

# **LEGACY LODGE**

## **APPLICATION**

**for**

**Basic Use Permit for Retail Commercial Bakery Goods Store Use**

**at**

**Legacy Lodge, 3000 W Big Trail Drive, Teton County, WY**

## **STAGE STOP, INC**

**Submitted: March 13, 2023**

**Parcel 22-40-16-17-2-03-001**

### **Owner:**

Stage Stop, INC  
PO Box 1677  
Jackson, WY 83001

### **Applicant**

HH Land Strategies, LLC  
PO Box 1902  
Wilson, WY 8301  
307-699-0265

## **1. Introduction:**

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On behalf of Stage Stop, Inc, owner of Lot 333, Rafter J Ranch located at 3000 W Big Trail Drive, we are submitting a Basic Use Permit application to allow a Retail Commercial Use, specifically Bakery Goods Store within the Legacy Lodge building at 3000, W Big Trail Drive, Lot 333 Rafter J Ranch. The proposed use is listed as an “Outright” Use in the 11<sup>th</sup> Printing of the 1978 Teton County LUDRs. The proposed use will occur in the existing commercial kitchen within the existing Legacy Lodge building and the characteristics of the proposed use are more fully described within this application. No changes to the physical development on the subject property is being proposed by this application unless otherwise noted herein.

## **2. Property Description and Application Description**

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### **A. Property Description:**

The Legacy Lodge property (Rafter J Ranch Lot 333) was created in 1978 as part of the Rafter J Planned Unit Development. As part of the Rafter J PUD, the property was established under the 1978 Teton County Land Development Regulations. Unlike more recent Planned Unit Developments, there is no “Maser Plan” that governs how Lot 333 can be developed and used. On the Rafter J Ranch Subdivision Plat 330, Lot 333 is identified as the “Ranch Headquarters and Local Commercial” lot and is 5.37 acres in area. (see attached [Exhibit A – Vicinity Map](#))

Pursuant to a Zoning Compliance Verification (ZCV2021-0012) the regulations that govern the permitted use and development of Lot 333, Rafter J PUD is the 11<sup>th</sup> Printing of the 1978 Teton County LUDRs.

Based on the 1978 PUD approvals, and the 11<sup>th</sup> printing of the 1978 LUDRs the property is zoned Local Convenience Commercial (CL). CL zoning allows for a wide range of uses, including uses under the following use classifications: 1) Residential Uses (limited to a caretakers residence and residential accessory units); Recreational Uses (including community center, parks, recreational buildings, spectator sports facility, and health clubs); Retail Commercial Uses including Bakery Goods Store and other retail commercial uses (including convenience store, drug store, food stores, hardware store and liquor store); Service Commercial Uses (including banks, bars, gas service station, and restaurants); Office and Professional Uses (including individual small business offices, medical, legal, engineering and other types of professional offices); Industrial Uses (including asphalt and concrete plants and contractor shops); and Public Institutional Uses (including churches, day care, hospital, private schools and colleges, and nursing homes).

Under the 1978 LUDRs, there is no limitation on the overall floor area of the property. The scale and intensity of development permitted on the property is mainly governed by limits on impervious surface and required setbacks. Lot 333 has an impervious surface limitation of .60, or approximately 140,000 s.f. of impervious surface. A rough calculation of the existing impervious surface on the property based on GIS information reveals that the existing

impervious surface on the property is approximately 82,000 s.f.. Based on this, approximately 52,000 s.f. of impervious surface is available on the property.

The subject property was developed as an assisted living facility which was approved under a Conditional Use Permit (CUP 98-0008) and a Development Permit (DEV00-0002). The existing development on Lot 333 contains a 55 unit assisted living facility located in a single building that includes common areas, dining facilities and common amenities. The property includes an outbuilding east of the main lodge that contains mechanical and utility equipment serving the main building on the property. The overall floor area of the building on the property is approximately 51,750 s.f. (See attached Exhibit B – Existing Development Site Plan)

The existing building is two stories and is configured with a central common area and commercial kitchen facility flanked to the north and south by two wings. Each wing includes two stories, and each story of each wing contains a varying number of individual units. Individual units within the building have been designated as “studio” units, “one-bedroom” units and “two-bedroom” units. The existing commercial kitchen is adjacent to the central common area and includes all facilities, appliances and utility connections required by a commercial kitchen. The commercial kitchen originally served the food service needs of the assisted living facility residents.

