

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, JULY 22, 2014
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

MEETING AGENDA

1. Call to Order by Chair Justin Lundvall
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the July 8, 2014 –Regular Meeting.
6. **NEW BUSINESS:**
 - A. Downtown Sign District Review: Sean DeNamur Designs at 1191 Sheridan Avenue.
 - B. Fence Height Request: 920 19th Street. 7 1/2 –foot tall entryway in fence.
 - C. Minor Subdivision Review-Franzen Minor Subdivision. Two lots between Big Horn Avenue and Cougar Avenue, west of 33rd Street.
 - D. Architectural and Landscaping Review: Buffalo Bill Center of the West—Two storage buildings at 720 Sheridan Avenue.
7. Tabled Item:
Downtown Sign District Review: Monster Lake Sign at 1202 Sheridan Avenue.
8. P&Z Board Matters (announcements, comments, etc.)
9. Council Update: Steve Miller
10. Staff Items:
Report on Council’s addition to the Residential Setback Ordinance.
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, July 8, 2014

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, July 8, 2014 at 12:00 PM

Present: Justin Lundvall, Chairperson; Vice-Chairperson Justin Ness; Robert Senitte; Buzzy Hassrick; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II, Lynn Stutzman, Administrative Assistant.

Absent: Brad Payne; Kim Borer; Mark Musser.

Chairperson Justin Lundvall called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Robert Senitte made a motion, seconded by Buzzy Hassrick, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Justin Ness, to approve the minutes for the June 24, 2014 meeting with changes. Vote on the motion was unanimous, motion carried.

Presentation of Communications:

Todd Stowell presented the amendment to the Preliminary Plat for Holm View No. 5.

Buzzy Hassrick made a motion, seconded by Justin Ness to recommend that the City Council authorize the preliminary plat amendment related to the modified utility plan for Holm View No. 5.

Todd Stowell presented the Final Plat for Holm View No. 5, a 16-lot subdivision.

Roy Holm with Holm Blough and Company spoke on the water rights proposal for the Holm View No. 5 Subdivision, indicating his preference to retain the water rights and transfer them to other property they own down the hillside.

Justin Ness made a motion, seconded by Robert Senitte to recommend that the City Council approve the Final Plat for Holm View Addition No. 5, with the additional variance for the storm water inlet spacing, subject to the following conditions:

1. Compliance with City of Cody Code 11-3-3(B)(1)(a) and (b), including a legal agreement/contract between the property owner and surveyor to complete the water right transfer process with the State Engineer's office to transfer all surface water rights within the subdivision property (No. 5) to the City of Cody.
2. Provide the outside utility company approval signatures on the construction plan set, or supplemental approval letters with their signatures.
3. Modify Note 2 to restrict all lots except 8, 9, 15 and 16 to single family development, as specified in preliminary plat condition #8.
4. Payment of applicable utility fees is to occur prior to the mayor signing the final plat.

5. It is further recommended that prior to City Council action the Council should obtain legal direction from the City Attorney relating to whether the recapture agreement requires collection of payment from Holm View Addition, LC due to this subdivision.

No variance was granted for the irrigation water right requirement.
Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Downtown Sign Review for the Monster Lake sign at 1202 Sheridan Avenue.

Dave, a representative for Monster Lake answered questions from the board about the sign.

Buzzy Hassrick made a motion to deny the Monster Lake Sign on Sheridan Avenue. Motion failed due to a lack of a second.

Justin Ness made a motion, seconded by Robert Senitte to table the Monster Lake sign application and to have the applicant come back in front of the board in 30 days with staff approval or to remove the sign at the end of 30 days. Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: Todd Stowell presented to the board the approved signs for the Good 2 Go Store signs and electronic message board located at 221 Yellowstone Avenue, and the Cody Ace Hardware sign and electronic message board located at 2201 17th Street.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Justin Ness made a motion, seconded by Buzzy Hassrick to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Justin Lundvall adjourned the meeting at 1:04 PM.

Utana Dye
Certified Level II Engineering Tech. II

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

MEETING DATE:	JULY 22, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	WALL SIGNS FOR SEAN DENAMUR DESIGNS. DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2014-34	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

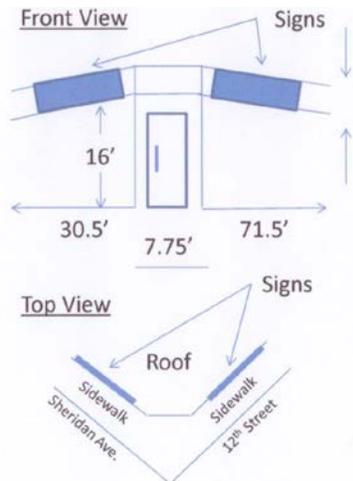
PROJECT DESCRIPTION:

Sean DeNamur has submitted an application to replace an existing wall sign with two new wall signs at his business at 1191 Sheridan Avenue. The new wall signs would be identical and each measure 46" by 92" (29.4 square feet). The colors are proposed to be either blue on a white background, or blue and black on a white background. The proposal is depicted below:

Existing Condition:



Proposed Sign:



REVIEW CRITERIA:

The property 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.*

STAFF COMMENTS:

The sign type, location, and size meet the requirements for the downtown sign district in which the property is located. The downtown sign district allows 1.5 square feet of wall sign per foot of street frontage, or 176 square feet in this case. Only 58.8 square feet is proposed. No more than two wall signs are permitted per establishment.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign will be professionally made and has a conservative color scheme.

