

**PRIOR TO APPLYING FOR  
UTILITY/STORAGE BLDG. PERMIT  
YOU**

**Must Have  
SURVEY MARKERS  
ESTABLISHED AT ALL  
CORNERS OF THE  
PROPERTY.**

**IDENTIFY MARKERS USING A  
THREE FOOT HIGH POST, WITH  
THE TOP ONE (1) FOOT PAINTED  
A  
BRIGHT COLOR.**

**SEE BACK FOR CONSTRUCTION STANDARDS**

## Utility/Storage Building Construction Standards

**Utility/Storage Building** is an accessory building that has a footprint larger than 120 sq. ft. but less than 600 sq. ft.

**Accessory Buildings** means a supplementary building or structure on the same parcel as the principal building, or part of the principal building, occupied by or devoted exclusively to an accessory use. Such use shall not include any building used for dwelling, residential or lodging purposes, or sleeping quarters for human beings.

**Building Construction** – Utility/Storage buildings shall be stick-built or the equivalent new building construction. No mobile home, tank, junk object, or salvage materials, semi-trailer, vehicle or similar item shall be utilized as an accessory building or storage structure, provided, however, that such requirement shall not be applicable to tool sheds, or similar temporary storage structures utilized pursuant to the construction of a building as long as the period of construction does not exceed two (2) years unless an extension variance is granted by the P & Z Board. All of these utility/storage buildings must comply with the following construction requirements:

**A. Roofs** – The roof construction for all utility/storage buildings shall be adequate to support a 100 pound per sq. ft. snow load. A utility/storage building must have a composition shingled roof or a metal roof with a baked-on enamel finish.

**B. Exterior Walls** – Utility/storage buildings are required to be constructed with exterior walls composed of a) wood siding that is prefinished and/or prefabricated, b) composite masonry façade, or c) the same materials of construction as the primary building.

**C. Building Height** – Utility/Storage buildings shall be limited to a height of not more than twenty-five (25) feet to the top of the roof, or to the height of the primary building roof, whichever is less. (This measurement will be taken from grade level at any point surrounding the building)

**D. Foundations** – The utility/storage building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads up to ninety (90) miles per hour. Foundation requirements and anchoring methods for a utility/storage building are as follows:

- a) Any utility/storage building with a permanent cast in place concrete foundation shall adhere to current International Building Codes, or;
- b) An accessory building shall be anchored at all corners with mobile home type tie downs designed to resist a horizontal wind load of at least 90 miles per hour.

### **E. Miscellaneous Requirements:**

- 1) No building shall be used for any purpose other than those uses permitted in the Town of Star Valley Ranch Ordinances.
- 2) No building shall be erected, reconstructed, enlarged, structurally altered, or moved in such a manner as to evade conformity with height, bulk, lot area, use and other regulations by the Town of Star Valley Ranch Ordinances.

**Note:** Approval by the Town of Star Valley Ranch does not constitute approval to violate any deed restriction. The Town of Star Valley Ranch is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions, for his or her property, prior to starting construction.

**6.01.030 Fee Schedule**

The fees listed in Table 11-3 *Plan Review, Permit & Construction Inspection Fees* below will be charged for building plan review, demolition, commercial temporary buildings, issuance of building permits, construction inspections and construction deposits. The listed fees in Table 11-3 will be increased by 100% if construction is started before a building permit is issued and posted at the job site. The construction deposits will be deposited and held by the Town to assure timely completion of construction in accordance with approved plans. The Town will not pay interest on construction deposits. The construction deposits will be refunded, less any appropriate fines, upon completion of the project. Projects to be owned by the Town of Star Valley Ranch are exempt from these fees and deposits. When a building permit is issued, the P&Z Board may waive part or all of permit fees and deposits upon written application from the permit applicant and the Board determine that special circumstances or conditions exist. The Board's decision to waive any fees and deposits shall be made in writing to the individual making the request.

