

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, NOVEMBER 26, 2013
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairperson Rick Brasher
2. Roll Call, excused members
3. Pledge of Allegiance

4. Approval of Agenda
5. Approval of Minutes of the October 22, 2013 –Regular Meeting

6. NEW BUSINESS:
 - A. Downtown Architectural District Sign –Millstone Pizza Co. at 1057 Sheridan Avenue
Attached wall and freestanding grain bin signs
 - B. Preliminary Plat –J and K Major Subdivision on 29th Street
Proposed 15-lot major subdivision submitted by Jerry Thiel & Sons Construction
 - C. Heavy Industrial Zoning Ordinance
Proposed ordinance text and rezoning of three areas (Area of Road 2AB, Reesy Road, and deMaris Springs County Road.)

7. APPROVED SIGN APPLICATIONS:
 - A. Good 2 Go at 1543 Depot Drive
Electronic message board
 - B. Bear Co., Inc. at 2130 Big Horn Avenue
Electronic message board
 - C. Knot Knew at 2314 Sheridan Avenue
Freestanding sign on Existing Posts
 - D. Denny Menholt Chevrolet, Buick, GMC at 1609 Sheridan Avenue
Freestanding internally illuminated sign

8. P&Z Board Matters (announcements, comments, etc.)

9. Council Update: Steve Miller

10. Staff Items

11. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings.
If you need special accommodations to participate in the meeting, please call the City office at
(307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, October 22, 2013

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, October 22, 2013 at 12:00 PM

Present: Rick Brasher, Chairperson; Justin Lundvall, Vice Chairperson; Justin Ness; Bud McDonald; Mark Musser; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Excused Absence: Kim Borer;

Chairperson Rick Brasher called the meeting to order at 12: 01PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Justin Lundvall to approve the agenda. Vote on the motion was unanimous, motion carried.

Justin Lundvall made a motion seconded by Mark Musser to approve the minutes of the October 8, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report outlining the proposal by Paul Leroux for the construction of the Yankee Car Wash building to be located at 620 Yellowstone Avenue.

Bryan Edwards, Holm, Blough, and Co., and Paul Leroux answered questions from the board regarding the sidewalk extension, the automatic sprinkler system, and the WYDOT storm drainage application. Discussion ensued regarding the sidewalk extension.

Justin Ness made a motion seconded by Bob Senitte to approve the site plan application submitted by Paul Leroux of Leroux, Inc. for the construction of the Yankee Car Wash building to be located at 620 Yellowstone Avenue with the following conditions:

1. Provide an updated site plan that contains all information missing as noted in the staff report pertaining to utilities, irrigation, sidewalk extension, the PRV vault and valves, and dumpster location, and any modifications necessary to reflect the WYDOT encroachment permit. The updated site plan may be reviewed and approved by the City engineer and City planner, provided no additional modifications other than those required are made. A final site plan must be approved prior to issuance of any permits.
2. Only Option 1 for the storm water disposal is authorized by the city. If WYDOT does not grant a permit for Option 1 the applicant shall present a new plan for review and approval by the Board.
3. That a 5-foot sidewalk be constructed along the developed frontage prior to issuance of a certificate of occupancy and the developer agree to enter into an improvement district for the completion of the sidewalk to the east if neighboring properties construct adjoining sidewalks in the future.
4. That the vegetation in the landscaped area be provided with an automatic watering system.

5. That the project otherwise comply with the site plan and applicable building, fire, and electrical codes.
6. That all necessary encroachment permits be obtained from WYODT prior to work within the state right-of-way.
7. That the stormwater facilities be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.

Justin Lundvall, Bud McDonald, and Mark Musser opposed the motion. Rick Brasher, Justin Ness, and Bob Senitte were in favor of the motion. Motion failed.

Justin Lundvall made a motion to approve the site plan application submitted by Paul Leroux of Leroux, Inc. for the construction of the Yankee Car Wash building to be located at 620 Yellowstone Avenue with the following conditions:

1. Provide an updated site plan that contains all information missing as noted in the staff report pertaining to utilities, irrigation, sidewalk extension, the PRV vault and valves, and dumpster location, and any modifications necessary to reflect the WYDOT encroachment permit. The updated site plan may be reviewed and approved by the City engineer and City planner, provided no additional modifications other than those required are made. A final site plan must be approved prior to issuance of any permits.
2. Only Option 1 for the storm water disposal is authorized by the city. If WYDOT does not grant a permit for Option 1 the applicant shall present a new plan for review and approval by the Board.
3. That a 5-foot sidewalk be constructed along the developed frontage prior to issuance of a certificate of occupancy and the developer agree to enter into an improvement district if one is established in the future.
4. That the vegetation in the landscaped area is suggested to be provided with an automatic watering system.
5. That the project otherwise comply with the site plan and applicable building, fire, and electrical codes.
6. That all necessary encroachment permits be obtained from WYODT prior to work within the state right-of-way.
7. That the stormwater facilities be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.

Motion died for lack of a second.

Justin Lundvall made a motion seconded by Bud McDonald to approve the site plan application submitted by Paul Leroux of Leroux, Inc. for the construction of the Yankee Car Wash building to be located at 620 Yellowstone Avenue with the following conditions:

1. Provide an updated site plan that contains all information missing as noted in the staff report pertaining to utilities, irrigation, sidewalk extension, the PRV vault and valves, and dumpster location, and any modifications necessary to reflect the WYDOT encroachment permit. The updated site plan may be reviewed and approved by the City engineer and City planner, provided no additional modifications other than those required are made. A final site plan must be approved prior to issuance of any permits.
2. Only Option 1 for the storm water disposal is authorized by the city. If WYDOT does not grant a permit for Option 1 the applicant shall present a new plan for review and approval by the Board.

3. That a 5-foot sidewalk be constructed along the developed frontage prior to issuance of a certificate of occupancy.
4. That the vegetation in the landscaped area is suggested to be provided with an automatic watering system.
5. That the project otherwise comply with the site plan and applicable building, fire, and electrical codes.
6. That all necessary encroachment permits be obtained from WYODT prior to work within the state right-of-way.
7. That the stormwater facilities be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.

Vote on the motion was unanimous, motion carried.

Jolene Osborne presented the approved sign for Charter Communications at 2432 Sheridan Avenue.

Mark Musser made a motion seconded by Bud McDonald to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:40 PM.

Jolene Y. Osborne
Engineering Administrative Assistant

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	NOVEMBER 26, 2013	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	MILLSTONE PIZZA COMPANY SIGNS, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2013-45	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JOLENE OSBORNE, ENGINEERING ADMINISTRATIVE ASSISTANT	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Millstone Pizza Company & Brewery at 1057 Sheridan Avenue proposes to install an attached wall sign above the east entry doors and a signed "galvalume" grain bin on the south side of the building. Both of the proposed vinyl applied signs are the Millstone Pizza Co. & Brewery logo, which is red, grey, black, and white. While the Board was made aware of the grain bin proposal at their August 13, 2013 meeting, they tabled the grain bin proposal to the time of review of the sign application, which is now.

REVIEW CRITERIA:

The building is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, within the downtown Architectural District, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants.*

The grain bin, being a structure, is also subject to the general architectural and landscaping requirement of 10-10B(4) as follows:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

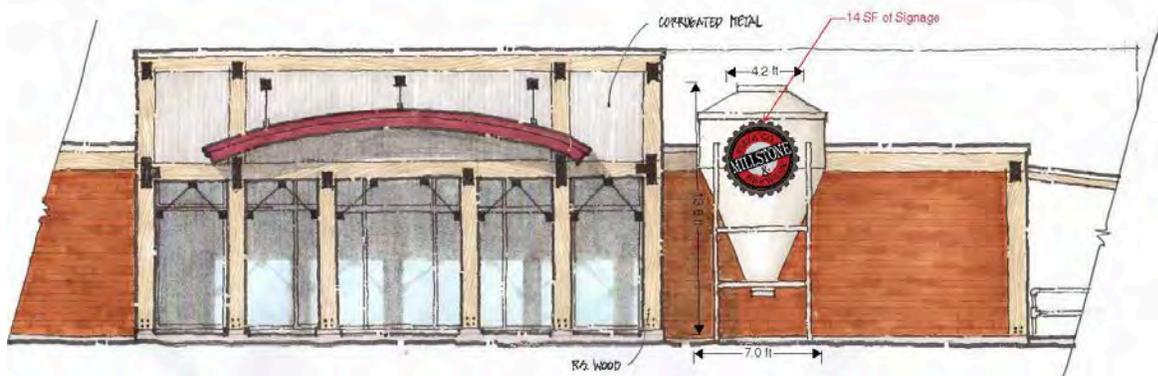
STAFF COMMENTS:

The type, location, and size of the proposed signs meet the size and location requirements for the downtown architectural district in which the property is located. The property has two street frontages for a total of 240 feet of frontage. The proposed east wall sign area measures 10 square feet, where 360 square feet would be allowed. The proposed freestanding grain bin sign is proposed to be only 14 square feet of signage, where 240 square feet is allowed. If the entire bin were considered signage, the 96.6 square feet is still significantly less than the restriction of 240 square feet. The

bin stands 13.8 feet high which is substantially less than the 25 feet height restriction. The proposed grain bin is to be located entirely within the property.



East Elevation



South Elevation

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The signs do not appear to significantly affect the architectural or historic character of the building. The grain bin is consistent with other brewery signage staff found in the examples below. The Board will need to determine if such character is "architecturally compatible" with downtown Cody.



ATTACHMENTS:

Application.

ALTERNATIVES:

Approve the wall sign, with or without making recommendations and suggestions; and, Approve or deny the grain bin and attached sign.

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	NOVEMBER 26, 2013	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PRELIMINARY PLAT OF J & K MAJOR SUBDIVISION— A 15-LOT SUBDIVISION. SUB 2013-06	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Jerry Thiel and Sons Construction has submitted a preliminary plat application and construction plans for a 15-lot subdivision on a 3.7 acre property located on the east side of 29th Street, just south of the intersection with Central Avenue. The property is in the Residential B zoning district, which requires a minimum lot size of 6,000 square feet for one-family dwellings and 7,000 square feet for two-family dwellings. The preliminary plat drawing is attached. Lots 1-9, 14 and 15 would be limited to one-family dwellings due to lot size. Lots 10 and 13 are large enough for two-family dwellings, yet their configuration likely limits them to one-family dwellings. Lots 11 and 12 are large enough for multi-family structures based on minimum lot size requirements.

SUBDIVISION REGULATIONS

The subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment: The proposed street is an internal, dead-end configuration. However, right-of-way dedication for a future connection to the property to the south is included. Due to existing development, there is not the option for connecting the street to the north or east.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comment: The master plan does not identify any future major streets running through or along this property. For the internal street, the applicant would like to utilize the cross-section proposed in the draft master plan for a local residential street, which is 39

feet from back of curb to back of curb. The 1997 master plan has a 47-foot cross section for a local residential street. A variance for the proposed street cross section is suggested.

The applicant may have additional reasons for the narrowed street entrance as shown on Sheets 6 and 9, but it does avoid the need to relocate a power pole. The throat width is 30 feet, which according to the engineer can accommodate a tandem axle garbage truck, fire truck, and vehicle with boat trailer without crossing the centerline. A WB40 semi would need to cross the centerline by about 5 feet. A variance for the reduced entrance width is requested.

As noted with the minor subdivision for this lot, 29th Street does not contain the full 100-feet of right-of-way or 60-foot wide street (back of curb to back of curb). It was concluded that the existing 80-feet of right-of-way would be adequate to accommodate future street construction if a 10-foot utility easement was provided. A variance was granted to allow such at that time. If the same conclusion stands, a variance to right-of-way dedication should be granted for this subdivision.

C. Jogs Prohibited: Street jogs shall be prohibited unless, because of very unusual conditions, the commission and council determine that the offset is justified.

Comment: There are no internal street jogs

D. Topography: Streets shall have a logical relationship to the topography.

Comment: Topography is not sufficiently varied to affect the street layout.

E. Intersections: Intersections shall be at or near right angles whenever possible.

Comment: Met.

F. Local Streets: Local streets will be designed to discourage through traffic.

Comment: Met. The proposed street is a cul-de-sac. A "No Outlet" or "Dead End" sign should be installed to alert drivers, and noted on the plans. All signage is to be provided and installed by the developer.

G. Cul-De-Sacs: Cul-de-sacs shall be permitted, providing they are no longer than five hundred feet (500'), including the area at the end of said cul-de-sac; and further providing, that the property line to property line diameter of the cul-de-sac be at least one hundred feet (100'). Design specifications for curb, gutter, sidewalk and distance from property line to sidewalk shall be in accordance with the typical section of a "residential street", as defined by the master street plan. Surface drainage shall be towards the intersecting streets whenever possible, but may be out of the cul-de-sac through a drainage easement as a last alternative.

Comment: The proposed cul-de-sac is 500 feet long (property line to end of the cul-de-sac). The diameter is 100 feet as required. Drainage is appropriately toward the retention basin, rather than out the end of the cul-de-sac.

H. Dead End Streets, Alleys: Dead end streets and alleys (with the exception of cul-de-sacs) shall be prohibited, unless they are designed to connect with future streets or alleys on adjacent lands that have not been platted. If a dead end street or alley is allowed, for the above reasons, a temporary turnaround shall be constructed for public use until the street or alley is extended.

Comment: Cul-de-sacs are the exception. However, a right-of-way is stubbed out to the property to the south to allow future extension. It is noted that doing such provides a turn-around for garbage trucks and avoids a staff recommendation for a concrete surface on the cul-de-sac bulb. Improvement of the stub out to City street standards is not proposed, as a gravel surface is adequate for the turnaround. It is recommended that "No Parking" signs be installed in this gravel turn around area, which should be noted on the plans.

I. Half Streets: Half streets will be prohibited...

Comment: Not applicable.

J. Reverse Curves: Reverse curves on arterial and collector streets ...

Comment: Not applicable.

K. Widths and Grades: Street, alley and easement/right of way widths and grades shall be as follows:

	<i>Minimum Right Of Way Width</i>	<i>Minimum Grade</i>	<i>Maximum Grade</i>
<i>Residential street</i>	<i>60 feet</i>	<i>0.3 percent</i>	<i>7.0 percent</i>

Comment: A 56-foot right-of-way, with an adjacent 6-foot utility easement is requested. Grade requirements are met.

L. Vertical Curve Length: The minimum length of vertical curves shall be as follows:

<i>Arterial, collector and residential streets</i>	<i>15 times the algebraic difference in the rate of grade</i>
<i>Marginal streets and alleys</i>	<i>7¹/₂ times the algebraic difference in the rate of grade</i>

Comment: Met.

M. Visibility: Clear visibility, measured along the centerline of the street shall be as follows:

<i>Arterial street</i>	<i>300 feet</i>
<i>Collector street</i>	<i>200 feet</i>
<i>Residential street</i>	<i>200 feet</i>
<i>Marginal street</i>	<i>100 feet</i>

Comment: Met at 29th and Fuelie.

N. Curvature Radius: The minimum radius of curvature on the centerline of a street shall be as follows:

<i>Arterial street</i>	<i>300 feet</i>
<i>Collector street</i>	<i>300 feet</i>
<i>Residential street</i>	<i>200 feet</i>
<i>Marginal street</i>	<i>100 feet</i>

These are absolute minimums, greater dimensions will be encouraged in the interest of public safety.

Comment: Met.

O. Streets With Interior Angles: ...

Comment: Not applicable.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys. A variance of up to four feet (4') may be granted by the commission and council in a residential development if setbacks are provided for utility boxes, garbage cans, etc. Alleys shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.

Comment: The applicant requests a variance from the alley requirement. Alleys are typically for utilities and garbage collection. In this case, the utilities are along the street and roll-out garbage collection has been requested.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning, zoning and adjustment board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for

demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Comment: The applicant requests a waiver of construction of curb, gutter, and sidewalk along 29th Street, and another waiver of sidewalk along the south side of the internal street. The criteria of 11-5-2B are as follows:

Variances: If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title.

Relating to the curb, gutter, sidewalk and accompanying street widening of 29th Street it is noted that the design profile for 29th Street has not been established and is not readily discernible; there are no drainage facilities to accommodate storm water from any curb and gutter that would be installed; and any such improvement would also need to accommodate the irrigation ditch along 29th Street. These conditions seem to point towards granting a waiver (actually a postponement) for the 29th Street improvements until such time as a local improvement district is established to rebuild the street.

The request for no sidewalk along the south side of the internal street appears to be more of a policy decision relating to whether sidewalk is needed on both sides of short dead-end streets. There do not appear to be any "extraordinary hardship" or "topographical restraints" that relate to the request, so meeting the subdivision variance criteria for this request is not clear at this point. Policy issues are more appropriately considered at the ordinance level, so the Board will have to work through this one. It is noted that another alternative would be to require sidewalk along Lots 13, 14 and 15, with a crossing ramp to access the sidewalk on the north side of the street.

R. Street Cross Section: The minimum typical street cross section for each type of street shall be as shown on the master street plan. Details of the city standards for typical paving, curb, gutter, sidewalk, alley aprons and valley gutter sections may be obtained from the city engineer.

Comment: As noted in Item "B", the applicant would like to use the street cross section contemplated in the draft master street plan (part of the City master plan), with the exception of installation of sidewalk along the south side of the internal street. A variance to the typical street cross section is requested.

S. Valley Gutters: The use of valley gutters in areas where storm sewer facilities exist or are proposed will be discouraged.

Comment: There is a valley gutter across the entrance to the subdivision, but there are no storm sewer facilities along 29th Street. It is noted that the valley gutter is directly above a piped irrigation canal/ditch, which needs to be indicated on the plans so that it is protected during construction.