In early 2021, Legacy Lodge closed its doors, ceasing operations and use of the property as an assisted living facility. The property has since been sold to the current owner, Stage Stop, Inc. Since that time the owners of the property submitted various applications to Teton County to change the use of the building from assisted living to workforce housing, a use clearly needed within the community. These applications included an application to amend the PUD to allow apartment use and an application for a conditional use permit to review and establish standards for the proposed use. After extensive public comment and public hearings on these applications, the proposed PUD amendment permitting Apartment use as a conditional use was approved by the Board of County Commissioners. The Conditional Use Permit for Apartment use application subsequently received approval permitting the proposed workforce housing use. In addition, the owner applied for and received approval of Basic Use Permit application permitting a Miscellaneous Professional Office Use and Accessory Residential Unit Use on the property. This application seeks to include the proposed Retail Commercial Use (Bakery Goods Store) to support the approved Basic Use Permits and utilize the existing Legacy Lodge facility productively.

## **B. Application Description:**

In an effort to establish a productive use for existing commercial kitchen within Legacy Lodge, the applicant has reviewed the uses permitted under the governing 11<sup>th</sup> printing of the 1978 LUDRs. Included in the permitted uses as an “Outright Use” is the use titled Bakery Goods Store” under the “Retail Commercial Uses” heading.

Uses considered “outright uses” under the 1978 LUDRs are considered “Basic Uses” under the current Land Development Regulations. Because the application procedures set forth in the current LDRs have previously been applied to applications for the subject property, we are submitting this Basic Use application to permit the proposed Bakery Goods Store use.

In addition to the application for the miscellaneous professional office use, we are seeking approval to use a portion of the building for an Accessory Residential Unit use as more fully described below.

### **3. Bakery Good Store Basic Use Permit Application**

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#### **A. Narrative of Proposed Use:**

The “Bakery Goods Store” use proposed by this application will be located primarily within the existing Commercial Kitchen within Legacy Lodge where the preparation of bakery goods will occur. In addition, the bakery goods prepared in the commercial kitchen will be available for sale in a limited area within Legacy Lodge adjacent to the Kitchen. These goods will be available for sale to any occupant within Legacy Lodge that utilizes the approved “miscellaneous Office and Accessory Residential Unit uses. In addition, the operator of the Bakery Goods Store will provide their products in other venues, such as farmer’s market, and other retail stores as part of an overall cottage industry operated out of the bakery goods store. Based on a detailed review of the kitchen area the kitchen is approximately 750 s.f.

#### **B. Proposed Development Plan:**

No changes to the existing development and/or improvements on the property are being proposed by this application. As developed, the physical development on the property was approved and constructed in accordance with the requirements of the 1978 LUDRs governing development on the property. Therefore, all physical development on the property is in conformance with applicable Teton County regulations governing physical development.

Conformance with physical development requirements notwithstanding, the proposed Bakery Goods Store will be contained within the existing commercial kitchen in the facility. Goods will be offered for sale to occupants of the building in an existing counter area that currently measures approximately 88 s.f. This results in the proposed Bakery Goods Stor occupying approximately 838 s.f.

#### **C. Use Standards**

##### **1. Parking and Loading Standards**

The 11<sup>th</sup> printing of the 1978 LUDRs includes parking requirements for various uses. The parking requirement for “Bakery Goods Store” use requires the provision of 10 spaces

per 1,000 s.f. of the gross floor area. The gross floor area of the use is 838 s.f., resulting in a required parking of 9 parking spaces. Due to the shared use associated with providing baked goods to occupants of the facility, these parking spaces can be provided through a shared parking, resulting in no parking requirement for the proposed use. However, as part of the proposed use, there exist two loading spaces adjacent to the proposed use. This application proposes to dedicate these two loading spaces for the operators of the proposed use.

## **2. Employee Housing Standards**

The housing requirement generated by the proposed 838 s.f. of retail use is .158 housing units. The applicant proposes to provide for this required housing mitigation through a fee in lieu.

## **3. Operational standards**

Neither the 1978 LUDRs or the current LDRs have specific operational standards for Bakery Goods Store uses.

## **4. Transportation facilities**

The existing transportation facilities on the site were approved by Teton County as part of the development Plan approval for the property and were constructed in accordance with this approval. No changes to the transportation facilities on site is proposed by this application.

## **5. Required Utilities**

All required utilities, including water and wastewater utilities are currently provided on site and are adequate to serve the proposed miscellaneous professional office use.

## **D. Findings:**

*"1. Complies with the use specific standards of Division 6.1 allowed uses and the zone."*

As part of the Rafter J PUD, the Legacy Lodge property is subject to the standards and requirements of the 11<sup>th</sup> printing of the 1978 LUDRs, specifically the uses permitted under the CL Zone District. The CL Zone District of the 1978 LUDRs permit, as an outright use, "Bakery Goods Store" use. Therefore, the application complies with the applicable use specific standards of the CL Zone district.