ALTERNATIVES:

Approve the signs, with or without making recommendations and suggestions.

RECOMMENDATION:

Approve the two wall signs as requested, subject to the existing sign being removed.

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

MEETING DATE:	JULY 22, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FRANZEN MINOR SUBDIVISION—A TWO-LOT PRELIMINARY AND FINAL PLAT APPLICATION. SUB 2014-02	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Franzen LLC, has submitted a preliminary plat application and final plat application for a two-lot minor subdivision. The 9.7-acre property is located between Big Horn Avenue on the north and Cougar Avenue on the south, west of 33rd Street. The property is currently vacant. The preliminary plat drawing is attached.

SUBDIVISION REGULATIONS

Applicable 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- No new public streets or alleys are proposed.

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

Comment- The Master Street Plan does not indicate any future streets through this property. Cougar Avenue is identified as a future major collector with an 80-foot right-of-way need, which right-of-way currently exists.

Items "C" through "O" are standards that relate to construction of new public streets and are not applicable to this project, provided a waiver for the construction of Cougar Avenue is granted as noted in "Q" below.

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...

Comment: No alleys currently exist or are proposed on the two lots. There are no alleys in the subdivision to the east or west either. A variance to the alley requirement is 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: Big Horn Avenue and 33rd Street are fully improved to city standards. Cougar Avenue along the south is currently only an emergency access gravel roadway. The subdivisions to the east and west were granted a waiver to this requirement, subject to the agreement for the future improvement district. The coordinated construction of the full street, from Freedom Street to 33rd Street is the preferred method of construction, as grades and storm water drainage plans do not presently exist and construction grading would be significant. Therefore, it is recommended that a waiver of the requirements for construction of the street, curb, gutter, and sidewalk be granted to delay such construction until sometime in the future. The Future Improvement District Language is included on the final plat and would be applicable to Lot 2.

Items "R" through "T" are standards that relate to streets and drainage that are not applicable to this project, provided no improvements to Cougar Avenue are required at this time.

U. Lot Requirements:

1. Lots shall be sited to meet the requirements of the appropriate zoning.

Comment: The property is zoned D-3 which has no minimum lot size requirement.

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

Comment: Met.

3. Side lot line shall be at approximately right angles to the street line on which the lot faces. Comment: Met.

4. Strip lots...will be prohibited. Comment: Not applicable.

V. Blocks:... Comment: Met.

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction, most of which relate directly to the items addressed above. Those items not addressed above are listed below.

I. Fire Hydrants: Fire hydrants shall be installed at intervals not to exceed five hundred feet (500') between hydrants and provided with standard hose connections as specified by the fire department.

Staff Comment: Hydrants exist on 33rd Street and Big Horn Avenue at the spacing required.

J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.

Staff Comment: It does not appear that there are any canals or ditches across the property.

M. Street Lighting: Street lighting shall be installed according to the standards and requirements established by the city electrical commissioner, the cost of which will be borne by the subdivider.

Staff Comment: Street lighting exists along 33rd Street and Big Horn Avenue. The street lighting along Cougar Avenue should be included in the improvement district language on the final plat.

N. Public Use Areas: ...

Comment: Minor subdivisions are exempt from this requirement.

OTHER:

Power. Electrical service does not currently exist for both lots. Installation of an underground 3-phase power line is proposed along the east side of Lot 2. It will terminate at the east common corner of the lots in a vault cabinet. Development on the lots will be served from this point. It is the developer's responsibility to install the electrical system as designed by the City, and it must be complete before building permits can be issued. The telecommunication lines share the same trench and should be installed in conjunction with the electrical extension.

Water. Water taps exist into the property.

Irrigation. The application indicates that an irrigation system will be developed to utilize the existing surface water rights (irrigation). A 6" pipe will be extended from a 6" pipe on the east side of Lot 2 to Lot 1. Details on the water pressure and amount of water rights have not been supplied. Coordination with Cody Canal may also be needed.

Sewer Connections.

An 8" main is stubbed to Lot 2. Sewer is also along Big Horn Avenue and the tap for Lot 1 is technically the developer's responsibility.

Natural Gas.

Lot 1 can be served from a 4" main along Big Horn Avenue. Lot 2 will require an extension from the east side of the 33rd Street and Cougar Avenue intersection. The gas extension to Lot 2 is the developer's responsibility.

Letters from Utility Providers.

The application includes letters from Energy West and TCT. Century Link and Charter letters have not yet been submitted.

SUMMARY:

A list of conditions has been prepared based on variances being granted to the alley requirement and to allow future participation in a local improvement district for Cougar Avenue, rather than construction at this time.

To accommodate a potential sale of one of the lots, it is proposed that the Board allow the subdivision to move forward to the City Council while the applicant addresses the few outstanding items. At the Board's direction, staff would not take the subdivision to City Council until the items noted are provided and adequately reviewed.

