

Town of Star Valley Ranch
GUIDELINES FOR SUBDIVISIONS
(Within One Mile of Town Boundary)
July 7, 2014

INTRODUCTION

The Town of Star Valley Ranch (Town) reviews and approves or disapproves the master plan of any proposed subdivision within one mile of the town boundary. The Town Planning and Zoning Board (Board) has established a procedure to guide them during this review process in order to maintain consistency between new subdivisions and between these subdivisions and the Town. This document presents that process so that potential developers are aware of Town requirements before they expend time and money on the development's master plan.

The town and the surrounding lands form a unique community at the foot of the Salt River Range that is now and is likely to remain an attraction to residential development. The Town wishes to maintain that uniqueness and attraction for future generations. The town also has the responsibility to ensure that any new development is designed to enhance the quality of life of its residents and to provide for the maximum health and safety of its residents.

COMMUNITY GOALS

The County Board of County Commissioners approved the "Star Valley Ranch Community Overlay" (Overlay) in 2013. The overlay sets forth the goals and objectives of the community residents. The goals, objectives, and land use restrictions of the Overlay are part of subdivision review process by Lincoln County and the Town.

All potential developers are encouraged to review the Overlay as presented in

Lincoln County Land Use Regulations,
Chapter 1. Zoning, Section 1.2 Overlay Zones,
SVR, Star Valley Ranch Community Overlay Zone (page 6)

TOWN MASTER PLAN

The plan contains one or more chapters referring to the county area within the Town's subdivision review area. The material in these chapters provides additional guidelines for the Board during its review. In particular, the master plan contains the latest version of the Town's *Master Road Plan for the Surrounding Area** which the proposed subdivision shall conform.

**Town of Star Valley Ranch
Planning & Zoning Board
Guidelines: Surrounding Area**

The Town's Master Plan is available for review at the Town Hall and on its website.

TOWN SUBDIVISION REQUIREMENTS *under development

The Board reviews all materials submitted by the developer for consistency with the Town's subdivision and building regulations that are in force at the time of application and review. For approval by the Town, the submittal materials shall show evidence of conformity to all applicable zoning requirements in Title 9 of the Town Code. In particular, the Town Board will require consistency with the following:

1. Subdivision requirements
2. A specific zone as described in Title 9.
3. Adherence of the master plan to the requirements of the identified zone.