*"2. Complies with all other relevant standards of these LDRs and all other County Resolutions"*

The 1978 LUDRs contain no standards specific to the proposed Bakery Goods Store use. Similarly, the current LDRs contain no standards specific to retail uses. All other relevant standards of the LDRs are met by this application as described herein.

*“3. Is in substantial conformance with all standards of conditions of any prior applicable permits of approvals.”*

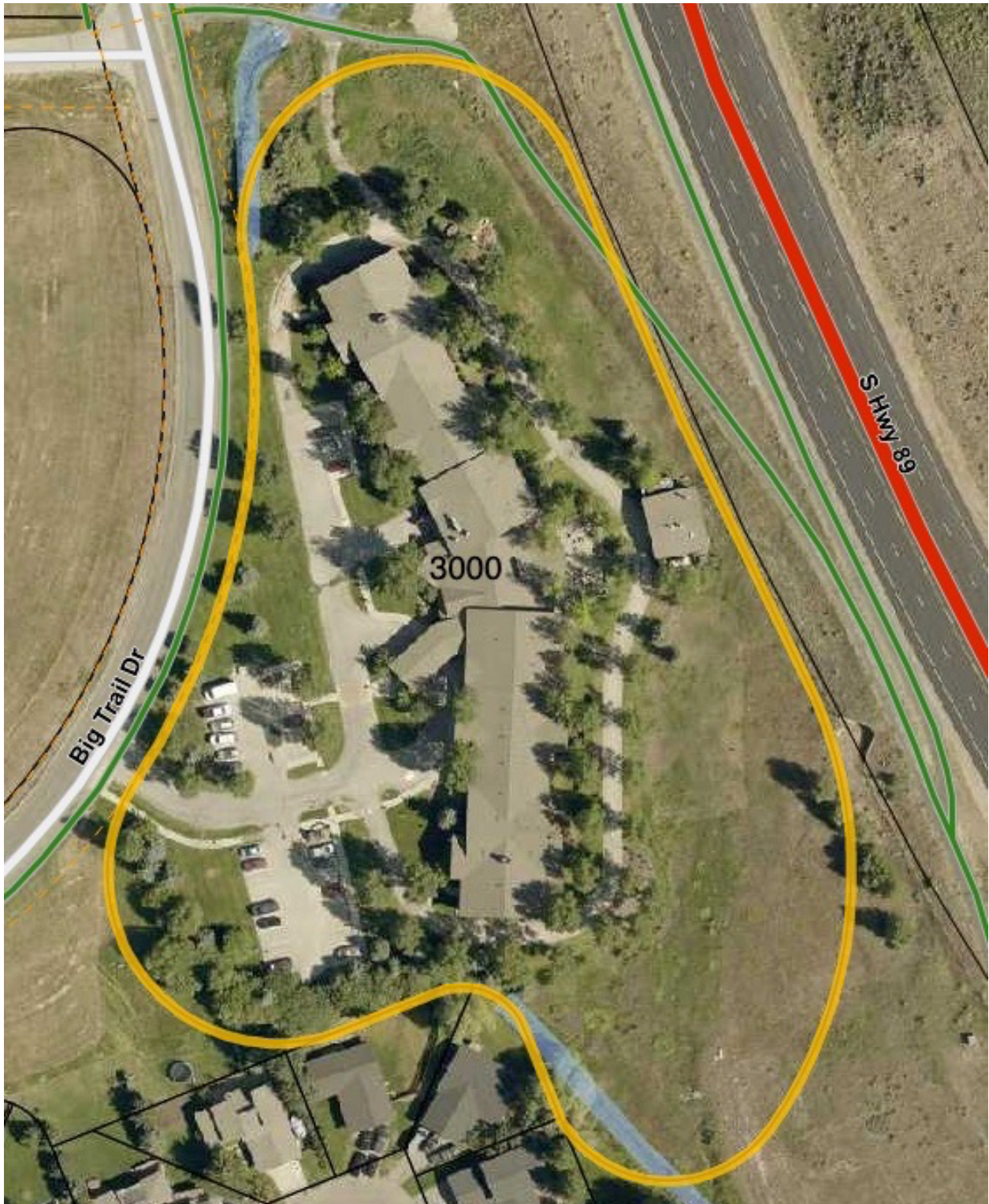
No changes to the physical development on the property is being proposed by this application and the existing physical development complies with the development plan approval for the existing facility. The Legacy Lodge property is subject to the Rafter J PUD approval, which is governed by the 11<sup>th</sup> printing of the 1978 LURDs. This application complies with all standards of the 1978 LUDRs as described herein.

