



Date: August 25, 2026
Department: Planning and Zoning
Presenter: Gina Corson, Planning and Zoning Administrator
Subject: Proposed Predevelopment Zoning Grade Plane Standard

Purpose

To obtain Commission direction on using a certified predevelopment zoning grade plane as the fixed reference for administering the Town's 35-foot residential building-height limit. This is a policy-direction item; it is not a public hearing or final adoption of code language.

Background

The LUDC limits residential buildings to 35 feet but does not provide a sufficiently detailed method for establishing the starting grade or preventing imported fill from increasing effective building height. Staff proposes that a Wyoming-licensed professional land surveyor or engineer establish a predevelopment zoning grade plane from documented elevations surrounding the proposed building footprint. At each required measurement point, the calculation would use original topography or proposed finished grade, whichever is lower.

The certified grade plane would remain the fixed zoning reference throughout the project. The applicable roof measurement could not exceed 35 feet above it, and an as-built survey would verify compliance before final approval or issuance of a certificate of occupancy. The proposal also requires coordinated topographic, grading, excavation, elevation, benchmark, and as-built documentation.

Recommended Action

Staff recommends that the Commission approve the general policy framework so it can be incorporated into the LUDC redesign. Approval would not resolve the remaining implementation matters identified in Section 8 of the proposal, including the roof-measurement method, permitted projections, safety-related adjustments, engineered grading-plan thresholds, accessory-structure requirements, review authority and costs, coordination with the Building Official, and enforcement when original topography was not documented. Those items would return for additional technical review and Commission consideration.

Fiscal Impact

No immediate fiscal impact is anticipated from providing policy direction. Final regulations may authorize Town Engineer review at the applicant's expense and may require updates to application procedures and fees.

Strategic or Community Impact

A defined and professionally documented height standard would improve consistency, prevent artificial fill from creating unintended additional building height, and give applicants and staff a clear method for plan review and final verification.

Attachments

- Proposed Predevelopment Zoning Grade Plane Standard
- Attachment A — Discussion Guide for Engineered Grading Plan Thresholds

Suggested Motion

I move to direct staff and the LUDC consultant to develop regulations substantially consistent with the proposed Predevelopment Zoning Grade Plane Standard, using original topography or proposed finished grade, whichever is lower, as the basis for administering the Town's 35-foot building-height limit. The remaining implementation matters identified in Section 8 shall return to the Commission for further consideration.