The criteria of 11-5-2(B) for granting a variance to the subdivision requirements or a waiver to allow delay of construction for street improvements are as follows:

B. 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.

In the case of the requested alley variance, a potential finding is that there are no alleys to tie into, and that the lots are sufficiently large to permit all alley purposes (utility corridor and garbage collection) to be accommodated within the lots.

In the case of the waiver of street improvements, a potential finding is that the coordinated construction of Cougar Avenue, from Freedom Street to Date Street, would be simpler and more economical than individual piecemeal improvements, thereby still meeting the intent of the ordinance. Also, the lack of a storm water system in the area to accommodate the street runoff is a concern.

Recommended Conditions of Approval for the Franzen Minor Subdivision Preliminary Plat:

1. Remove the "Proposed 6 inch Treated Water Line" shown across Lot 2, or provide construction plans for the installation of the 6" water line. (Lot 1 has a tap to a treated water line next to Big Horn Avenue, so the proposed water line is likely unnecessary.)
2. Modify note 4 under "Irrigation System" to read as follows: "The specific use of Lot 1 and Lot 2 is currently unknown. Thus the irrigation pumping system for said lots is not designed at this time. However water will be supplied to both lots."
3. The raw water service line to Lot 1 cannot be in the City's 15' wide utility easement (other than crossing it). Provide an easement and relocate the raw water line into the new easement.
4. Modify the description of the 15-foot utility easement to not list raw water or treated water, based on the above.
5. Provide a mylar copy and one paper copy of the updated preliminary plat.

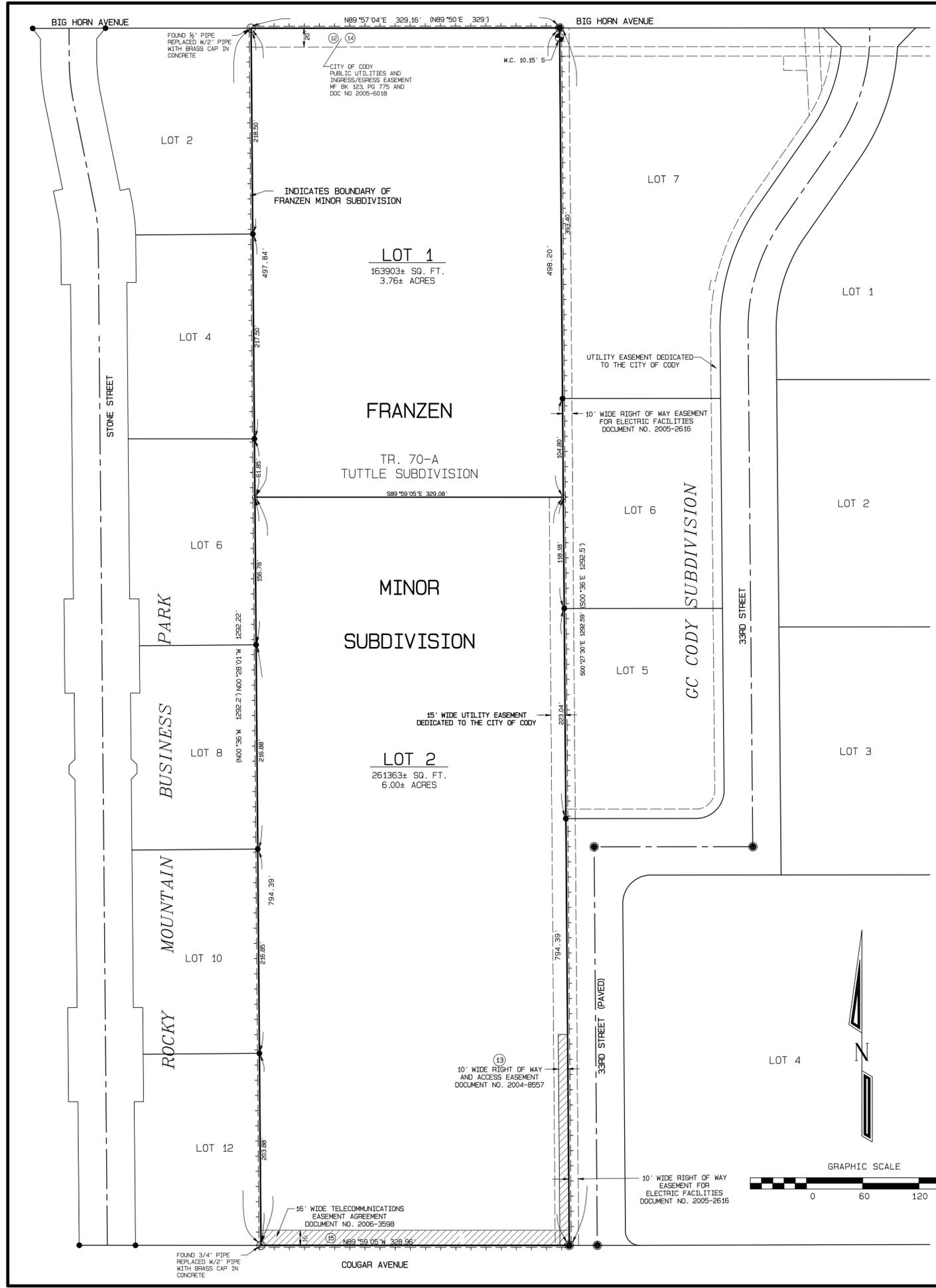
Recommended Conditions of approval for the Franzen Minor Subdivision Final Plat:

1. Prior to City Council review, provide verification of review of the subdivision by Cody Canal and state engineer's office, as necessary to demonstrate the amount of water rights to be allocated to each lot, and to verify no additional irrigation easements are claimed or necessary. Make any additions necessary to reflect their comments.
2. Prior to City Council review, provide review letters from CenturyLink and Charter Communications and make any additions necessary to reflect their comments.
3. Provide the raw water easement, as noted in the preliminary plat conditions. Also modify the certificate of dedication to reflect the dedication of the raw water easement for Lot 1.
4. Provide a 15-foot radius of right-of-way on the northwest corner of the Cougar Avenue and 33rd Street intersection, and add the right-of-way dedication language to the Certificate of Dedication.
5. Add a storm water note, to the following effect: "On-site storm water control shall be provided in conjunction with the development of each lot, such that runoff does not exceed pre-development conditions."
6. Modify the improvement district language in the Certificate of Dedication to read as follows: "...do hereby agree to promote and participate in an improvement district for the construction of Cougar Avenue to city street standards with curb, gutter, sidewalk and streetlights, when deemed necessary by the City of Cody; and further, that this language shall be contained in each and all conveyances of record for Lot 2."

7. Modify the signature line to accurately reflect the name of the person signing and their capacity in which they are acting for the corporation. It is recommended to use two lines, with the first line "Franzen, LLC" and under that line "by Karen L. Franzen, (Title)".
8. Note the variances granted (alley requirement, and construction of Cougar Avenue subject to participation in a future improvement district.)
9. Add the distance and bearing of record for the south property line.
10. Add the following note: "Improvements for this subdivision necessary to provide utility services to both lots are the responsibility of the developer and are to be completed prior to issuance of a building permit. At the time of this subdivision, required improvements include an underground electrical extension, with accompanying telecommunication lines, a raw water line to Lot 1, a sewer service for Lot 1, and a gas service to Lot 2." The developer is responsible to provide the services as noted.
11. After City Council approval, submit two mylar originals for city signatures.
12. Applicable utility fees are to be paid prior to the mayor signing the final plat. (Electrical estimate.)

ATTACHMENTS:

Preliminary and Final Plats



CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF PARK

I, PAUL A. BLOUGH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 2332 HEREBY CERTIFY:
THAT FROM MAY 13, 2014 THROUGH MAY 16, 2014, THE "FRANZEN MINOR SUBDIVISION" SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION;
THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION, AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID SUBDIVISION;
THAT THE REQUIREMENTS OF W.S. 36-11-101 THROUGH 36-11-110 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE ACTUALLY SET;
THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, ANY SURPLUS OR DEFICIENCY IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT;
THAT THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE WAS USED AS THE BASIS OF BEARING FOR ALL BEARINGS SURVEYED AND SHOWN ON THIS PLAT.



IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS ____ DAY OF _____, 2014 A.D.

HOLM BLOUGH AND COMPANY
BY: PAUL A. BLOUGH (AGENT)
WYOMING REGISTRATION NO., L.S. 2332

STATE OF WYOMING } SS
COUNTY OF PARK

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014 A.D.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

EASEMENTS OF RECORD

- 12. RIGHT OF WAY, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR: PUBLIC UTILITIES AND LINES
RECORDED: JANUARY 31, 1986
RECORDING INFORMATION: MF BOOK 123, PAGE 775
- 13. RIGHT OF WAY AND ACCESS EASEMENT, 10 FEET WIDE, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR: INGRESS AND EGRESS FOR ELECTRIC FACILITIES
RECORDED: NOVEMBER 10, 2004
RECORDING INFORMATION: DOCUMENT NO. 2004-8557
- 14. EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR: INGRESS AND EGRESS FOR UTILITY EASEMENT
RECORDED: AUGUST 19, 2005
RECORDING INFORMATION: DOCUMENT NO. 2005-6018
- 15. 15 FOOT WIDE TELECOMMUNICATIONS EASEMENT AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CLAIR GENE FRANZEN AND OWEST CORPORATION
RECORDED: MAY 15, 2006
RECORDING INFORMATION: DOCUMENT NO. 2006-3598

APPROVALS

CITY PLANNING AND ZONING BOARD
APPROVED AS OF THE ____ DAY OF _____, 2014 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CITY COUNCIL APPROVAL
APPROVED AS OF THE ____ DAY OF _____, 2014 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - NANCY TIA BROWN
ADMINISTRATIVE SERVICES OFFICER

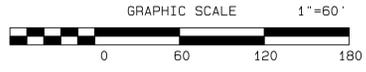
RECORDER'S ACCEPTANCE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT ____ O' CLOCK ____ M. ON THE ____ DAY OF _____, 2014 A.D., AND IS DULY RECORDED UNDER DOCUMENT NUMBER _____ IN PLAT CABINET ____ AT PAGE ____.