T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city. Minor subdivisions shall be exempt from this requirement.

Comment: The application includes the design of an on-site storm water drainage system that will collect storm water from the internal street system and driveways through the street gutters, inlets, and piping to the open retention basin and drywell. (See Sheets 4, 5 and 9). The design has been reviewed by the city engineer and meets the city storm water management policy requirements for capacity.

The method of lining the retention basin is not identified in the application, as the applicant is yet to decide. The retention basin should be lined with either decorative rock or grass. If grass or other vegetation will be in the storm water basin tract a water service will be needed for irrigation.

U. Lot Requirements: All lots within a proposed subdivision will meet the following requirements:

1. Lots shall be sized to meet the requirements of the appropriate zoning. (The minimum lot size requirements are met; however, the zoning ordinance also requires each lot to have a minimum of 50 feet of street frontage. The applicant requests a variance to allow Lots 10 and 11 to have only 34 feet and 46 feet of street frontage, respectively.)

2. Every lot shall abut upon or have access to an approved street or an approved cul-de-sac. (Met.)

3. Side lot lines shall be at approximate right angles to the street line on which the lot faces. (All side lot lines, with the exception of the boundary between Lots 10 and 11 are at right angles. The lot line between Lots 10 and 11 should be discussed by the Board.)

4. Strip lots established with the intent of restricting access to streets or alleys will be prohibited. (Met.)

V. Blocks: Blocks shall be at least three hundred feet (300') long, normally, not to exceed six hundred sixty feet (660') long. All blocks shall normally be of sufficient width to allow for two (2) tiers of lots of approximately equal width and an alley.

Comment: The proposed right-of-way stubout will allow the street system in this area to meet this requirement in the future.

OTHER:

1. Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction, most of which relate directly to the construction plans. Although construction plans are included in this application, it is recommended that the necessary modifications be made and that they be presented with the final plat application. This is also necessary in order for the private utility companies to review the plans and sign off on them, as required by 11-3-3(B)(3).

2. The city has a Public Use Area requirement as follows:

N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. ... This open space requirement shall be waived if the proposed subdivision is located in an area that has been previously subdivided and the above requirement was satisfied at that time.

Comment: The subdivision is not part of a previous land division that provided public use area, so compliance is required at this time. The parks department has indicated that they do not wish to accept land within the subdivision. The cash equivalent has been calculated on the 2013 land value, which was before the minor subdivision of which this property is a part. However, it is recommended that the final value be based on the county assessed market value of the land at the time the final plat is approved, as it will more accurately reflect the recent minor subdivision. The cash equivalent using the 2013 land value and 17 dwelling units would be \$11,901.60. The 17 dwelling unit number is based on Lots 11 and 12 containing duplexes and the rest of the lots being one-family residences.

The "open space" area shown is not provided to satisfy this requirement and will be owned either jointly by the lot owners, or by a homeowner's association. Maintenance responsibility of this area has not been specified. Staff suggests that a maintenance agreement or homeowner's association be established, with a draft provided with the final plat application. Also, staff recommends that the area be shown as a "Tract", rather than "Open Space", as the open space term could cause confusion as to definition, etc.

3. Irrigation Water: The irrigation water rights are in the process of being detached from the property and transferred to the City.

4. Dust Control: This subdivision includes mass grading of the site, which will result in 3.7 acres of disturbed ground. Based on current construction levels, it will likely be at least 2-3 years before all lots are built out. Staff is concerned that dust problems will occur and affect the surrounding residential areas. Therefore, it is recommended that

the property owner be required to utilize dust control methods to minimize dust impacts. The method can be left up to the owner, provided it is effective. As a guideline, regular watering typically works well during grading and development activity, but longer term dust control usually requires a soil binder/tackifier and/or hydroseeding.

RECOMMENDED MOTION:

A list of conditions has been prepared based on all variances being granted except the waiver of sidewalk along Lots 13-15. If any other variance requests are not granted to the extent noted, then additional conditions may be needed.

Recommend that the City Council approve the J & K preliminary plat and the following variances, subject to the listed conditions:

Variances:

1. Waiver of installation of curb, gutter, sidewalk, and associated widening of 29th Street, subject to an agreement to support and participate in a future improvement district for such. (11-4-2(Q) and (R))
2. Variance to compliance with the master street plan/dedication of right-of-way for 29th Street (11-4-2(B) and (K)), relating to dedication of additional right-of-way.
3. Variance from providing alleys (11-4-2(P)).
4. Variance from providing sidewalks along Tract A (storm water basin). (11-4-2(Q)).
5. Variance to permit the proposed street-cross section (based on draft master plan, with additional reduction for entrance.)
6. Variance to permit manhole spacing of 480 feet.
7. Variance to permit less than 50 feet of frontage on Lots 10 and 11.

Conditions:

1. Make the following modifications to the preliminary plat, and provide a copy. The modifications are considered conditions of approval.
Sheet 1: Correct the street name in note #14.
Sheet 2: Update the variance language to reflect that above. Add sidewalk along Lots 13, 14 and 15, with a ramp crossing at the west end and directly across the street (mid-block crossing). A detail of the ramps will be needed also. Change the label from "Open Space" to "Tract A" or similar and indicate by note the method of ownership and maintenance of the tract.
Sheet 3: Add or expand a note to also include removal of all dead and dying trees. Add a note about protecting the existing piped irrigation ditch along 29th Street.

Sheet 4: Add a note about the property owner being responsible for dust control measures to minimize dust. Include a 24-hour contact number for dust complaints.

Sheet 5: If the retention basin tract will be grass lined, add a water service for the tract and add a note about installation of an irrigation system as part of the subdivision improvements. (Also Sheet 7.)

Sheet 6: Add "Dead End" or "No Outlet" signs. Add "No Parking" signs in the gravel turnaround area.

Sheet 10: Modify the manhole collar detail to refer to "all manholes"—not just in those in the paved roadways.

Sheet 13: Correct the typical street section detail to reflect the dimensions on the plans (39' back of curb to back of curb).

2. Provide updated construction drawings with the final plat, with signature approval lines for all utility providers. The plans must be reviewed and approved by all utility providers at time of final plat submittal.
3. Lot size on the final plat should be in square feet.
4. Cash in lieu of public use areas shall be provided. Final calculations will be made at time of final plat submittal and payment due prior to the mayor signing the final plat.
5. A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water basin tract. The legal documents shall be submitted for review and approval with the final plat application. Also include an explanatory note referencing such on the final plat.
6. The final plat application shall otherwise contain and comply with the City subdivision ordinance.

ATTACHMENTS:

Preliminary Plat

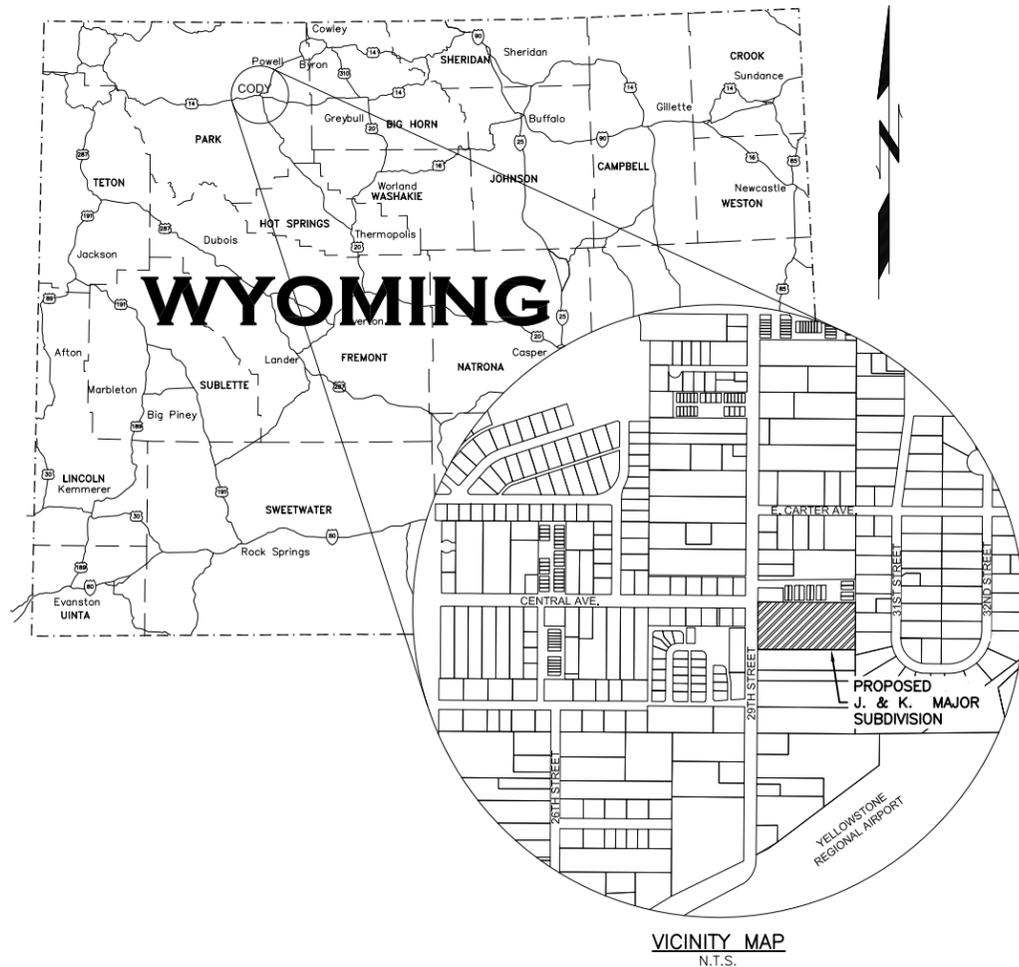
GENERAL NOTES

- ALL EXISTING UTILITIES SHOWN HERE IN ARE THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED NOR SHALL IT BE CONSIDERED COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THEM DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE CALL OF WYOMING 1-800-849-2476 AT LEAST 48 HOURS PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR TYING INTO SERVICES AS CALLED FOR ON THE PLANS REGARDLESS OF ACTUAL LOCATION.
- CEMENT TREATED FILL SHALL BE PLACED FOR A MINIMUM DISTANCE ALONG THE WATERLINE OF 10 FT EITHER SIDE OF ALL SEWER MAIN AND SEWER SERVICE CROSSINGS WHEN THE WATERLINE IS LESS THAN 18 INCHES ABOVE THE SEWER LINE. IF THE WATER LINE IS LOCATED BELOW THE SEWER MAIN OR SERVICE, CEMENT TREATED FILL WILL BE PLACED TO AN ELEVATION A MINIMUM OF ONE FOOT ABOVE THE SEWER LINE. THE ENGINEER WILL ALSO DIRECT THE CONTRACTOR TO PLACE CEMENT TREATED FILL AS CONDITIONS DICTATE DURING CONSTRUCTION.
- ANY PERMITS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES FOR CONSTRUCTION OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL PROVIDE 24 HOURS NOTICE FOR MATERIALS TESTING AND 72 HOURS NOTICE FOR CONSTRUCTION STAKING.
- CONTRACTOR SHALL COORDINATE STREET CLOSURE / UTILITY SHUTDOWNS AS REQUIRED BY LOCAL, STATE, OR FEDERAL AGENCIES.
- ALL AREAS TO BE DISTURBED SHALL BE CLEARED TO 1" OF SURFACE BEFORE GRADING OPERATIONS BEGIN. TO REMOVE ALL ORGANIC VEGETATION.
- ANY TOPSOIL ENCOUNTERED IN CUT AREAS SHALL BE STRIPPED AND TEMPORARILY STOCKPILED AT LOCATIONS DIRECTED BY THE ENGINEER.
- ANY FILL AREAS ON WHICH CURB AND GUTTER, SIDEWALK OR PAVEMENT IS TO BE PLACED SHALL BE STRIPPED OF TOPSOIL.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND NOTICE OF INTENT (NOI) APPLICATION TO WDEQ. ADJACENT PROPERTIES SHALL BE PROTECTED USING WHATEVER MEANS NECESSARY. FUGITIVE DUST FROM CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED BY FREQUENT WATERING AND/OR CHEMICAL STABILIZATION AS NECESSARY. UNDER NO CIRCUMSTANCES SHALL ERODED MATERIAL BE ALLOWED TO LEAVE THE SITE. SILT FENCE, SEDIMENT TRAPS, INLET PROTECTION OR OTHER EROSION CONTROL DEVICES SHALL BE USED TO SATISFY THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN OR AS APPROVED BY WDEQ.
- ANY CONSTRUCTION DEBRIS SHALL BE CLEANED OFF PUBLIC STREETS, SIDEWALK, ETC. AT THE END OF EACH WORK DAY.
- CONSTRUCTION AND TESTING SHALL BE IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS (WPW) STANDARD SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE NOTED. IN THE ABSENCE OF GUIDANCE FROM WPW, THE CITY OF CODY STANDARD SPECIFICATION SHALL APPLY.
- MAILBOXES WILL BE COORDINATED BETWEEN CONTRACTOR AND POST OFFICE REGARDING LOCATION AND NUMBERING AFTER THE PROPOSED IMPROVEMENTS ARE CONSTRUCTED. MAILBOXES SHALL BE LOCATED ADJACENT TO PUBLIC RIGHT OF WAY.
- CENTRAL AVENUE AND 29TH STREET ARE 80' PUBLIC RIGHT OF WAY, THE PROPOSED VETTE AVENUE IS 56' PUBLIC RIGHT OF WAY.

PRELIMINARY PLAT FOR THE J. & K. MAJOR SUBDIVISION CODY, WYOMING

INDEX OF DRAWINGS:

- COVER
- PRELIMINARY PLAT
- DEMOLITION PLAN
- GRADING AND DRAINAGE PLAN
- MASTER UTILITY PLAN
- STREET PLAN AND PROFILE
- TREATED WATER PLAN AND PROFILE
- SANITARY SEWER PLAN AND PROFILE
- STORM DRAIN PLAN AND PROFILE
- SANITARY & STORM SEWER DETAILS
- TREATED WATER DETAILS
- THRUST BLOCK DETAILS
- STREET DETAILS



LEGEND

EXISTING CONTOUR	---
EXISTING WIRE FENCE	-x-x-x-x-x-
EXISTING STORM SEWER	--- ST --- ST
EXISTING SANITARY SEWER	--- SW --- SW
PROPOSED SANITARY SEWER	--- SW --- SW
EXISTING TREATED WATER	--- TW --- TW
PROPOSED TREATED WATER	--- TW --- TW
EXISTING UNDERGROUND FIBER OPTIC	--- UFO --- UFO
EXISTING OVERHEAD POWER	--- OP --- OP
EXISTING UNDERGROUND GAS	--- GAS --- GAS
EXISTING COMMON TRENCH	--- CT --- CT
EXISTING VALVE	
PROPOSED VALVE	
EXISTING FIRE HYDRANT	
EXISTING SIGN	
EXISTING LIGHT POLE	
EXISTING MANHOLE	
PROPOSED MANHOLE	
EXISTING ELECTRICAL VAULT	
PROPOSED CATCH BASIN	
PROPOSED 25 KVA ELECTRICAL TRANSFORMER	
PROPOSED ELECTRICAL SERVICE PEDESTAL	

ABBREVIATIONS

AC	ALUMINUM CAP	MISC	MISCELLANEOUS
ADA	AMERICANS WITH DISABILITY ACT	N	NORTHING/NORTH
ALT	ALTERNATE	NAD	NORTH AMERICAN DATUM
APPROX	APPROXIMATE	NTS	NOT TO SCALE
BM	BENCH MARK	OH	OVERHEAD
BLDG	BUILDING	OC	ON CENTER
BLVD	BOULEVARD	OD	OUTSIDE DIAMETER
BOW	BACK OF WALK	PC	POINT OF CURVATURE
CL	CENTERLINE	PI	POINT OF INTERSECTION
C&G	CURB AND GUTTER	PC	POINT OF CURVE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CBC	CONCRETE BOX CULVERT	PVC	POLYVINYLCHLORIDE
CF	CUBIC FEET	PVI	POINT OF VERTICAL INTERSECTION
CFS	CUBIC FEET PER SECOND	PVT	POINT OF VERTICAL TANGENCY
CI	CAST IRON	R	RADIUS
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	REM	REMOVE/REMOVAL
CT	COMMON TRENCH	REPL	REPLACE
CTR	CENTER	ROW	RIGHT OF WAY
CY	CUBIC YARDS	RT	RIGHT
DI	DUCTILE IRON	SAN	SANITARY
DIA	DIAMETER	SDWK	SIDEWALK
E	EAST/EASTING	SECT	SECTION
ELEV	ELEVATION	SF	SQUARE FEET
EP	EDGE OF PAVEMENT	SHLDR	SHOULDER
EX	EXISTING	SPECS	SPECIFICATIONS
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE/FLOOR/FLANGE	SY	SQUARE YARDS
'	FEET	TB	THRUST BLOCK
GB	GRADE BREAK	TBC	TOP BACK OF CURB
GV	GATE VALVE	TW	TREATED WATER
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
HERCP	HORIZONTALLY ELLIPTICAL REINFORCED CONCRETE PIPE	UTIL	UTILITY/UTILITIES
HORIZ	HORIZONTAL	VC	VERTICAL CURVE
"	INCHES	VERT	VERTICAL
INV	INVERT	VOL	VOLUME
JB	JUNCTION BOX	VPC	VERTICAL POINT OF CURVATURE
L	LENGTH	VPI	VERTICAL POINT OF INTERSECTION
LF	LINEAR FEET	VPT	VERTICAL POINT OF TANGENCY
LT OR L	LEFT		
MH	MANHOLE		
MIN	MINIMUM		