# Exhibit A – Vicinity Map





**Exhibit B – Existing Development Site Plan**







**LEGACY LODGE  
SITE PARKING REVIEW**



**PROJECT NOTES**  
EXISTING SPACES - 30 SPACES

**PROPOSED SPACES**  
11 - 12 - 13 - 14  
2019 COUNTY DEVELOPMENT REGULATIONS  
OFF-PAVE SPACES WITHOUT REQUIREMENT  
OF PARKING  
PARKING SPACE DEPTH: 30'  
PARKING SPACE WIDTH: 10'  
DRIVE ISLE WIDTH: 10'

**PARALLEL PARKING**  
PARKING SPACE LENGTH: 30'  
PARKING SPACE WIDTH: 10'  
DRIVE ISLE WIDTH: 10'

**LEGEND**  
XX EXISTING SPACES  
XX PROPOSED SPACES

PHOTO: © 2019 CONSULTANTS, INC. ALL RIGHTS RESERVED. PHOTO COURTESY OF STAGE STOP, LLC

|   |                          |                        |                          |
|---|--------------------------|------------------------|--------------------------|
| DATE: 2/17/2020   | REVISIONS BY: [REDACTED] | DATE: 2/17/2020        | REVISIONS BY: [REDACTED] |
| DRAWN BY: [REDACTED]  |                          | CHECKED BY: [REDACTED] |                          |
|   |                          |                        |                          |
| <b>LEGACY LODGE</b><br><b>STAGE STOP, LLC</b><br>2000 W. 183RD AVENUE<br>FORT COLLINS, CO 80501 |                          |                        |                          |
| PARKING REVIEW  |                          |                        |                          |
| <b>C1.1</b>   |                          |                        |                          |

## WARRANTY DEED

River Rock Assisted Living, LLC, a Delaware limited liability company, GRANTOR(S), of 3000 West Big Trail Drive, Jackson, WY 83001, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Stage Stop Inc., a Wyoming corporation, GRANTEE(S), whose address is PO Box 1677, Jackson, WY 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 333 of Rafter J Ranch Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on January 6, 1978 as Plat No. 330.

PIDN: 22-40-16-17-2-03-001

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 30th  
day of April, 2021.

River Rock Assisted Living, LLC, a Delaware limited liability company

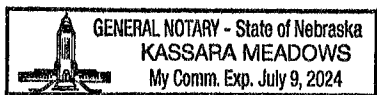
*[Handwritten signature of Russell V. Peterson, Jr.]*

Russell V. Peterson, Jr., Managing Member *Manager* (B)

STATE OF Nebraska )  
COUNTY OF Dodge ) ss.  
)

The foregoing instrument was acknowledged before me by Russell V. Peterson, Jr., ~~Managing Member~~ of River Rock Assisted Living, LLC, a Delaware limited liability company this 30 day of April, 2021.  
*Manager* (B)

WITNESS my hand and official seal.

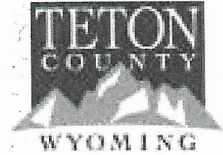


*Kassara Meadows*  
Notary Public

[SEAL]

My commission expires: 7/9/2024

Teton County Planning and Building Department  
200 S. Willow, P.O. Box 1727  
Jackson, WY 83001  
Phone (307)733-7030



**LETTER OF AUTHORIZATION BY OWNER**

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

**OWNER, CO-OWNER, OR CORPORATE OWNER:**

Name: Stage Stop, Inc  
Physical Address of Property: 3000W Big Trail Drive  
Mailing Address: PO Box 1677, Jackson, WY  
Zip code: 83001 Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**AGENT OR CONTRACTOR:** (If authorizing Agent and Contractor, fill out a form for each)

Name: Hal Hutchinson, HH Land Strategies, LLC  
Mailing Address: PO Box 1902, Wilson, WY  
Zip code: 83014 Phone: 307-699-0265  
Email: Hal@hhlandstrategies.com

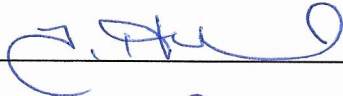
Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as Lot 333, Rafter J Ranch hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.



Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

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**OWNER, CO-OWNER, CORPORATE OWNER:**

Print Name: JAAFAR DARWICHE

Signature: 

Title: Treasurer of the Stage Stoppie

STATE OF Wyoming

SS.

COUNTY OF Teton

Subscribed and sworn to before me by Jaafar H Darwiche this  
12<sup>th</sup> day of May, 2021.

WITNESS my hand and official seal.

  
Notary Public

My commission expires: August 23<sup>rd</sup> 2024