**Table 11-3**

**( Ord. 2011-08;  
9/13/11) (Ord. 2014-01;  
1/8/2014) (Ord. 2015-  
03; 6/17/2015) (Ord.  
2016-04;7/13/2016)**

**Plan Review, Permit & Construction Inspection Fees and Deposits**

<b>Permits Fees and Deposits</b>	<b>Permit Fee</b>	<b>Deposit</b>
Minor Projects (Includes accessory buildings between 121 and 250 square feet)	\$100	\$0
Exterior Building alteration to existing structure	\$100	\$500
Structural modification to existing structure	\$200	\$500
Garage or similar sized structure (Includes accessory buildings greater than 250 Square feet)	\$300	\$1000
New single-family residence	\$1000	\$2000
New single-family residence w/underground	\$1100	\$2000
Extension of building permit for 1 year	50%	50%
Additional Driveway installation or expansion	\$100	\$500
Fences (including dog run)	\$100	\$200
Roofing replacement (1 year permit)	\$50	\$0
Demolition (Residential or Commercial)	\$300	\$1000
Commercial Temporary Buildings	\$300	\$1000
New Commercial Building	\$2000	\$4000



Town of Star Valley Ranch

## RESIDENTIAL BUILDING PERMIT APPLICATION

ALL permit information is **DUE NO LATER** than 8 days prior to a P&Z meeting. Meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month. Appointments will not be scheduled if applicant has failed to submit all requested information identified on the checklist and/or has not paid all required permitting fees.

**NO EXCEPTIONS WILL BE GIVEN**

**As required by Town Code. Title 6 Appendix 6.01-A Paragraph Q**

While not mandatory it is recommended that the applicant or his/her representative be present at the Planning and Zoning meeting.

**PRIOR TO DIGGING  
YOU MUST CALL**

“one call” of Wyoming  
@ 1-800-849-2476

Or from a Wyoming phone  
Just dial: 811

**PRIOR TO APPLYING FOR A BUILDING  
PERMIT**

**ALL PROPERTY MONUMENTS/SURVEYOR  
PINS MUST BE EXPOSED AND VISIBLE**

IDENTIFY MARKERS USING A THREE FOOT  
HIGH POST, WITH THE TOP ONE (1) FOOT  
PAINTED A BRIGHT COLOR AND/OR  
FLAGGED WITH A BRIGHT COLOR  
SURVEYORS TAPE

Wooden Stakes without Surveyors Monuments/Pins  
will not be accepted

**NO EXCEPTIONS WILL BE GIVEN**

**The Town of  
Star Valley Ranch, Wyoming  
APPLICATION FOR  
BUILDING CONSTRUCTION AND ALTERATION PERMIT**  
Allow for up to 30 days for plan review and action on the request  
There will be no guarantees of being on the P&Z agenda if your residential  
building packet is not complete

**To: Town of Star Valley Ranch  
Planning and Zoning  
171 Vista Drive  
Box 7007  
Star Valley Ranch WY 83127-1180  
(307) 883-8696**

**Date** \_\_\_\_\_

**From** \_\_\_\_\_ (Owner Name)

\_\_\_\_\_ (Address)

\_\_\_\_\_ (City, State Zip)

\_\_\_\_\_ (Designated Contact Person) \_\_\_\_\_ (Phone)

**Property/Street Address** \_\_\_\_\_ **Plat** \_\_\_\_\_ **Lot** \_\_\_\_\_

**CONSTRUCTION OR MODIFICATION FOR WHICH PERMIT IS REQUESTED**

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(Describe construction to be performed, new residence, new detached garage, etc.)

Construction will be performed by:  
Contractor's name, address and phone numbers

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**Estimated completion Date:** \_\_\_\_\_

The requirement to obtain a building permit from the Town of Star Valley Ranch does not eliminate the need to also obtain a permit from an association or other areas within the Town that may have a Homeowners Association