ENGINEER
GDS ENGINEERS
P.O. BOX 338
CODY, WY 82414

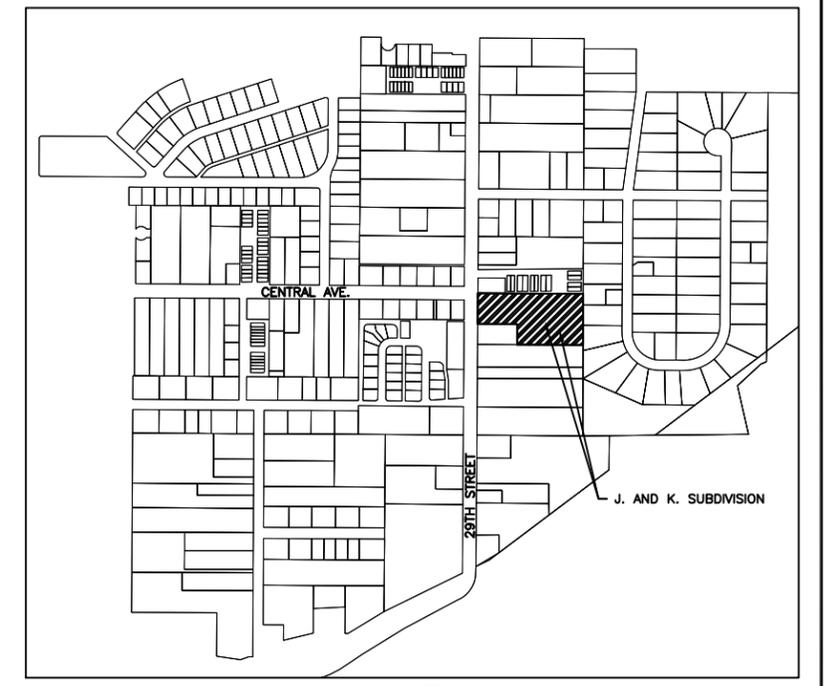
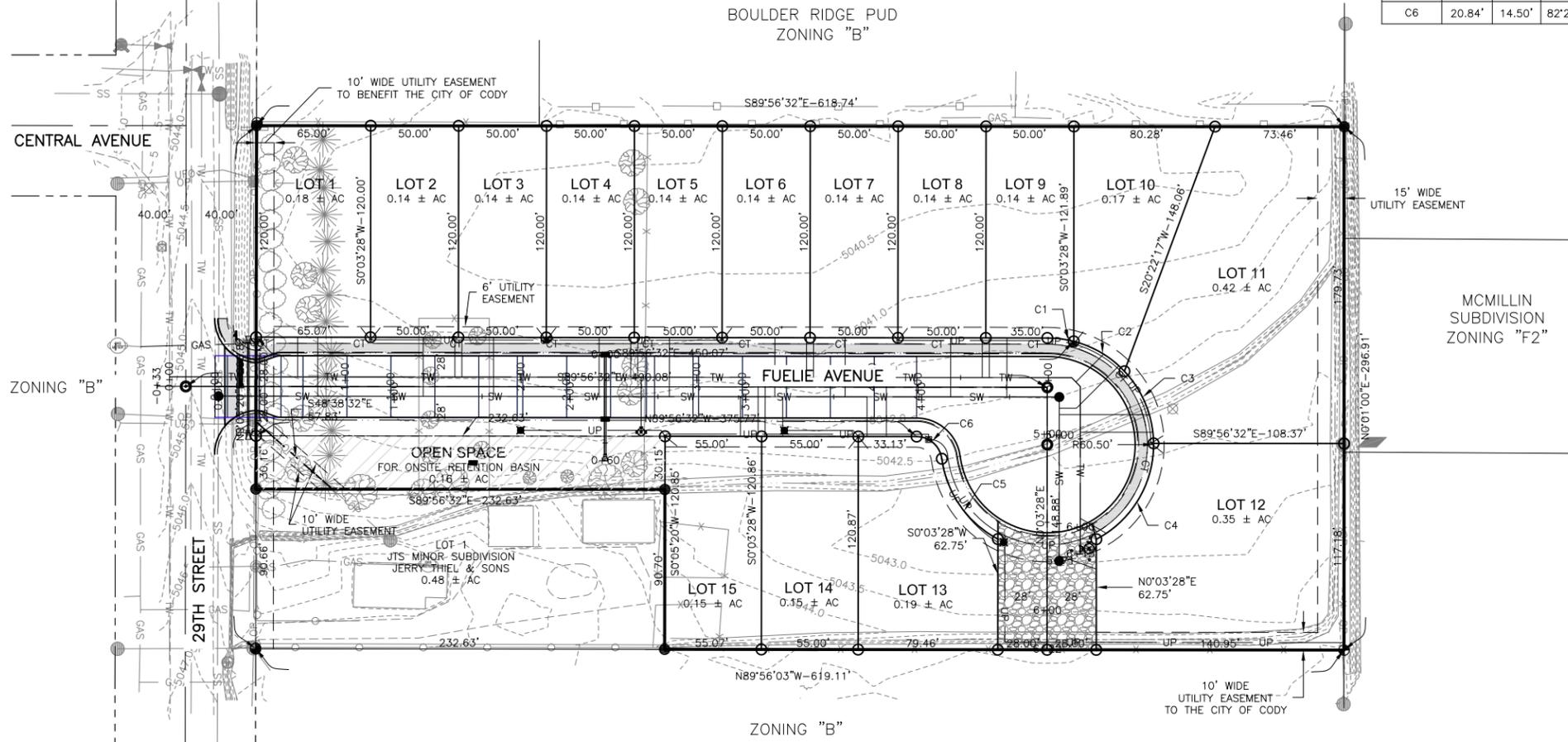
OWNER
JERRY THIEL
P.O. BOX 1566
CODY, WY 82414



APPR. BY: DAB
 PROJ. NO.: 131109
 DRAWN BY: KES
 CHECKED BY: TJJ
 GDA ENGINEERS
 CODY, WYOMING
 GDA ENGINEERS
 DESCRIPTION: REVISIONS
 NO. DATE
 PARK COUNTY
 CODY, WYOMING
 COVER
 PRELIMINARY PLAT FOR J & K MAJOR SUBDIVISION
 SHEET NUMBER
1
 OF 13 SHEETS

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CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	15.16'	60.50'	14°21'19"
C2	33.94'	60.50'	32°08'18"
C3	45.17'	60.50'	42°46'25"
C4	66.70'	60.50'	63°09'52"
C5	57.83'	60.50'	54°46'02"
C6	20.84'	14.50'	82°20'01"



VICINITY
SCALE=1:500

DESCRIPTION OF LANDS

A PARCEL OF LAND BEING LOT 2, JTS MINOR SUBDIVISION, LOCATED WITHIN A PORTION OF TRACT 71, RESURVEY, T.53N., R.101W., AND LOT 61, RESURVEY, T.52N., R.101W., PARK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2 1/2" ALUMINUM CAP AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE S.89°56'32"E. ALONG THE NORTH LINE OF SAID LOT 2, 618.74 FEET TO A FOUND 2 1/2" ALUMINUM CAP MARKING THE NORTHEAST CORNER OF THEREOF, THENCE S.0°01'00"W., 296.91 FEET TO A FOUND 3 1/2" ALUMINUM CAP MARKING THE SOUTHEAST CORNER THEREOF, THENCE N.89°56'03"W., 386.48 FEET, TO A FOUND 3 1/2" ALUMINUM CAP; THENCE N.0°05'20"E., 120.85 FEET, TO A FOUND 3 1/2" ALUMINUM CAP; THENCE N.89°56'32"W., PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 232.63 FEET, TO A FOUND 3 1/2" ALUMINUM CAP UPON THE EAST RIGHT-OF-WAY LINE OF 29TH STREET; THENCE N.0°05'20"E., ALONG SAID EAST RIGHT-OF-WAY LINE, 176.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 3.58 ACRES, MORE OR LESS.

VARIANCE REQUESTS

1. DEVIATION FROM THE CITY OF CODY'S MASTER STREET PLAN INDICATING 29TH STREET WILL BE 100 FEET WIDE REQUIRING AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY DEDICATION. CITY STAFF HAS INDICATED RIGHT-OF-WAY WIDENING IS NOT PLANNED FOR THIS AREA. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS PROPOSED WITH THIS SUBDIVISION.
2. DEVIATION FROM SUBDIVISION REQUIREMENTS PERTAINING TO ALLEYS. NO ALLEYS ARE PROPOSED WITH THIS SUBDIVISION.
3. DEVIATION FROM SUBDIVISION REQUIREMENTS PERTAINING TO MINIMUM LOT FRONTAGE OF 50 FEET. LOT 10 HAS A FRONTAGE OF 34 FEET ALONG THE CUL-DE-SAC AND LOT 11 HAS A FRONTAGE OF 46 FEET ALONG THE CUL-DE-SAC.
4. DEVIATION FROM SUBDIVISION REQUIREMENTS PERTAINING TO SIDEWALKS. SIDEWALKS WILL BE ALONG THE FRONTAGES OF LOTS 1 THROUGH 12. LOTS 13 THROUGH 15 WILL NOT HAVE SIDEWALKS.
5. DEVIATION FROM CITY OF CODY DEVELOPMENT STANDARDS PERTAINING TO SEWER MANHOLE MAXIMUM SPACING OF 400 FEET. SPACING BETWEEN MANHOLES WILL BE 480 FEET TO ALLEVIATE THE NEED FOR AN ADDITIONAL MANHOLE.

NOTE:

1. BASEMENTS WILL REQUIRE GRINDER PUMPS FOR SERVICES INSTALL BELOW MAIN

LEGEND

BOUNDARY OF J. AND K. SUBDIVISION	—————
LOT LINES	—————
RIGHT-OF-WAY LINE	—————
NEW EASEMENT LINE	—————
FOUND BRASS CAP	●
FOUND ALUMINUM CAP	●
FOUND IRON PIPE	●
FOUND REBAR	●
SET 5/8"x24" REBAR WITH 2 1/2" ALUMINUM CAP	○
SET 3 1/2" BRASS CAP IN CONCRETE	○
MEASURED DATA	S.89°56'51"E.-1318.62'
RECORD DATA	(S.89°54'00"E.-259.09')

BASIS OF BEARINGS

PROJECT IS BASED OFF OF CITY OF CODY HORIZONTAL AND VERTICAL CONTROL SYSTEM

104 REBAR SOUTHEAST CORNER PUD	N=465648.07 E=895773.20 EL=5044.37
108 ALUMINUM CAP NORTHEAST CORNER TRACT 71-5	N=465944.97 E=895773.29 EL=5041.67
111 REBAR SOUTHWEST CORNER PUD	N=465648.78 E=895154.09 EL=5046.356
112 ALUMINUM CAP NORTHWEST CORNER TRACT 71-5	N=465945.60 E=895154.55 EL=5042.08

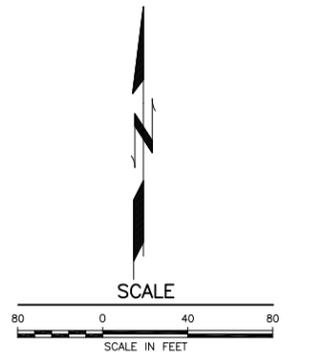
WATER RIGHTS
NO WATER RIGHTS EXIST ON LOT 2, JTS MINOR SUBDIVISION.

RECORD EASEMENTS
RECORD EASEMENTS WERE TAKEN FROM A TITLE REPORT ISSUED TO JERRY THIEL & SONS CONSTRUCTION, INC. BY PARK COUNTY TITLE INSURANCE AGENCY ON JUNE 15, 2006 BY ORDER NUMBER 20060578.
BK149 PAGE 559 EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. EASEMENT IS NOT LOCATABLE BY DESCRIPTION.
DURING THE FIELD SURVEY IT WAS OBSERVED THAT UTILITIES EXIST ALONG THE EASTERLY LINE OF TRACTS 71-4 AND 71-5. NO RECORD EASEMENT WAS LISTED ON THE TITLE REPORT THAT SPECIFICALLY DEFINES THIS AREA FOR UTILITY PURPOSES. IT IS POSSIBLE THAT BK149 PAGE 559 TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY MAY INCLUDE THIS AREA.

CERTIFICATE OF SURVEYOR
I, RICHARD T. MUSCIO, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY AND FIELD SURVEY WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS. THIS PLAT AND SURVEY WERE CREATED FROM AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 15, 2013.



RICHARD T. MUSCIO
WYOMING PLS 6827



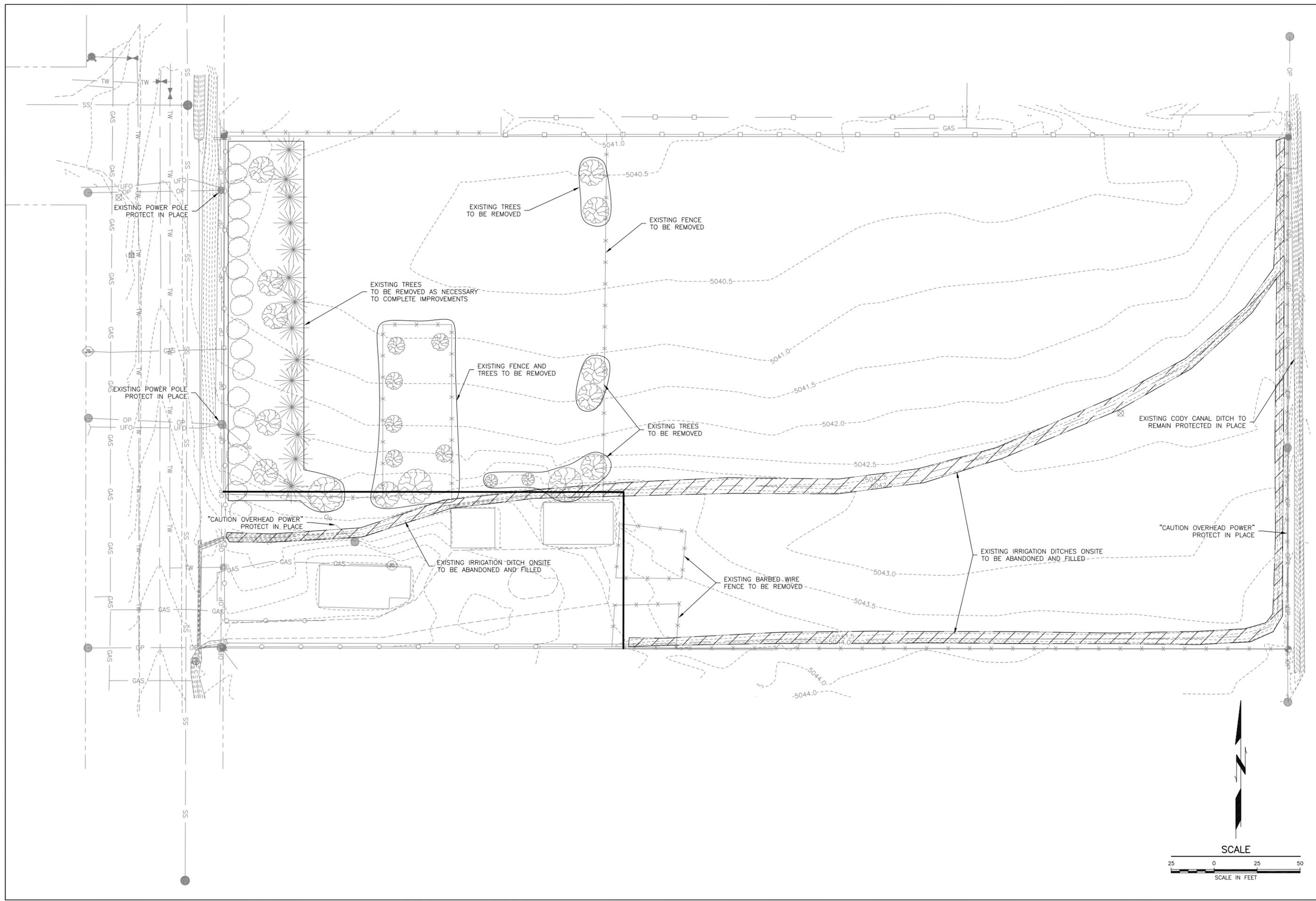
PRELIMINARY PLAT
SHOWING
J. AND K. SUBDIVISION
WITHIN
LOT 2, JTS MINOR SUBDIVISION
CITY OF CODY, WYOMING
PARK COUNTY, WYOMING
JERRY THIEL AND SONS CONSTRUCTION, INC., CODY, WY