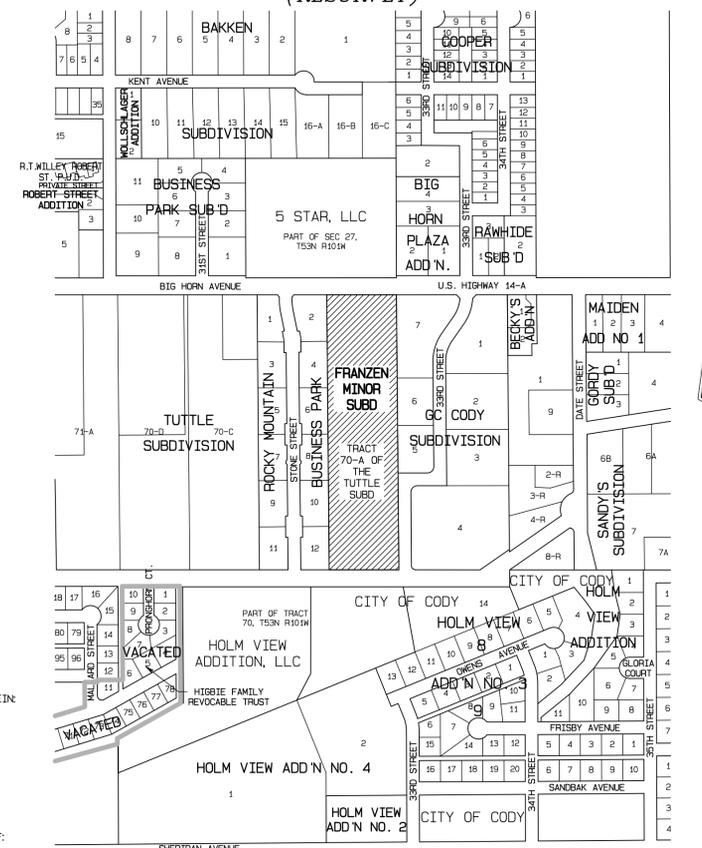
JERRI TORCZON
PARK COUNTY CLERK
BY: _____ DEPUTY

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET
- REBAR WITH ALUM. CAP FOUND
- BRASS CAP FOUND
- 2 1/2" ALUM. PIPE WITH 3" ALUM. CAP FOUND
- BRASS CAP SET (FOUND 1/2" IRON PIPE)
- INDICATES BREAK IN LINE
- BOUNDARY OF FRANZEN MINOR SUB'D



T. 53 N., R. 101 W.
(RESURVEY)



CERTIFICATE OF DEDICATION

STATE OF WYOMING } SS
COUNTY OF PARK

I, THE UNDERSIGNED, HEREBY CERTIFY THAT FRANZEN, LLC IS THE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY, AS TRANSCRIBED FROM THAT QUITCLAIM DEED RECORDED AS DOCUMENT NUMBER 2013-4338 IN THE DEED RECORDS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER:

TRACT 70A OF THE TUTTLE SUBDIVISION IN TRACTS 70 AND 71, T. 53 N., R. 101 W., 6TH P.M., PARK COUNTY, WYOMING, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF PARK COUNTY, WYOMING.

THAT FRANZEN, LLC HAS CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE "FRANZEN MINOR SUBDIVISION" LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT WE HEREBY DEDICATE AND SET APART THE UTILITY EASEMENTS SHOWN HEREON ALONG WITH OTHER EASEMENTS AND PURPOSES SO NOTED HEREON TO THE CITY OF CODY FOR THE PUBLIC USE. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

I, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS ARE PROPONENTS FOR PARTICIPATING IN THE SUBDIVISION OF THE ABOVE DESCRIBED PROPERTY, AND BY THESE PRESENTS, WE THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS OF LOT 2, DO HEREBY AGREE TO PROMOTE AND PARTICIPATE IN AN IMPROVED DISTRICT FOR CURB, GUTTER AND SIDEWALK ON 29TH STREET WHEN DEEMED NECESSARY BY THE CITY OF CODY, AND FURTHER, THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD FOR LOT 1 AND LOT 2.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 2014.

BY: KAREN L. FRANZEN, LLC OWNER

STATE OF WYOMING } SS
COUNTY OF PARK

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY KAREN L. FRANZEN THIS ____ DAY OF _____, 2014. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

