently reviewed with a special use permit are not subject to a separate fee;
- Variances may be approved by the Board for "Any other condition the Board deems valid."

**WHEREAS**, additional changes include formatting, re-arrangement, additions and elimination of language and definitions, and other non-significant additions and deletions;

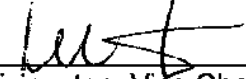
**WHEREAS**, considering Planning & Zoning recommendations, and hearing no public comment or objections;

**NOW, THEREFORE, BE IT RESOLVED**, based on the foregoing the Park County Board of County Commissioners hereby approve and adopt the 2015 Park County Development Standards and Regulations effective upon filing with the County Clerk, rescinding all previous Development Standards and Regulations.

**ADOPTED** by the Board of County Commissioners the 15<sup>th</sup> day of September, 2015.

**BOARD OF COUNTY COMMISSIONERS  
PARK COUNTY, WYOMING**

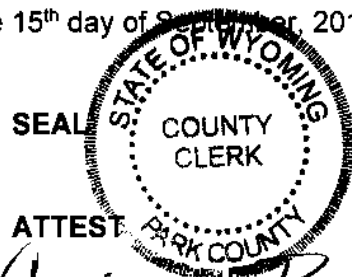
  
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Joseph E. Tilden, Chairman

  
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Lee Livingston, Vice Chairman

  
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Tim A. French, Commissioner

  
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Loren Grosskopf, Commissioner

  
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Bucky Hall, Commissioner



  
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Coleen Renner, County Clerk