PROJECT NO: 131109

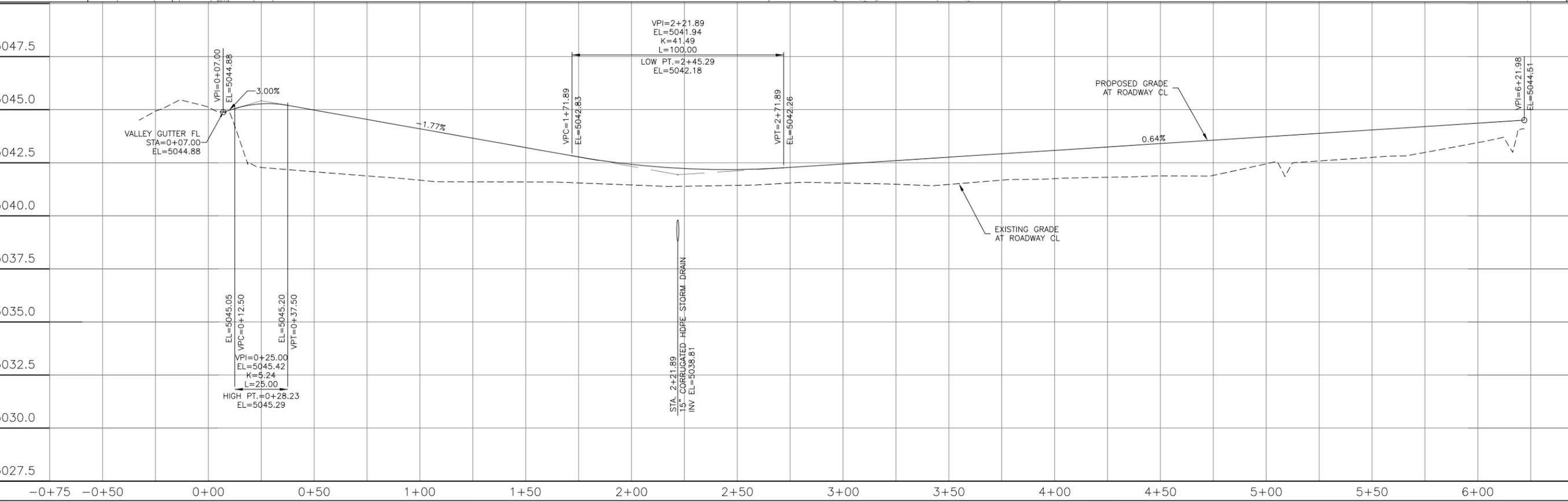
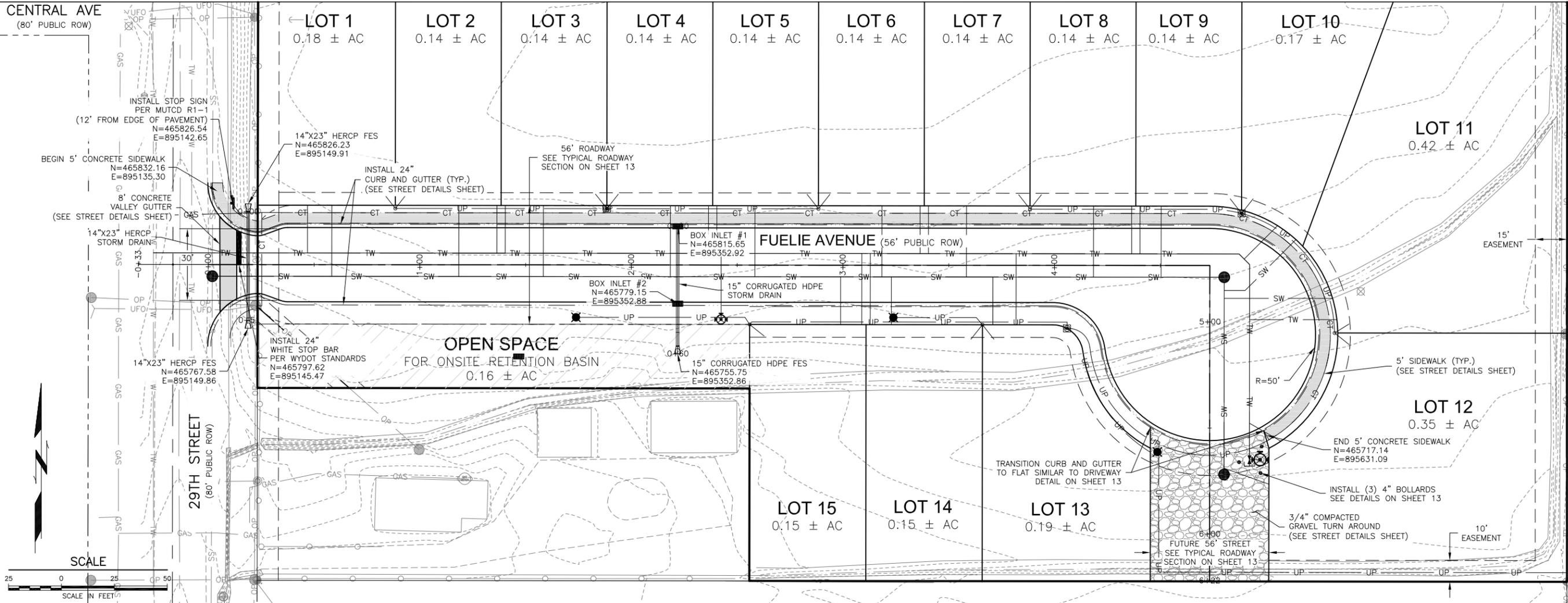


ENGINEERING · SURVEYING · PLANNING
1508 STAMPEDE AVE., CODY, WYOMING 82414

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APPR. BY: DAB	DATE:	GDA ENGINEERS GDA ENGINEERS CODY, WYOMING	PARK COUNTY CODY, WYOMING	DEMOLITION PLAN PRELIMINARY PLAN FOR J & K MAJOR SUBDIVISION	SHEET NUMBER 3 OF 13 SHEETS
DRAWN BY: KES	DATE:				
CHK'D BY: TJJ	DATE:	REVISIONS		DESCRIPTION	
PROJ. NO.: 131109	NO.	REVISIONS		DESCRIPTION	



APPL. BY: DAB
PROJ. NO.: 131109

DRAWN BY: KES
CHK'D BY: TJJ

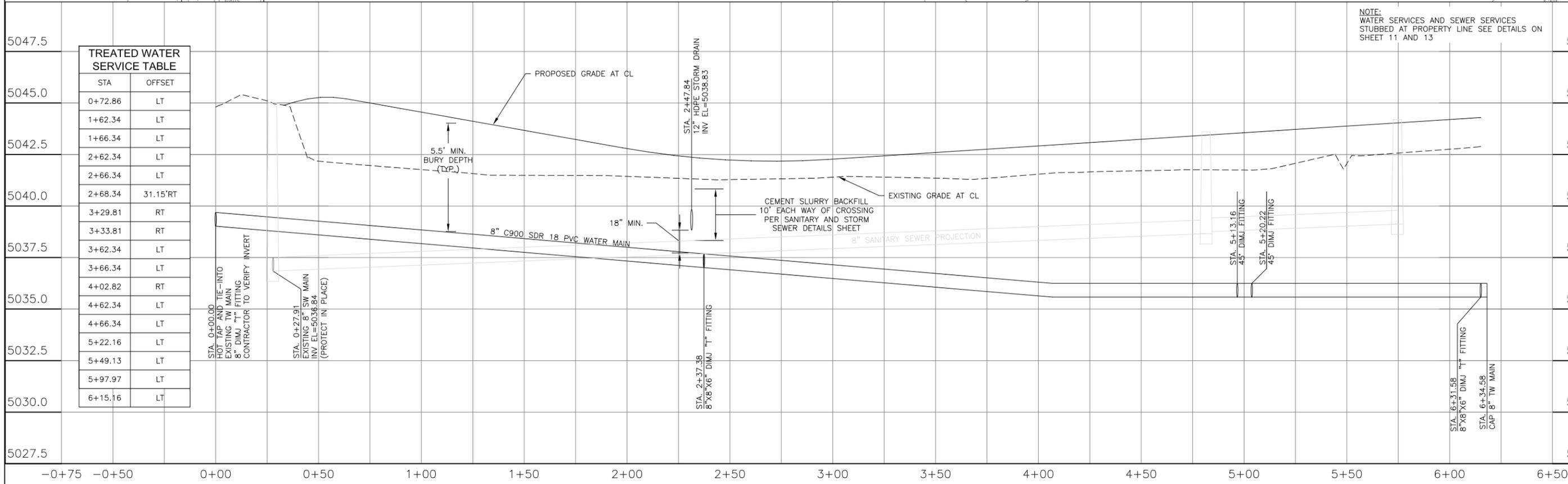
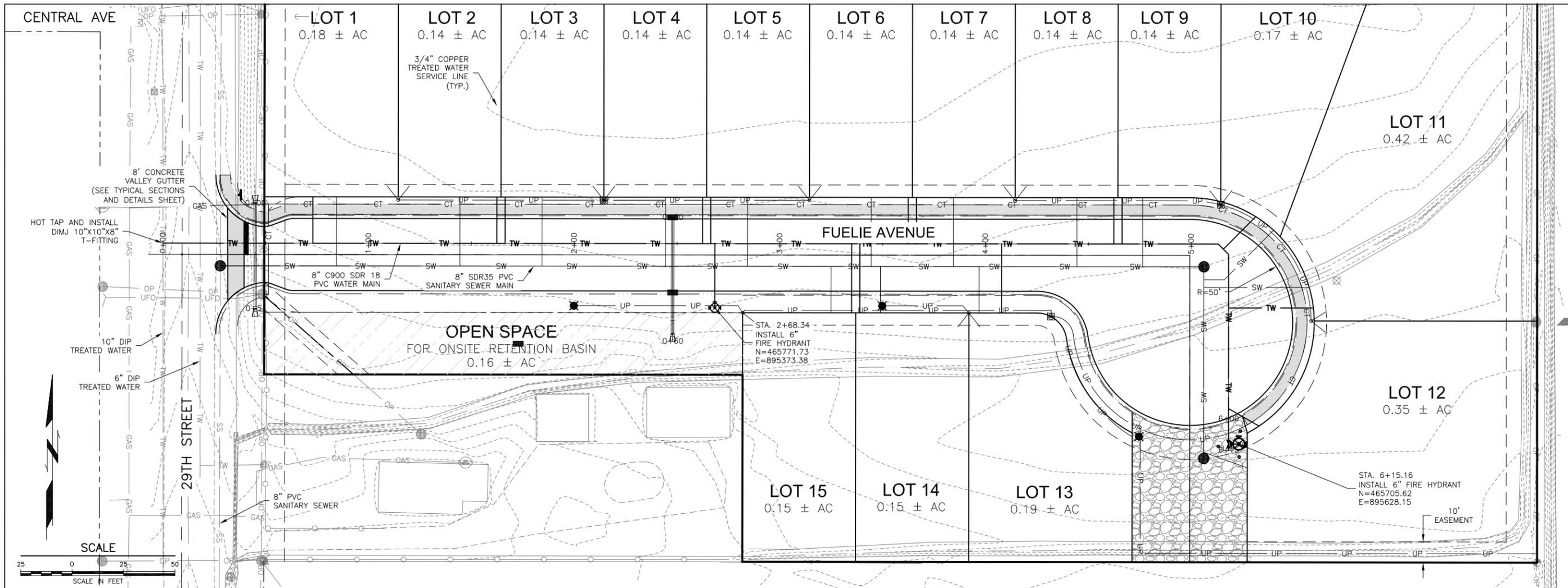
GDA ENGINEERS
CODY, WYOMING

DATE: _____
BY: _____
REVISIONS:

PARK COUNTY
CODY, WYOMING

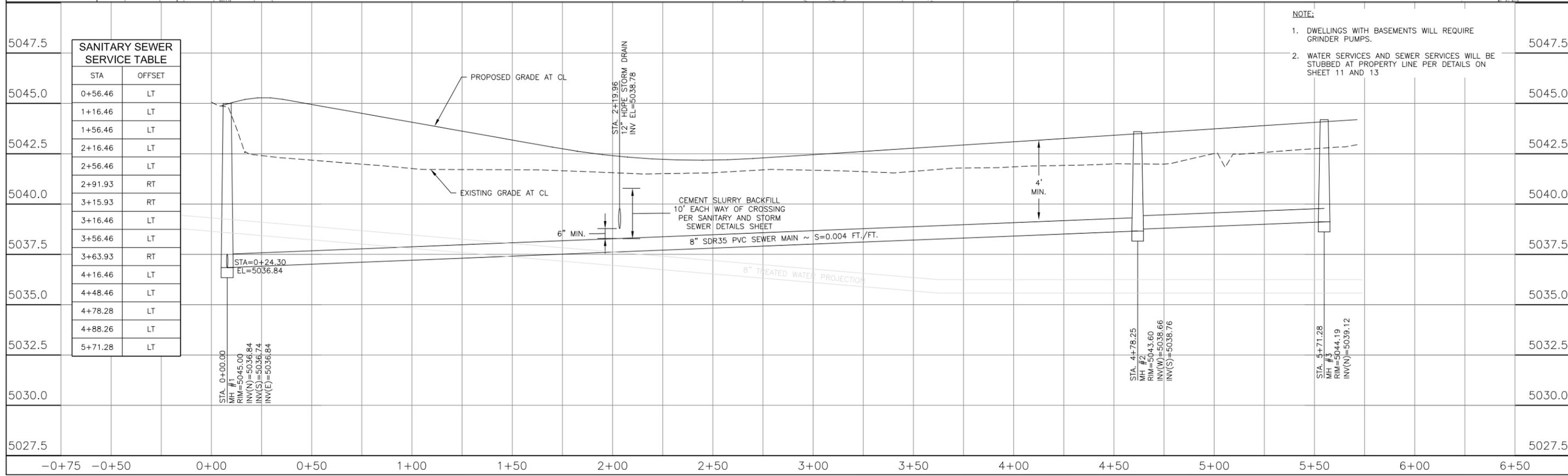
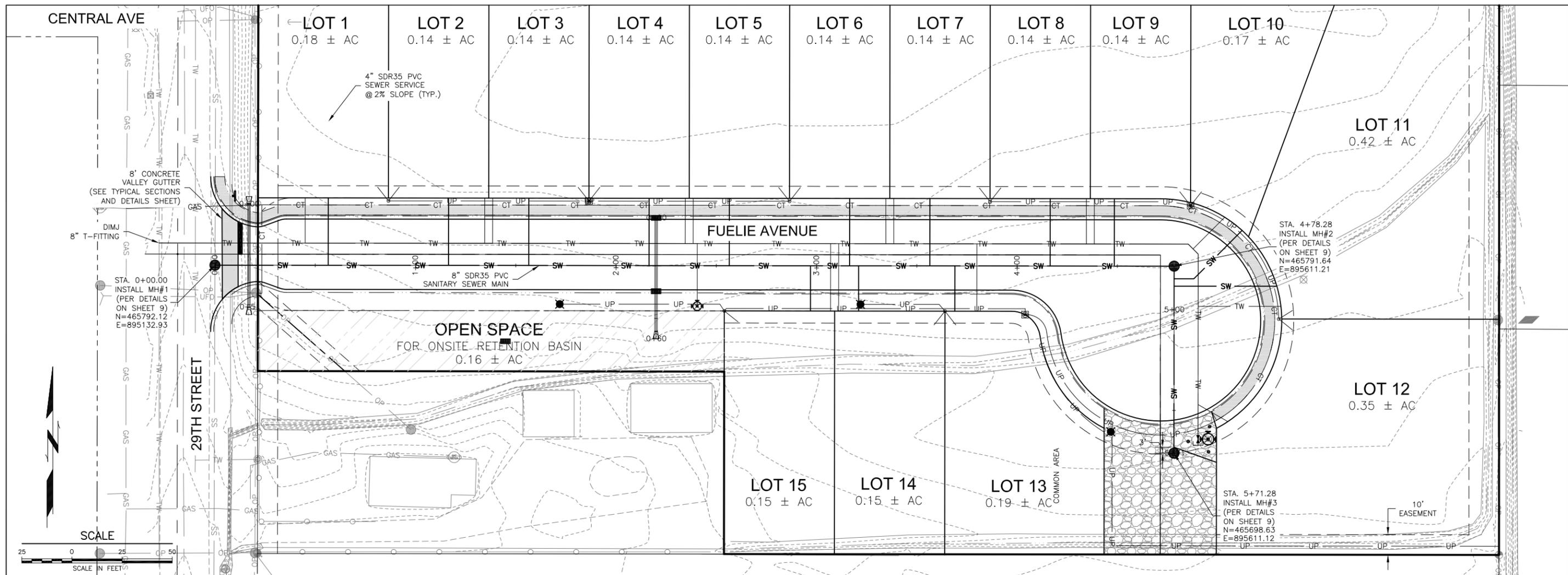
6
OF 13 SHEETS

V:\Municipal\Projects\131109 - J. and K. PUD\CAD\Drawings\STREET PLAN AND PROFILE.dwg, 11/12/2013 11:28:21 AM



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 PROJ. NO.: 131109

DRAWN BY: KES
 CHK'D BY: TJJ

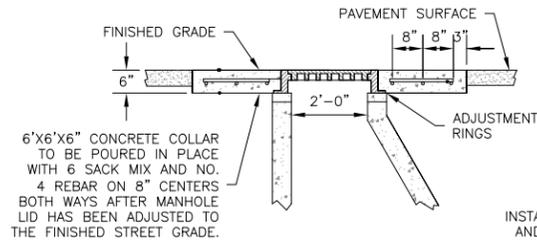
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 CODY, WYOMING

DATE: _____
 REVISIONS:

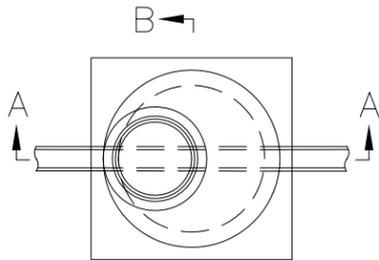
PARK COUNTY
 CODY, WYOMING

SANITARY SEWER PLAN AND PROFILE
 PRELIMINARY PLAN FOR J & K MAJOR SUBDIVISION

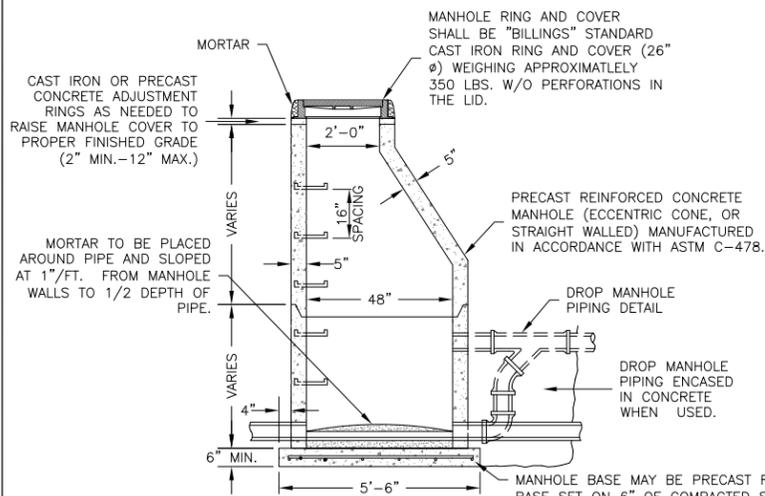
SHEET NUMBER
8
 OF 13 SHEETS



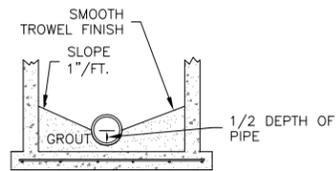
MANHOLE COLLAR DETAIL FOR MANHOLES IN PAVED ROADWAYS
N.T.S.