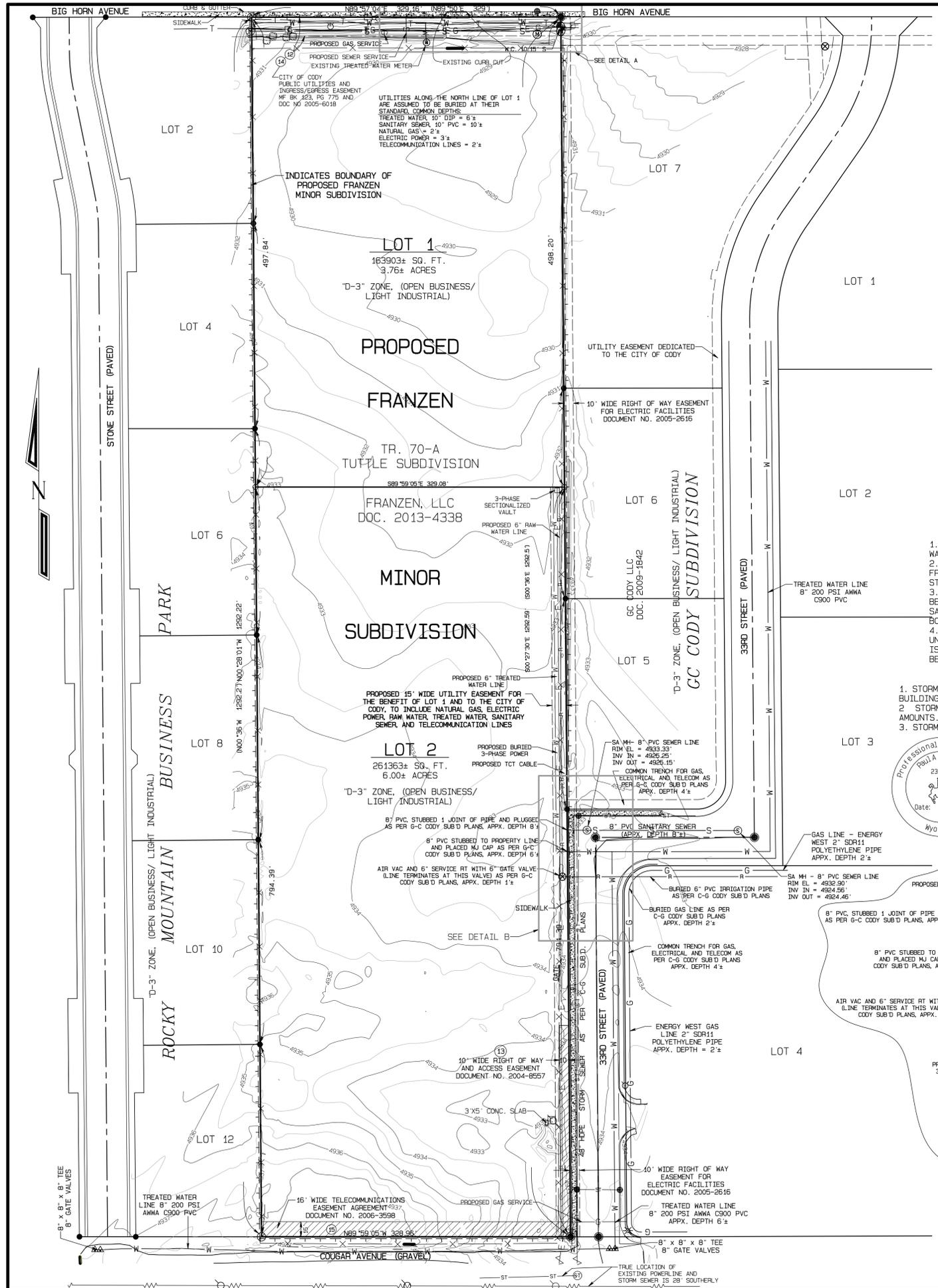
FRANZEN, LLC
CODY, WYOMING

FINAL PLAT SHOWING

FRANZEN MINOR SUBDIVISION
BEING A RESUBDIVISION OF TR. 70-A OF THE TUTTLE SUBDIVISION WITHIN THE CITY OF CODY AND LOCATED IN TRACT 70, T. 53 N., R. 101 W. 6TH P.M. (RESURVEY), PARK COUNTY, WYOMING

HOLM, BLOUGH AND COMPANY
Consulting Engineers & Land Surveyors
1402 Stampede Ave.
Cody, Wyoming 82414 (307)-587-6281