PLAN



SECTION A-A

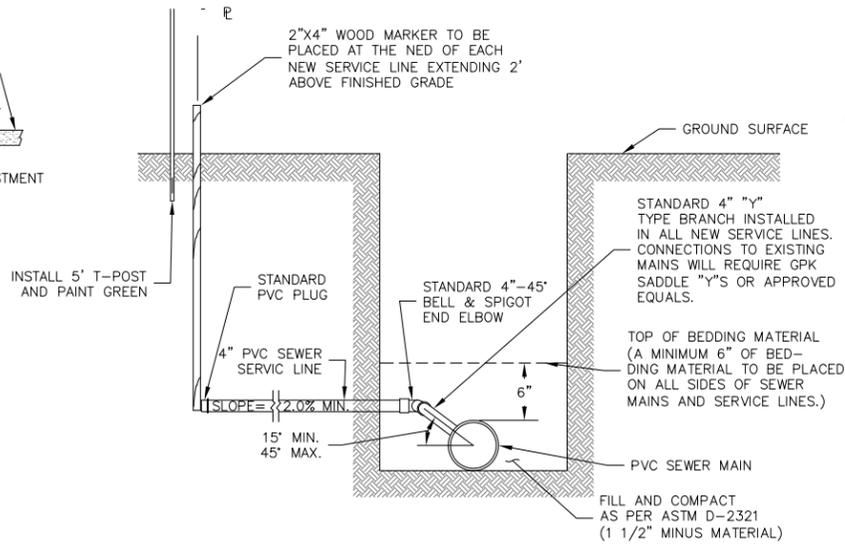


SECTION B-B

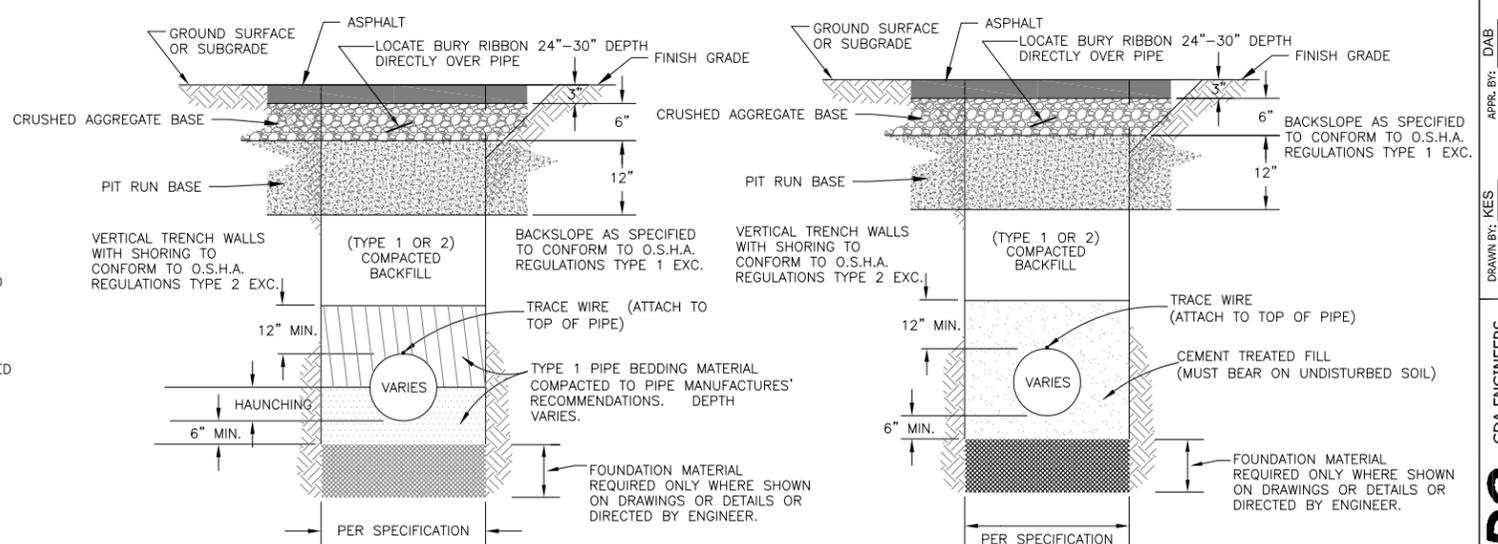
NOTES:

- ALL STEPS WITHIN THE MANHOLES SHALL BE CAST IRON OR STEEL REINFORCED POLYURETHANE STEPS.
- ALL JOINTS IN THE MANHOLE WALLS SHALL BE SEALED WITH EITHER A RUBBER GASKET OR BITUMINOUS BASE SEALANT.

MANHOLE DETAILS
N.T.S.



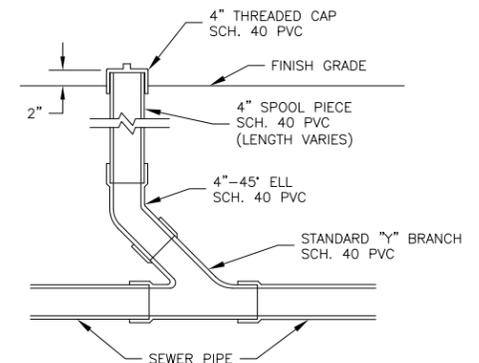
SANITARY SEWER SERVICE DETAIL
N.T.S.



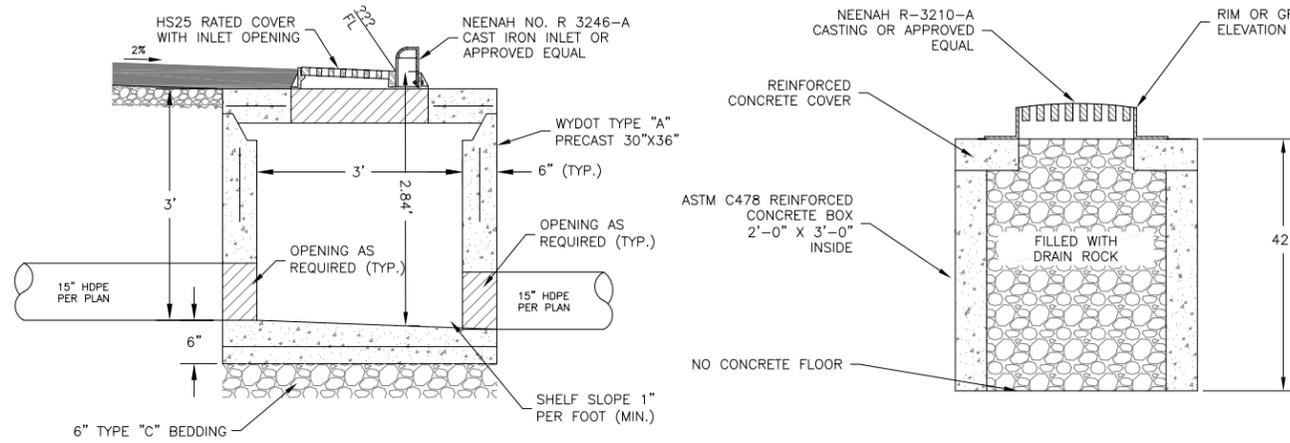
SANITARY SEWER & TREATED WATER TYPICAL TRENCH DETAIL
N.T.S.

NOTE: DIMENSIONS SHOWN ARE THE PAY LIMITS FOR THIS PROJECT. QUANTITIES PLACED OUTSIDE THE LIMITS SHOWN SHALL BE AT THE CONTRACTOR'S EXPENSE.

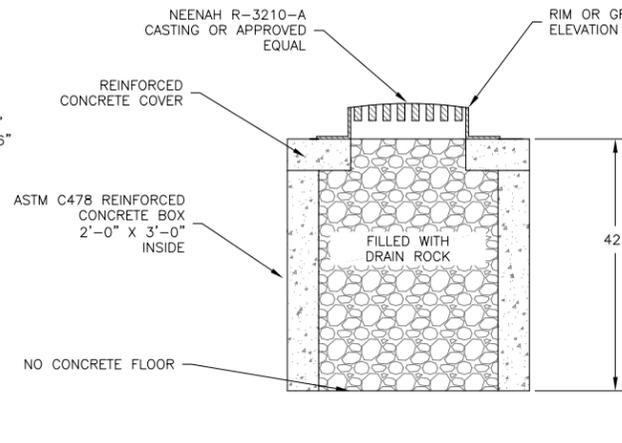
SANITARY SEWER & TREATED WATER CEMENT TREATED FILL DETAIL
N.T.S.



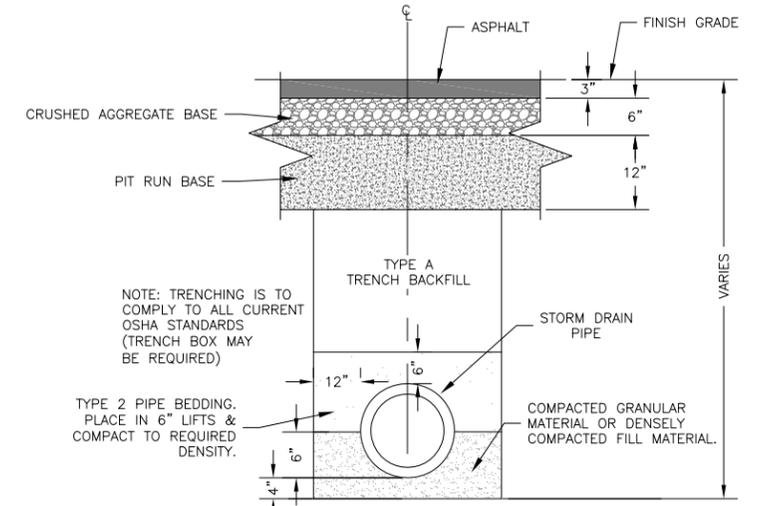
CLEANOUT DETAILS
N.T.S.



BOX INLET DETAIL
N.T.S.

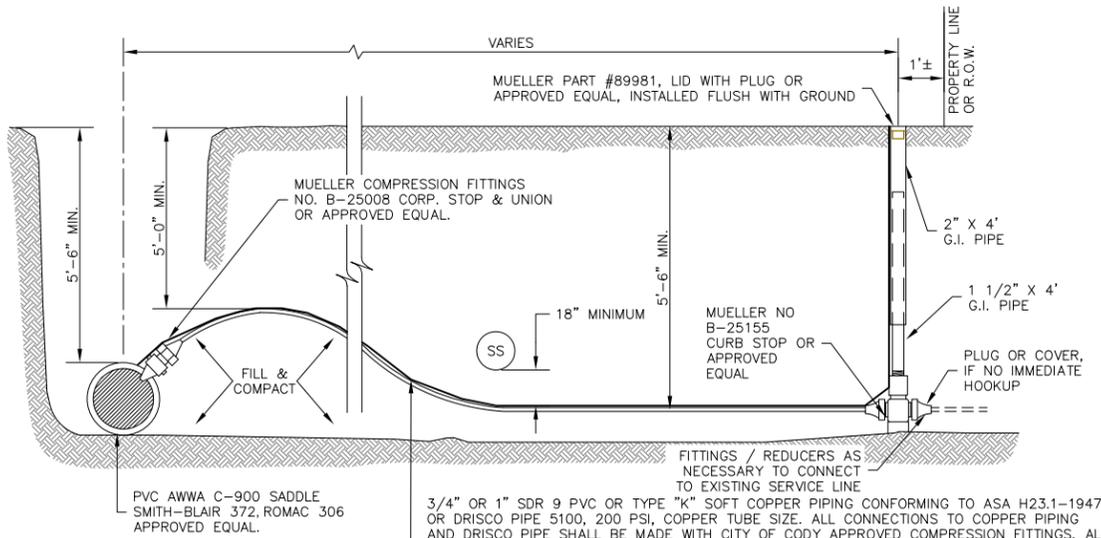


DRY WELL DETAIL
N.T.S.



TYPICAL STORM SEWER TRENCH DETAIL
N.T.S.

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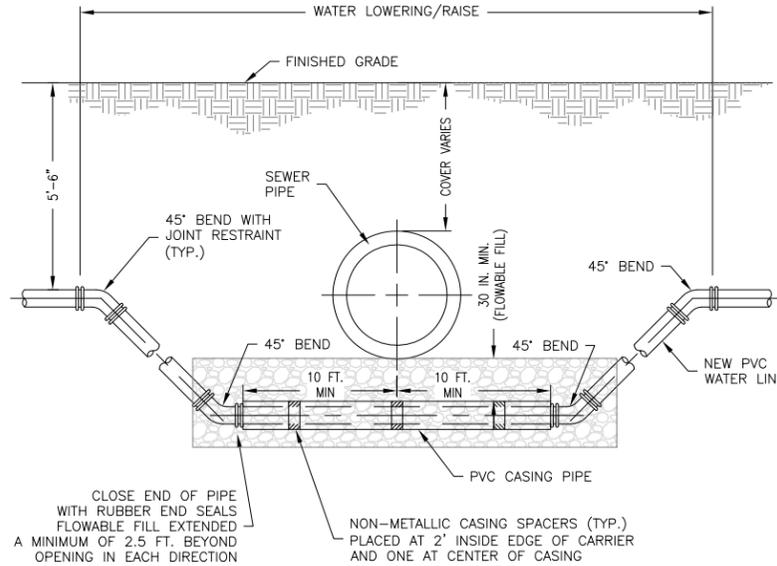


NOTE:

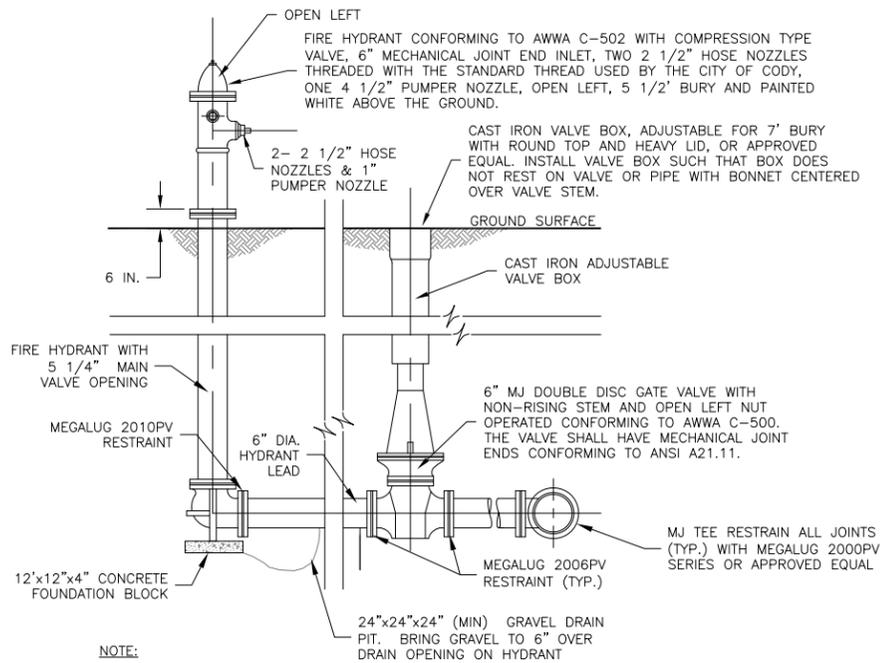
- SERVICE LINE TO BE INSTALLED WITH NO LESS THAN 5'-6" COVER, PROPERLY BEDDED WITH 3/8" MINUS PEA GRAVEL 6" BELOW AND 6" ABOVE SERVICE LINE.
- SERVICE LINE SHALL BE CONSTRUCTED TO MAINTAIN 18" VERTICAL SEPARATION BETWEEN ANY SANITARY SERVICE. IF CLEARANCE CANNOT BE MET, CEMENT SLURRY 10' EACH WAY OF CROSSING. IN NO INSTANCE SHALL THE VERTICAL SEPARATION BE LESS THAN 6". CONTRACTOR TO COORDINATE WITH ENGINEER IF SERVICE CANNOT BE INSTALLED PER PLAN.

TREATED WATER SERVICE DETAIL
N.T.S.

3/4" OR 1" SDR 9 PVC OR TYPE "K" SOFT COPPER PIPING CONFORMING TO ASA H23.1-1947 OR DRISCO PIPE 5100, 200 PSI, COPPER TUBE SIZE. ALL CONNECTIONS TO COPPER PIPING AND DRISCO PIPE SHALL BE MADE WITH CITY OF CODY APPROVED COMPRESSION FITTINGS. ALL DRISCO PIPE SERVICE LINES ARE TO BE ONE CONTINUOUS PIECE OF PIPE FROM THE MAIN TO THE CURB STOP. INSTALL 10 GAUGE TRACE WIRE DO NOT CUT MAIN TRACE WIRE ON MAIN PIPE. WRAP TRACE AROUND AND SOLDER AND APPLY VINYL ELECTRIC TAPE WHILE SOLDER IS STILL HOT.



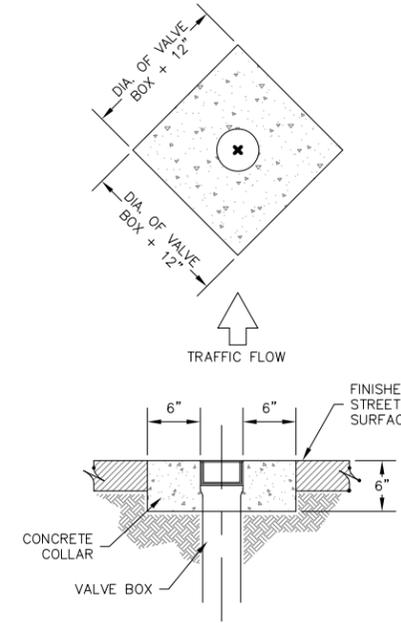
WATER MAIN LOWERING UNDER SANITARY SEWER WITH CASING DETAIL
N.T.S.



NOTE:

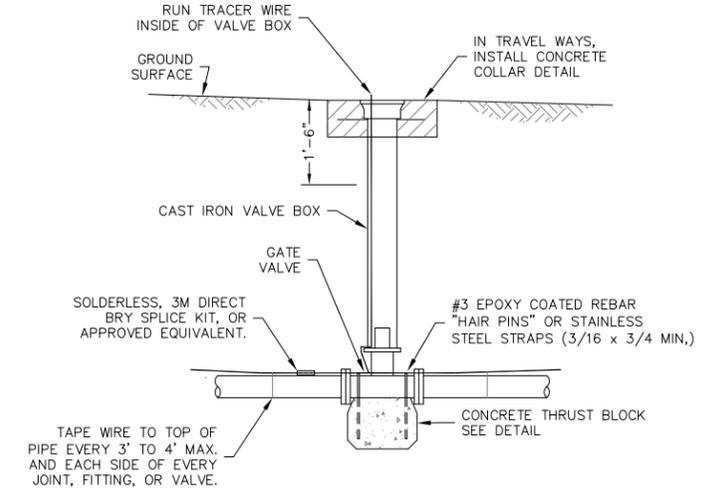
- CONTRACTOR SHALL USE M.J. RESTRAINTS AT ALL TIMES.

FIRE HYDRANT VALVE ASSEMBLY DETAIL
N.T.S.



FINAL ADJUSTMENT OF THE VALVE BOX AND THE PLACEMENT OF THE CONCRETE COLLAR WILL BE MADE AFTER THE PAVING OF THE STREET HAS BEEN COMPLETED.

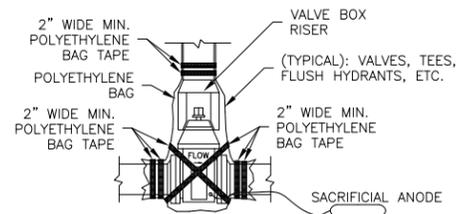
GATE VALVE SURFACE PAD
N.T.S.



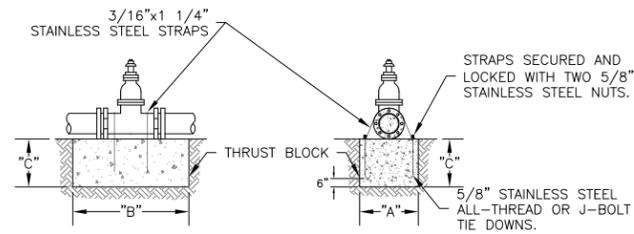
NOTE:

- TRACER WIRE SHALL TERMINATE INSIDE VALVE BOX WITH ENOUGH SLACK TO REACH 2' ABOVE GROUND SURFACE.
- ALL WIRE AND CABLE SHALL BE 12-GAUGE SOLID OR STRANDED COPPER WIRE, WITH 600 VOLT RATED HIGH MOLECULAR WEIGHT POLYETHYLENE (HMWPE) INSULATION.

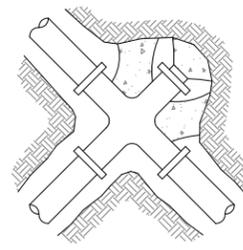
BURIED VALVE DETAIL
N.T.S.



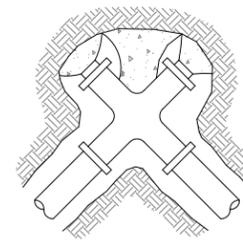
POLYETHYLENE ENCASEMENT DETAIL
N.T.S.



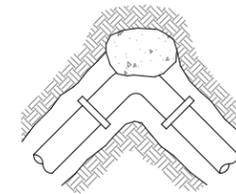
VALVE THRUST BLOCK DETAIL
N.T.S.



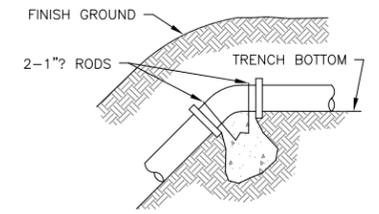
PLUGGED CROSS



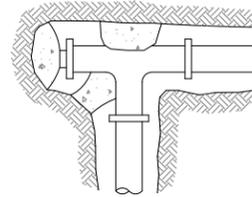
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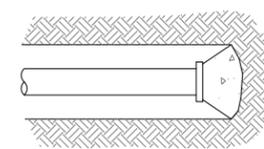
HORIZONTAL BEND



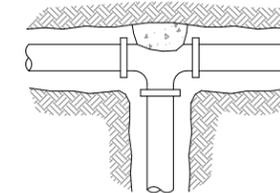
VERTICAL BEND
ENGINEER TO SPECIFY CONSTRUCTION



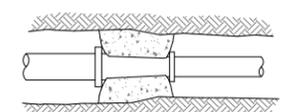
PLUGGED TEE



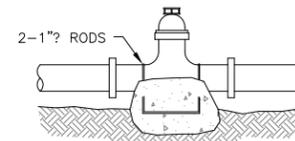
DEAD END



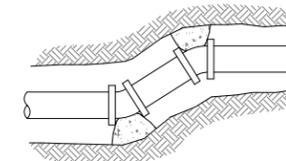
TEE



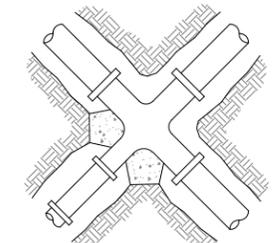
REDUCER



VALVE



OFFSET



UNBALANCED CROSS

THRUST BLOCKING DETAILS
N.T.S.

NOTES:

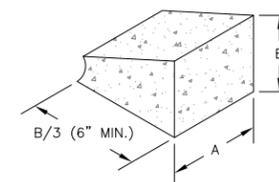
1. SIZE OF BLOCK SHALL BE A MINIMUM OF 6" THICK.
2. ALL BLOCKS SHALL BEAR AGAINST UNDISTURBED MATERIAL.
3. FITTINGS TO BE SEPARATED FROM THRUST BLOCK WITH AN APPROVED BOND BREAKER.

MINIMUM DIMENSIONS FOR THRUST BLOCKING								
ANCHOR ROD SIZE	3/4"	3/4"	3/4"	1"	1 1/8"	1 1/4"	1 3/8"	
VALVE SIZE	2", 4", 6" & 8"	10"	12"	14"	16"	18"	24"	
100 PSI	"A"	2'-0"	2'-0"	2'-3"	2'-3"	3'-0"	3'-8"	4'-4"
	"B"	2'-0"	2'-0"	2'-0"	2'-0"	3'-0"	3'-0"	4'-0"
	"C"	2'-0"	2'-0"	2'-9"	2'-4"	2'-11"	3'-0"	4'-0"
150 PSI	"A"	2'-0"	2'-6"	3'-0"	3'-5"	4'-4"	5'-5"	6'-5"
	"B"	2'-0"	2'-6"	3'-0"	3'-0"	3'-0"	3'-0"	4'-0"
	"C"	2'-0"	2'-0"	2'-8"	3'-0"	3'-0"	3'-0"	4'-0"
200 PSI	"A"	2'-0"	2'-9"	3'-5"	4'-6"	4'-1"	5'-1"	6'-6"
	"B"	2'-0"	2'-6"	3'-0"	3'-0"	4'-0"	4'-0"	5'-0"
	"C"	2'-0"	2'-6"	3'-0"	3'-0"	4'-0"	4'-0"	5'-0"

NOTES:

1. PRESSURES SHOWN ABOVE ARE MAXIMUM WORKING PRESSURE IN THE SYSTEM.
2. TO BE INSTALLED AT THE LOCATIONS SHOWN ON THE PLANS, OR AS CALLED FOR BY THE ENGINEER.
3. COAT EXPOSED PORTIONS OF ANCHOR RODS WITH "KOPPERS" BITUMASTIC NO. 50 COATING OR APPROVED EQUAL.

MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
2" & 4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-10"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"

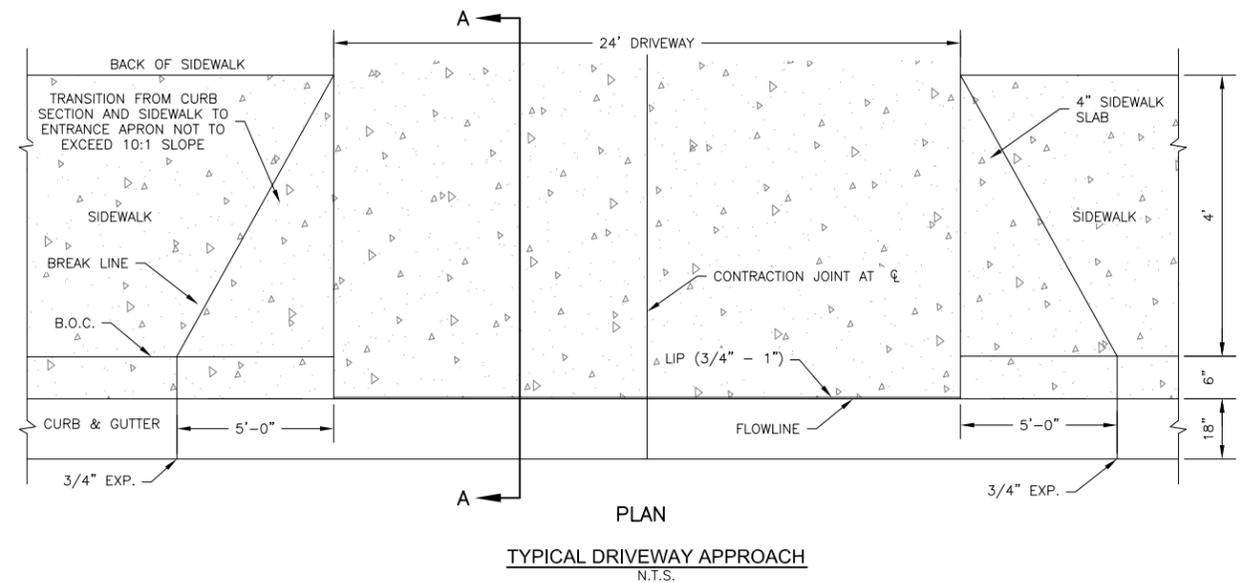
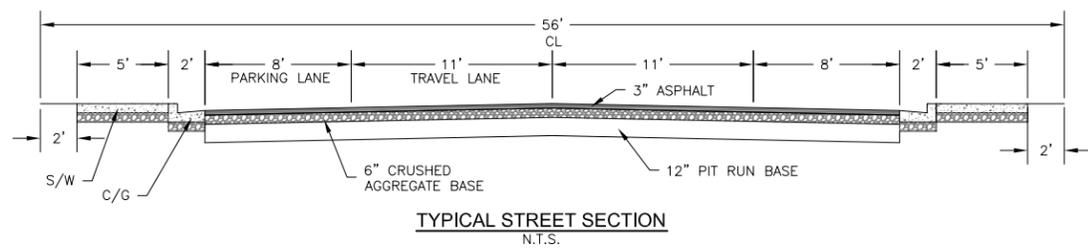
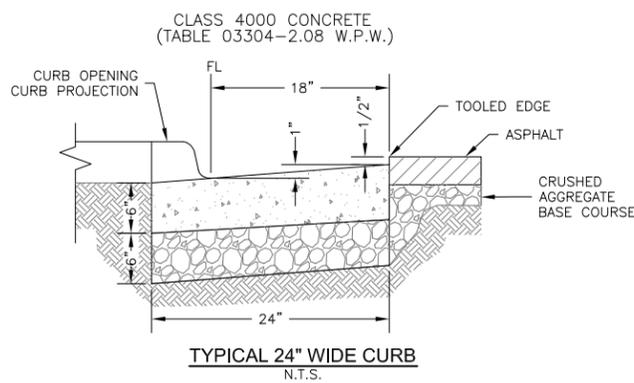
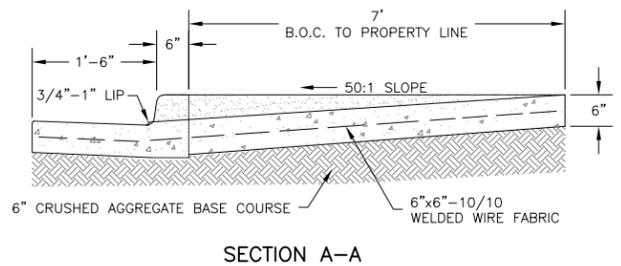
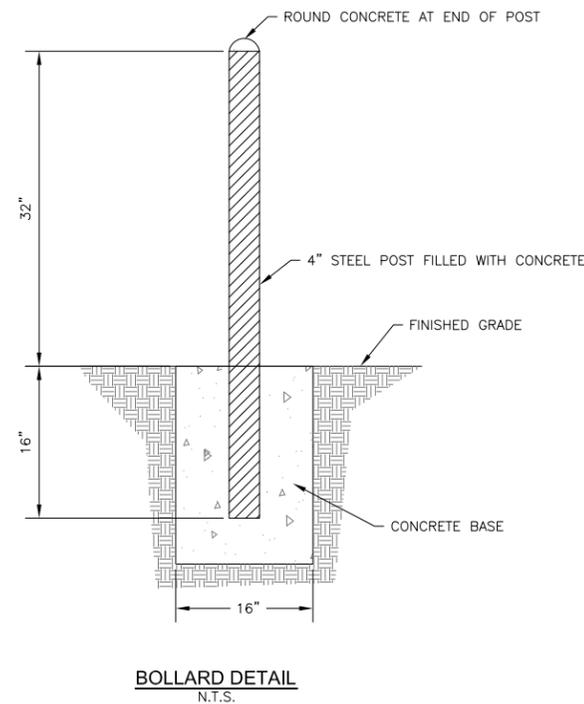
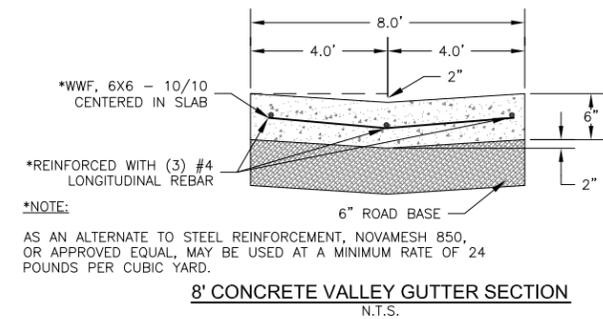
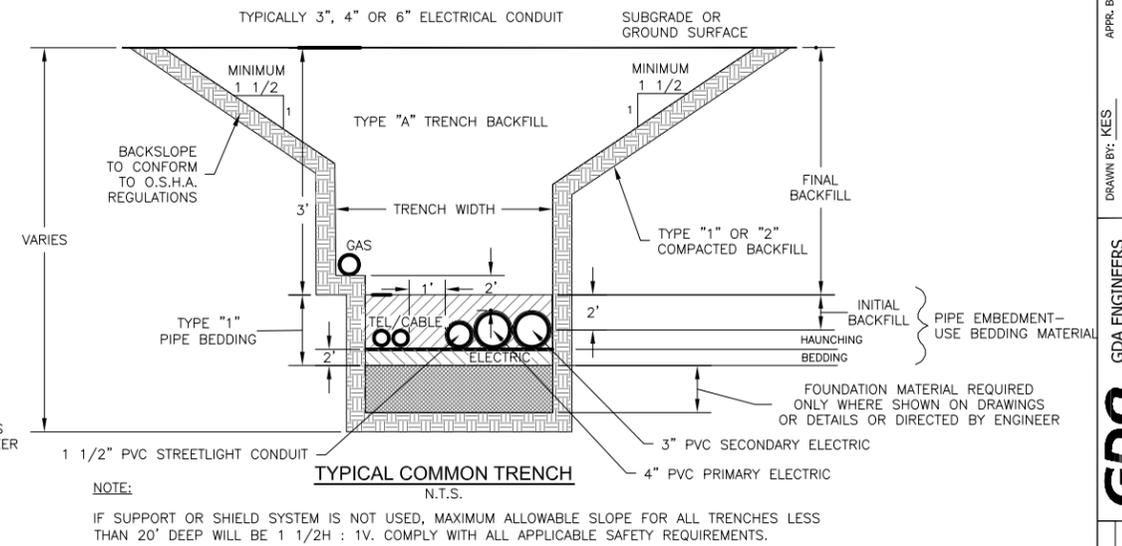
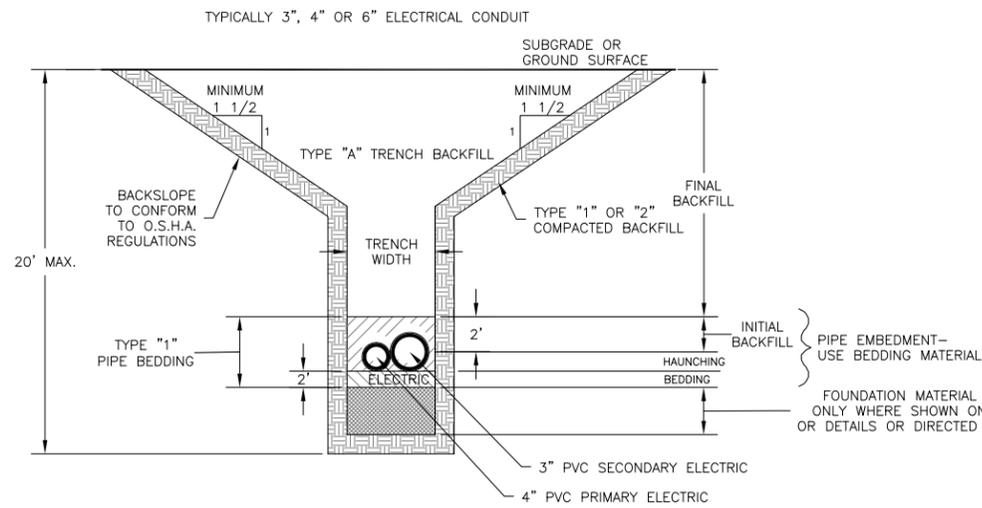
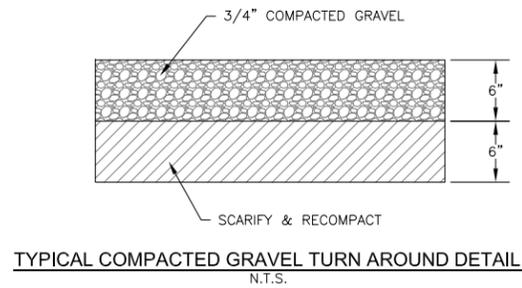


NOTES:

1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED MATERIAL.
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.