BOOK 345	S:\J085\2014\14-089\14-089\14-89 SUBD.PLOT
REVISION	DATE
ORIGINAL	30-MAY-2014



- NOTES**
- NAME AND ADDRESS OF SUBDIVISION OWNER:
KAREN FRANZEN
FRANZEN, LLC
P.O. BOX 603
CODY, WYOMING 82414
 - NAME AND ADDRESS OF SUBDIVISION DESIGNER:
PAUL BLOUGH, WY PLS 2332
HOLM, BLOUGH AND COMPANY
1402 STAMPEDE AVENUE
CODY, WYOMING 82414
 - TOTAL SUBDIVISION ACREAGE, GROSS, 9.76 ACRES.
 - SEE VICINITY MAP FOR PROPERTIES WITHIN 200' OF THE NORTH AND SOUTH BOUNDARIES OF THE PROPOSED FRANZEN MINOR SUBDIVISION.
 - NO EXISTING GRADE CHANGES ARE PROPOSED AS PART OF THIS MINOR SUBDIVISION.
 - THERE ARE NO KNOWN AREAS OF FLOODING NOR WETLANDS ON THE PROPOSED MINOR SUBDIVISION.
 - PROPOSED LOTS 1 AND 2 ARE CURRENTLY ZONED "D-3" ZONE. (OPEN BUSINESS/LIGHT INDUSTRIAL) AND NO ZONING CHANGES ARE PROPOSED. THESE LOTS ARE PROPOSED TO BE UTILIZED AS SUCH FOR COMMERCIAL OPERATIONS TO BE ULTIMATELY DETERMINED BY FUTURE LOT OWNERS.
 - RAW WATER WILL BE UTILIZED ON BOTH PROPOSED LOTS VIA AN EXISTING 6" STUB ON LOT 2 THAT WILL BE USED TO PROVIDE WATER TO BOTH LOT 1 AND LOT 2.
 - 3-PHASE POWER WILL BE INSTALLED FROM THE EXISTING POWER POLE SOUTH OF THE SOUTHWEST CORNER OF THE SUBDIVISION AND WILL BE PLACED IN THE EASEMENT ALONG THE EAST LINE OF LOT 2. IT WILL EXTEND TO THE SOUTH BOUNDARY OF LOT 1 WITH THE OPTION OF A 3-PHASE SERVICE OR A SINGLE PHASE SERVICE TO LOT 1. IT WILL BE CONSTRUCTED TO MEET CODE AND UNDER THE DIRECTION OF THE CITY OF CODY ELECTRICAL DIVISION.

- EASEMENTS OF RECORD**
- RIGHT OF WAY, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR PUBLIC UTILITIES AND LINES
RECORDED: JANUARY 21, 1986
RECORDING INFORMATION: MF BOOK 123, PAGE 775
 - RIGHT OF WAY AND ACCESS EASEMENT, 10 FEET WIDE, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR INGRESS AND EGRESS FOR ELECTRIC FACILITIES
RECORDED: NOVEMBER 10, 2004
RECORDING INFORMATION: DOCUMENT NO. 2004-8557
 - EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: CITY OF CODY
FOR INGRESS AND EGRESS FOR UTILITY EASEMENT
RECORDED: AUGUST 19, 2005
RECORDING INFORMATION: DOCUMENT NO. 2005-6018
 - 15 FOOT WIDE TELECOMMUNICATIONS EASEMENT AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CLAIR GENE FRANZEN
AND: ONEST CORPORATION
RECORDED: MAY 15, 2006
RECORDING INFORMATION: DOCUMENT NO. 2006-3598

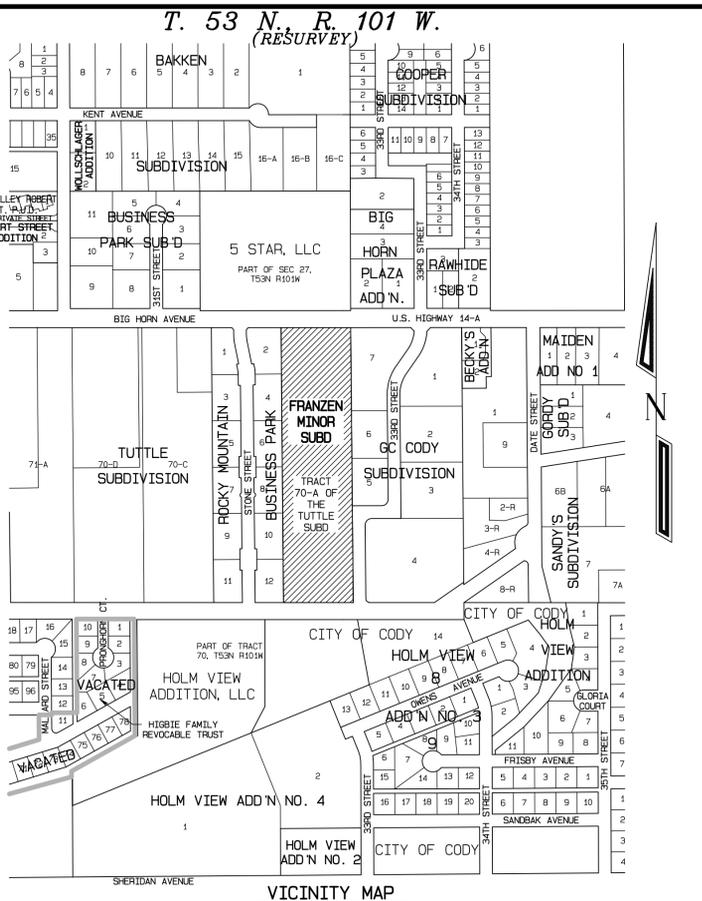
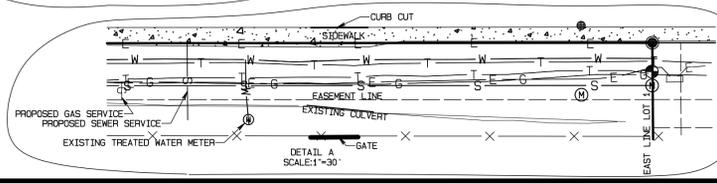
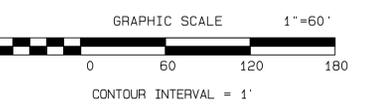
- VARIANCES REQUESTED**
- IMPROVEMENTS ON COUGAR AVE.
 - ALLEYS