NOTES:

1. SUBGRADE COMPACTION SHALL CONFORM TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATION.
2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AT POINT OF CURVATURE, POINT OF TANGENCY, AND CURB TURNS. CONTRACTION JOINTS SHALL BE 5 FT. O.C. TO COMPLY WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.
3. NO CURB AND GUTTER SHALL BE PLACED WITHOUT A FINAL FORM OF INSPECTION FROM THE ENGINEER.
4. CLASS 4000 (TABLE 03304-2.08 W.P.W.) CONCRETE SHALL BE USED.
5. COMPACTION SHALL BE 95% ON ALL AGGREGATES UNLESS OTHERWISE NOTED.



APPR. BY: DAB
PROJ. NO.: 131109

DRAWN BY: KES
CHK'D BY: TJJ

GDA ENGINEERS
CODY, WYOMING

GDA ENGINEERS

REV.	DATE	BY	DESCRIPTION	REVISIONS

PARK COUNTY
CODY, WYOMING

STREET DETAILS
PRELIMINARY PLAN FOR J & K MAJOR SUBDIVISION

SHEET NUMBER
13
OF 13 SHEETS

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	NOVEMBER 26, 2013	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	NEW HEAVY INDUSTRIAL ZONE TEXT AND MAPPING ZON 2013-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The City and property owners have had issues with the existing language and lack of guidance in the current Industrial "E" zoning district. In response, the City has initiated an effort to create a new heavy industrial zoning district. The new zone more clearly sets forth the permitted uses, addresses the topic of hazardous materials, and outlines a site plan review process.

In conjunction with the adoption of the new zoning district, it is proposed that certain areas be rezoned to Heavy Industrial. Three areas are proposed at this time, each of which is currently zoned Industrial "E". Maps of the three areas are attached. The areas include much of the Road 2AB area in the City, the gravel pit area off DeMaris Springs County Road (north of Stampede grounds), and 30 acres west of Reesy Road.

PROCEDURE:

10-5-1: CITY COUNCIL AUTHORITY:

The city council may by ordinance at any time, on its own motion or petition, or upon the recommendations by the planning and zoning commission, amend, supplement or change the regulations or districts herein or subsequently established; provided, however, that a public hearing shall first be held in relation thereto, after one publication of notice of the time, place and purpose of such hearing, in an official newspaper, at least fifteen (15) days prior to such hearing.

Staff has worked with a subcommittee of Planning and Zoning Board and City Council members in drafting the proposed heavy industrial zone. The proposal is to be reviewed by the full Planning and Zoning Board for a recommendation to Council. Council will hold the formal public hearing; however, the Board is free to accept comments on the proposal as well.

The City has sent notices of the proposed rezoning to all property owners within the three areas, and owners of adjoining lots within 140 feet, inviting their comments.

REVIEW CRITERIA:

The Cody zoning ordinance does not have specific criteria outlined for reviewing rezones. However, the following general standards for zoning are found in Wyoming state law, Section 15-1-601(d). Staff comments are provided.

(d) All regulations shall be made:

(i) In accordance with a comprehensive plan and designed to:

Staff Comment: The City has a 1997 comprehensive plan (a.k.a. Master Plan). Very little language in the 1997 plan is directly applicable to this proposal. However, the 2AB area is identified in the plan as a potential industrial development. The DeMaris Springs Road area is shown as a potential mixed-use development, but the mix of uses is not identified. No potential designation is shown for the Reesy Road area, but it is adjacent to an area mapped as "potential industrial development". There do not appear to be any inherent conflicts between the 1997 comprehensive plan mapping and the proposal.

(A) Lessen congestion in the streets;

Staff Comment: The change in zoning regulations is not anticipated to directly affect congestion in the streets, as the lands are already industrially zoned.

(B) Secure safety from fire, panic and other dangers;

Staff Comment: Each of the sites has been selected due to their separation from residential areas, for safety and aesthetic reasons.

(C) Promote health and general welfare;

Staff Comment: The primary intent of the new zoning district is to provide more predictability in industrial areas. The regulations are based on ensuring protection of the public health and general welfare.

(D) Provide adequate light and air;

Staff Comment: This standard is typically discussed in the context of residential areas. Each of the three proposed rezone areas are not immediately adjacent to any residentially zoned areas.

(E) Prevent the overcrowding of land;

Staff Comment: The heavy industrial zone is intended to be an intensive use area. However, setback and buffer requirements are included to provide separation between uses.

(F) Avoid undue concentration of population; and

Staff Comment: Residential uses are not permitted in the Industrial "E" zone. The heavy industrial zone would only permit caretaker dwellings.

(G) Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.

Staff Comment: The overall balance of zoning in the city will be preserved, which is intended to facilitate adequate provisions for the items noted.

(ii) With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

Staff Comment: This language appears to refer to what uses should be permitted within each zone and the physical suitability of a property to accommodate a particular type of development. The proposed list of permitted uses includes intensive industrial activities that are best isolated from other less intensive uses. Therefore, the location and physical extent of each area should be closely examined. As far as physical suitability of the properties, the lack of complete utility services such as fire flow in the Reesy Road and DeMaris Spring Road areas could limit some otherwise permitted activities from occurring until those utilities are extended, yet the lands appear to be otherwise suitable for other industrial activities that do not require full utilities.

(iii) With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

Staff Comment: In the context of initially zoning an area (which is the section of state law that it comes from), this provision would typically be referring to balancing what already exists in an area with the most appropriate use for that area. In the current proposal, the lands are already industrially zoned and the characteristics of those lands and surrounding areas appear to support continuing an industrial designation.

(iv) With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

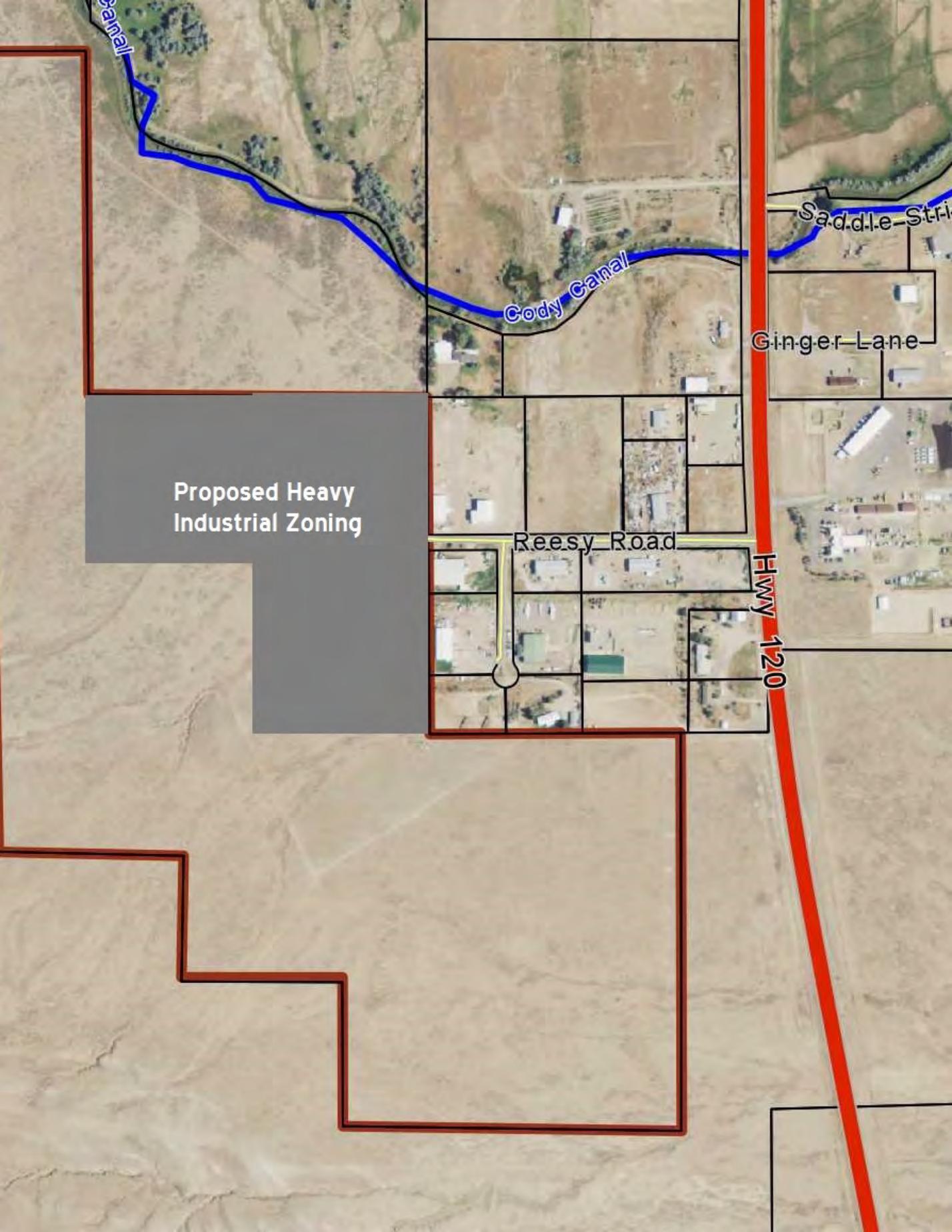
Staff Comment: There are not anticipated to be any direct impacts to historical neighborhoods or historic districts by the change in zoning regulations.

ATTACHMENTS:

Draft Heavy Industrial Zone.
Maps of rezone areas.

ALTERNATIVES:

Recommend approval, denial, or modification of the draft heavy industrial zone language, and application of the zone to the three contemplated locations.



Proposed Heavy Industrial Zoning

Canal

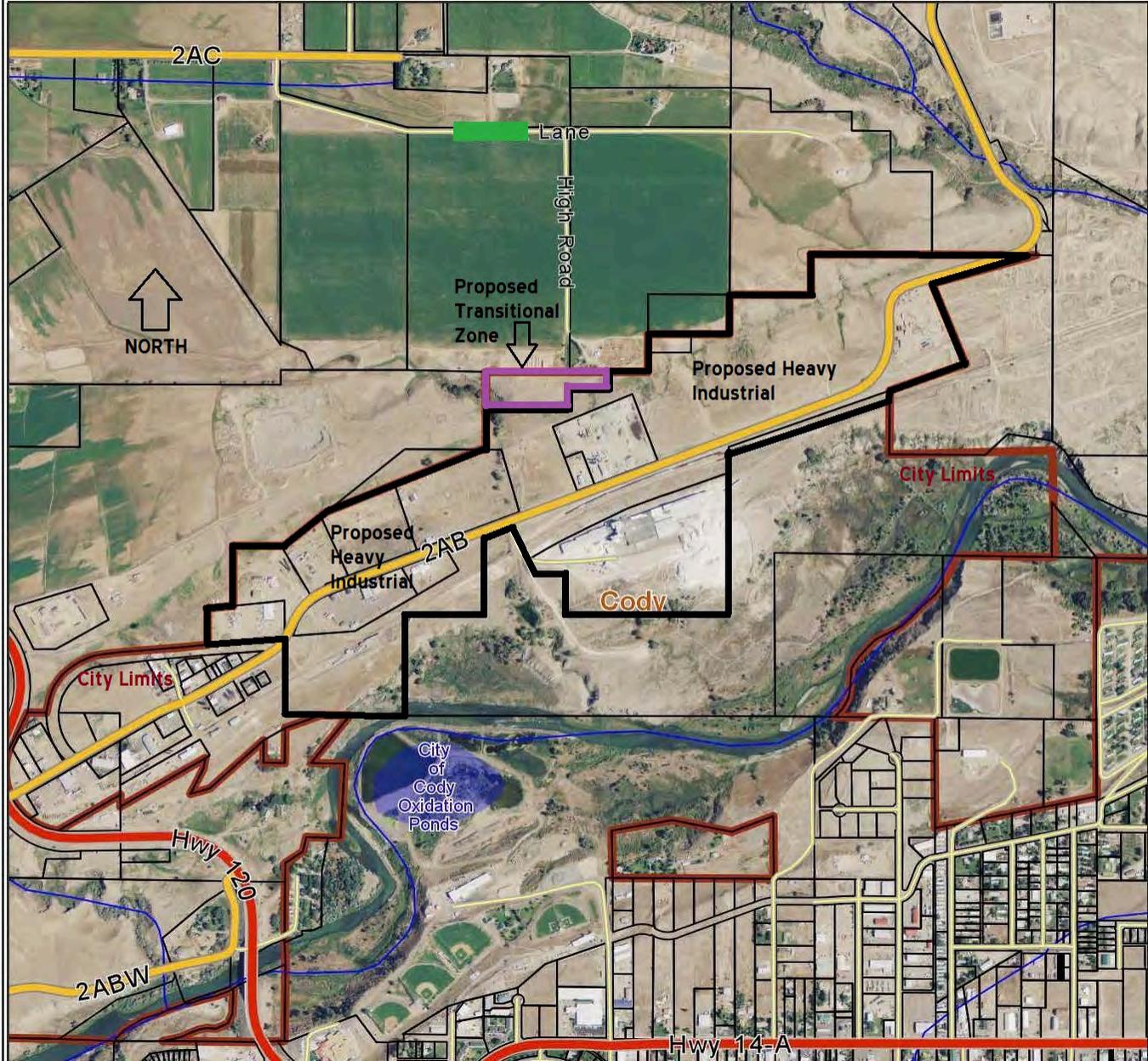
Cody Canal

Saddle Stri

Ginger Lane

Reesy Road

Hwy 120



Bureau
of
Reclamation

2ABW

Shoshone River

Proposed
Heavy Industrial
Zoned Area
(Preliminary
Boundary)

CITY LIMITS

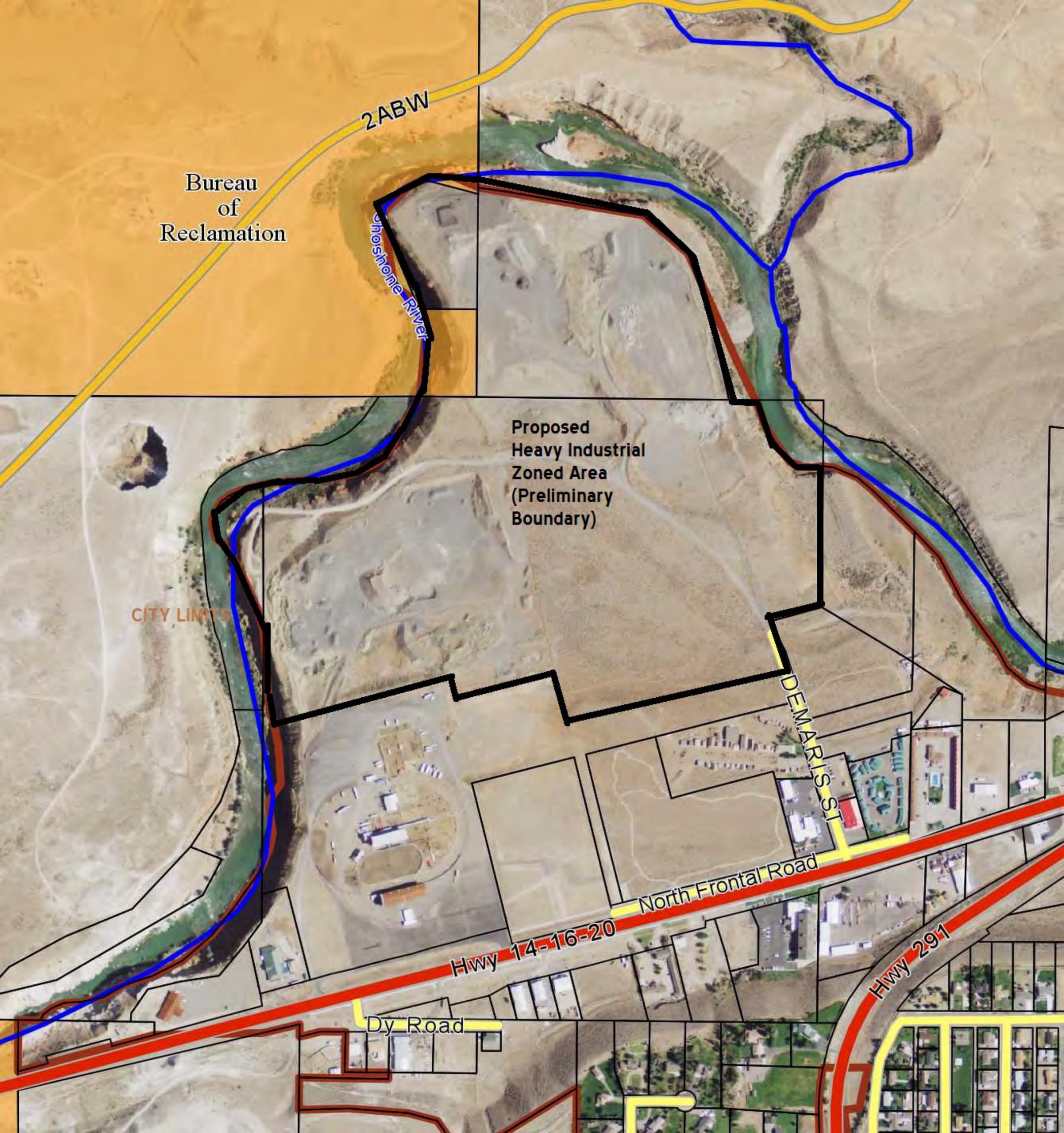
DEMARRIS ST

North Frontal Road

Hwy 14-16-20

Hwy 291

Dy Road



Public Notice Draft:

PROPOSED AMENDMENTS TO CITY OF CODY CODE

Article F. Heavy Industrial Districts

10-10F-1 Purpose

The purpose of the Heavy Industrial zoning district is to maintain and preserve an area for intensive industrial uses that are best operated in isolation from other less-intensive land uses, due to potential environmental hazards and/or production of odors, dust, noise, vibration, heavy truck traffic or other impacts detectable beyond the property. Industrial uses include, but are not limited to, those that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced.

10-10F-2 Permitted uses.

The permitted uses in the Heavy Industrial zoning district are:

- A. All uses permitted in the D-3 zoning district; except residential uses, lodging facilities, health care facilities, and public schools.
- B. Caretaker/watchmen living quarters when accessory to and within an industrial or commercial building.
- C. Intensive industrial uses, including but not limited to: ammunition manufacturing, asphalt plants, bulk storage tanks and stockpiles, concrete plants, explosive manufacturing and storage, feed and fertilizer manufacturing, manufacturing of gypsum products, hazardous material storage and handling, hazardous waste recycling and treatment (not disposal), industrial and commercial composting, pharmaceutical manufacturing plants, railroad and freight terminals, recycling processing plants, refineries, rock quarrying and processing, sewage treatment plants and lagoons, slaughterhouses (see also Chapter 4-5), solid waste transfer stations, wrecking yards, and uses determined by the Planning and Zoning Board to be similar in character and intensity.
- D. Motorized vehicle racing tracks.
- E. Oil field services and other mining related industries.
- F. Sexually oriented businesses, subject to all regulations set forth in Chapter 3-6 of the municipal code.

10-10F-3 Minimum District Size.

The minimum size of any Heavy Industrial zoning district shall be twenty (20) contiguous acres.

10-10F-4 Minimum Lot Size.

There is no minimum lot size in the Heavy Industrial zoning district.

10-10F-5 Height Limitation.

Maximum building and structure height is 100 feet, with any exception to be considered through the special exemption process.

10-10F-6 Yards.

Each building and structure shall observe the following minimum setbacks:

- A. Setback from public streets: Twenty-five (25) feet from the street right-of-way.
- B. Interior property lines: Zero (0) feet, but not on or across lot lines.
- C. Abutting residential zoning districts (AA, A, B, C, F-1, F-2, RR and County R-H): Twenty-five (25) feet.

10-10F-7 Buffer Zone.

When development occurs in the Heavy Industrial zoning district adjacent to a residential district (AA, A, B, C, F-1, F-2, RR and County R-H) there shall be provided on the Heavy Industrial property along such residential district a buffer zone with a visual screen; provided the Planning and Zoning Board may waive such requirement, or portion thereof, when they determine the buffer and/or visual screen will not be effective due to topographic features between the proposed use and adjacent residential area.

10-10F-8 District Regulations.

Uses established or conducted within this district shall comply with the following standards:

- A. Evidence of compliance with applicable state, federal, and local permitting requirements shall be provided with all applications for new or expanded intensive industrial uses in the following manner. An outline of necessary state, federal, and local permits for the proposed use and the status of those applications shall be provided by the applicant for the Planning and Zoning Board site plan review outlined in Section 10-10F-9. Potential permits will typically relate to air quality, storm water, and hazardous waste storage and handling. All such required permits shall be obtained prior to issuance of a certificate of occupancy, or as otherwise directed by the Planning and Zoning Board.
- B. All intensive industrial uses shall submit emergency response plans to the Park County Fire Marshal for review and approval prior to receiving a certificate of occupancy and conducting such operations.

- C. The day-night average sound level (L_{dn}), measured at the property line, shall not exceed fifty-five decibels (dB) where the adjacent property is zoned residential (AA, A, B, C, F-1, F-2, RR, and County R-H) or sixty-five decibels (dB) where the adjacent property is zoned commercial, industrial, or agricultural; provided, the Board may authorize a louder threshold when a sound easement is granted by the owner(s) of the property where the sound threshold would be exceeded. The Board may require sound testing to verify compliance at the time a new or expanded use is established.
- D. Landscaping and Screening. New uses, and existing uses which expand in building size or outdoor use area by more than fifty percent, shall be provided with landscaping near the entrance to the property and/or building and along any collector or arterial street frontage, in the following manner:
 - 1. Provide a landscaped area at least two hundred square feet in size near the property entrance and/or building and include vegetation such as decorative grasses, planted trees, shrubs, flowers, lawn, or groundcover. Incorporating the business signage into the landscaped area is encouraged.
 - 2. Provide landscaping along any collector or arterial street frontage, consisting of a minimum of one tree per fifty lineal feet of such frontage (rounded to the nearest whole number) and decorative rock or groundcover at each tree. Provided, the Planning and Zoning Board may consider alternative landscaping methods when tree placement cannot occur due to the restrictions of Chapter 7-4.
 - 3. Required landscaped areas shall be watered and maintained, with replacement of dead vegetation as needed so that at least 90-percent of the trees and 90-percent of the other landscape vegetation initially required are living.
- E. Height of open storage. Storage of materials outside of buildings or containers shall be no higher than eight feet plus one foot in height for every additional two feet of setback from a property line.
- F. When the use of the property is a wrecking yard or similar use that stockpiles scrap or junk materials, site-screening fences up to eight feet tall and/or additional landscaping sufficient to form a view-obscuring barrier shall be provided to screen those activities from major roads and residential areas.

10-10F-9 Site Plan Review.

As required by this code, all new or expanded development in the Heavy Industrial zoning district shall be subject to site plan review by the Planning, Zoning, and Adjustment Board prior to issuance of any building permit or establishment of such use. The Board shall review the site plan for the following:

- A. Compliance with the specific provisions of the zoning ordinance.

- B. General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking, landscaping, lighting, site grading, storm water facilities, and utilities. Consideration of adjacent uses shall be made in respect to the location of specific activities within the site, so as to reduce any potential conflicts from odors, dust, noise, vibration, glare, visual impacts, and storm water runoff.
- C. Assurance of compliance with applicable state and federal safety and environmental standards pertaining to hazardous materials.

The Board may specify conditions as necessary to ensure compliance with applicable standards. The issuance of a development permit shall be contingent upon the applicant receiving an affirmative vote from the majority of the Board that the applicant has satisfied the above requirements.

Amendment to 10-1-1 Definitions:

Add the following definitions:

Hazardous Materials: A substance or material, including a hazardous substance, which has been determined by the United States Secretary of Transportation under Title 49 of the Code of Federal Regulations to be capable of posing an unreasonable risk to health, safety and property and which has been so designated.

Hazardous Waste: Any material that is subject to the hazardous waste manifest requirements of the United States Environmental Protection Agency as specified in 40 C.F.R. part 262; or which is regulated by the Wyoming Hazardous Waste Rules and Regulations pursuant to the Wyoming Environmental Quality Act, W.S. 35-11.

MESSAGE CENTER ADDITION

MODIFY CABINET TO ACCEPT
2 S/F 20MM FULL COLOR MESSAGE UNITS
3' 10" X 6' 9"

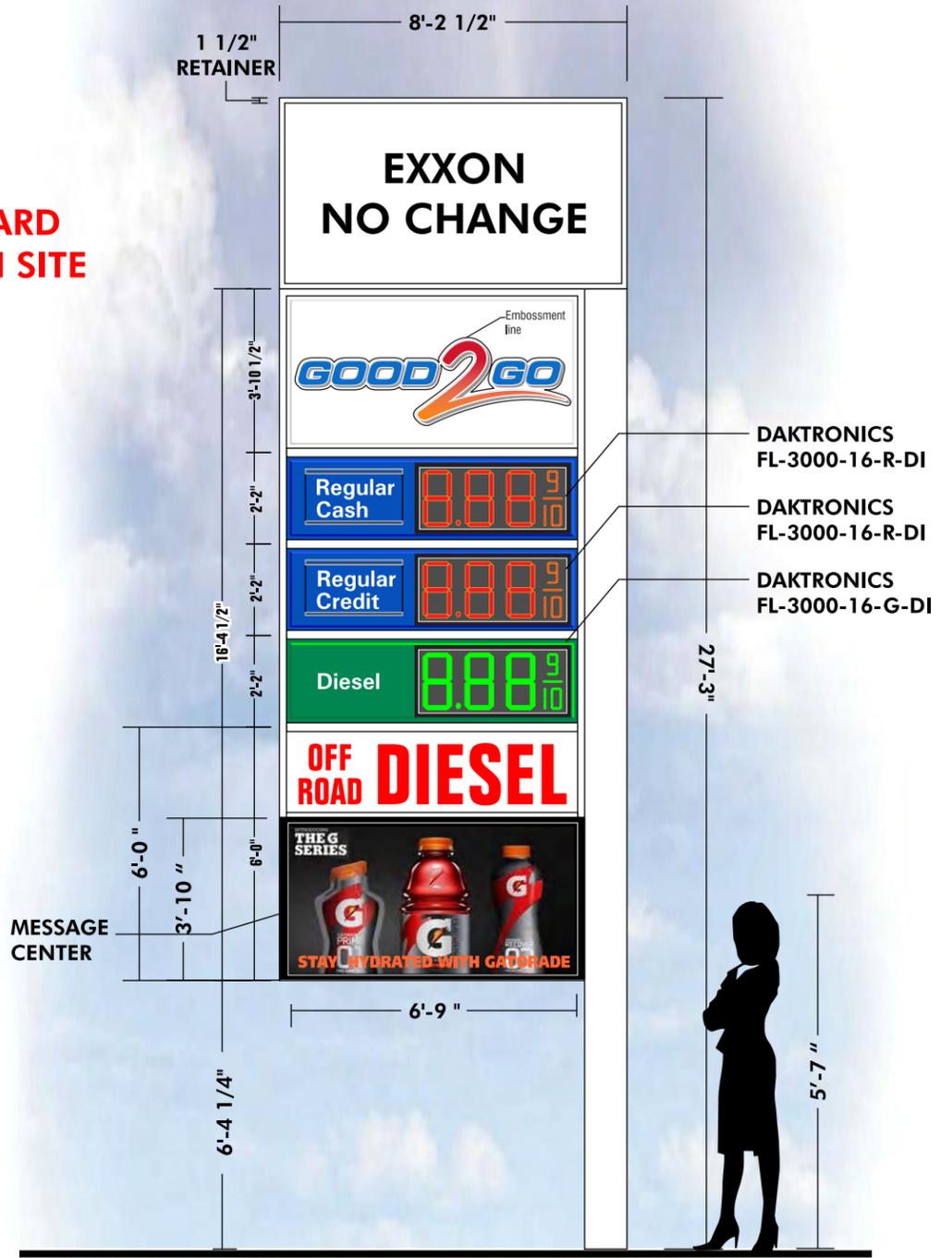


BEFORE PHOTO

**DIESEL CABINET AND READER BOARD
ARE THE SAME BASE - MODIFY ON SITE**

**MANUFACTURE AND INSTALL
2 NEW RETAINERS**

**MANUFACTURE AN EXTRA
SET OF "OFF ROAD DIESEL"
VINYL FOR BACK UP**



ELEVATION SCALE: 1/4" = 1'-0"





8 ft.

4 ft.

BEAR CO.

TIRES & MORE

COMPLETE AUTO REPAIR

8 ft.

1.5 ft.

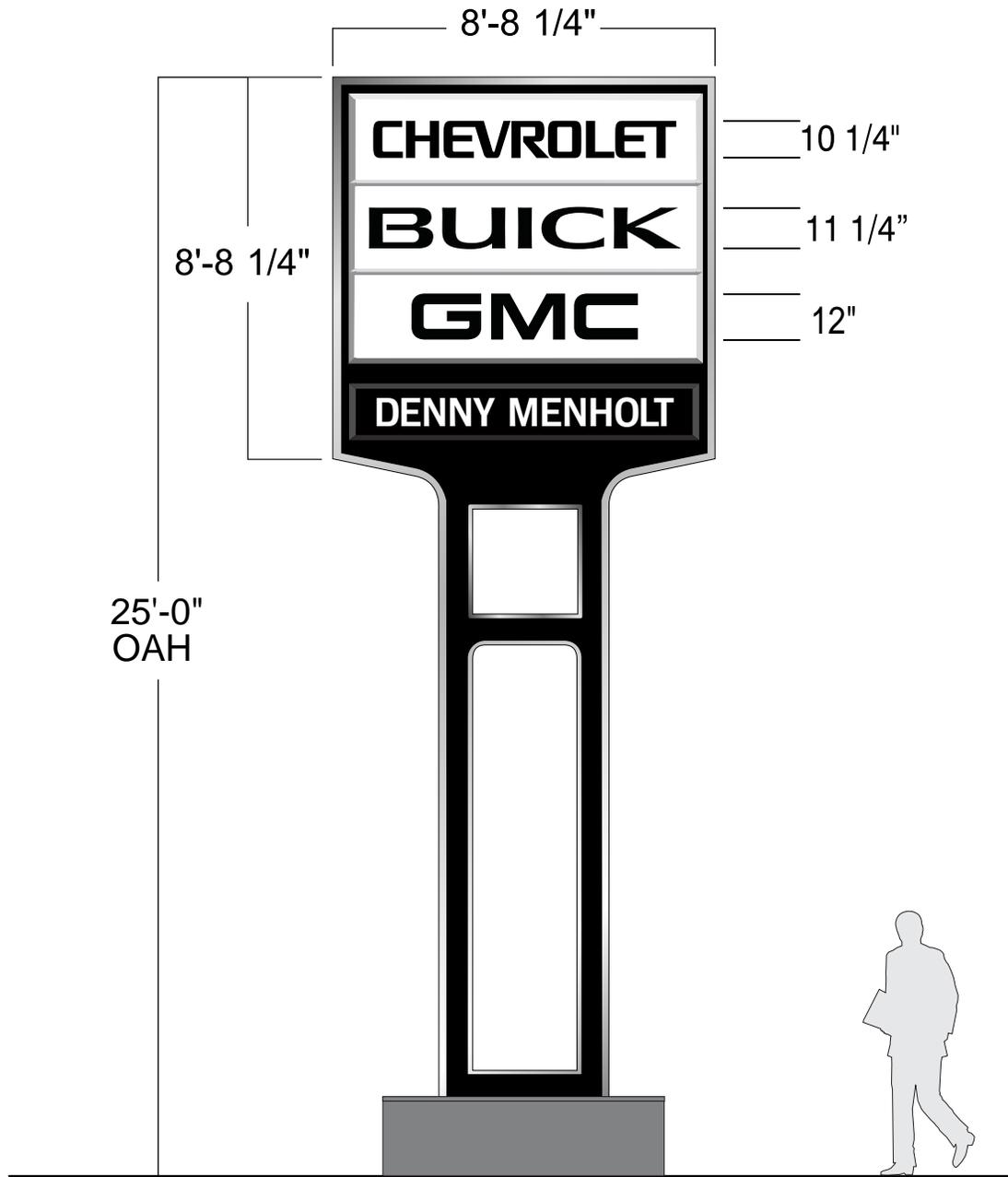
Electronic Message Board

~~TOYO TIRES~~

9 ft.

AUTO PARTS





P92



Client:	Denny Menholt Chevrolet Buick GMC		
Site:	Cody, WY		
Designer:	R. Andree	Date:	09-13-13
Revised By:		Rev:	
Page:	1/1	Scale:	1/4"=1'-0"