- IRRIGATION SYSTEM**
- LOT 1 AND LOT 2 IS COVERED WITH ADJUDICATED WATER RIGHTS.
 - WATER WILL BE SUPPLIED TO LOT 1 FROM THE EXISTING 6" SERVICE CROSSING 33RD STREET FROM CC CODY SUBDIVISION.
 - WATER WILL BE DELIVERED BY A PROPOSED 6" WATERLINE FROM SAID EXISTING 6" SERVICE TO A RISER ON THE SOUTH BOUNDARY OF LOT 1.
 - THE SPECIFIC USE OF LOT 1 AND LOT 2 IS CURRENTLY UNKNOWN, THUS AN IRRIGATION SYSTEM FOR SAID LOTS IS NOT DESIGNED AT THIS TIME. HOWEVER WATER WILL BE SUPPLIED TO BOTH LOTS.

- STORM WATER CONTROL**
- STORM WATER CONTROL WILL BE DESIGNED SPECIFIC TO THE BUILDING PLANS FOR LOT 1 AND LOT 2.
 - STORM WATER RUNOFF SHALL NOT EXCEED PRECONSTRUCTION AMOUNTS.
 - STORM WATER WILL BE CONTAINED "ON SITE".

LEGEND

5/8" REBAR WITH 2" ALUM. CAP SET	○
REBAR WITH ALUM. CAP FOUND	●
BRASS CAP FOUND	○
3/4" IRON PIPE FOUND	○
1/2" IRON PIPE FOUND	○
BRASS CAP SET (FOUND 1/2" IRON PIPE)	○
2 1/2" ALUM. PIPE WITH 3" ALUM. CAP FOUND	○
MANHOLE (UNIDENTIFIED)	○
POWER POLE	○
ELECTRIC METER	○
GAS VALVE	○
ELECTRIC BOX	○
FIRE HYDRANT	○
SANITARY SEWER MANHOLE	○
STORM SEWER MANHOLE	○
GAS METER	○
TELEPHONE BOX	○
WATERLINE VALVE	○
UTILITY BOX	○
TREE	○
DROP INLET	○
INDICATES BREAK IN LINE	○
WATER LINE PIPELINE	— W — W
NATURAL GAS PIPELINE	— G — G
SANITARY SEWER	— S — S
STORM SEWER	— ST — ST
BURIED TELEPHONE CABLE	— T — T
BURIED ELECTRIC CABLE	— E — E
WOOD POST AND BARBED WIRE FENCE	— X — X
CABLE T.V.	—
RAW WATER PIPELINE	— R — R
OVERHEAD UTILITY LINE	—
TCT FIBER OPTIC LINE	—
SUBDIVISION BOUNDARY	—
RECORD DIMENSIONS SHOWN THUS ()	()
CONCRETE SIDEWALK	—
GRAVEL SURFACE	—
PAVED SURFACE	—



OWNERSHIP OF LANDS WITHIN 200 FEET OF THE PROPOSED FRANZEN MINOR SUBDIVISION

SUBDIVISION	LOT	OWNERSHIP	ZONING
ROCKY MOUNTAIN BUSINESS PARK	1	BARKING DOG, LLC DOCUMENT NO. 2009-2944	D-3
	2	ROCKY MOUNTAIN DEVELOPMENT DOCUMENT NO. 2014-1831	D-3
	3	BARKING DOG, LLC DOCUMENT NO. 2011-287	D-3
CITY OF CODY	4	4M MANAGEMENT, LLC DOCUMENT NO. 2014-2326	D-3
	5	LESA K. MUCKLEY DOCUMENT NO. 2014-2184	D-3
BROWN DOG, LLC	6, 7, 8	BROWN DOG, LLC DOCUMENT NO. 2006-4627	D-3
	9, 10, 11	DANIEL L. STEVENS DOCUMENT NO. 2014-1936	D-3
HOLM VIEW ADDITION, LLC	BLOCK B, LOT 14	CITY OF CODY DOCUMENT NO. 2003-11071	A
	LOT 14	CITY OF CODY DOCUMENT NO. 2010-2455	A
HOLM VIEW ADDITION, LLC	PART OF TRACT 70, 153N R101W	HOLM VIEW ADDITION, LLC BOOK 271, PAGE 651	A
	PART OF SEC 27, 153N R101W	5 STAR, LLC DOCUMENT NO. 2002-9267	D-3
BIG HORN PLAZA ADD N	1	GAIL REVOCABLE LIVING TRUST DOCUMENT NO. 2005-5518	D-3
	2	SLETTEN CONSTRUCTION OF WYOMING, INC. DOCUMENT NO. 2006-1851	D-3
GC CODY SUBDIVISION	1, 3, 5	GC CODY LLC DOCUMENT NO. 2009-1842	D-3
	6, 7	STAMPEDE INVESTMENT COMPANY, LLC DOCUMENT NO. 2013-5125	D-3
	2	FORWARD CODY WYOMING, INC. DOCUMENT NO. 2011-162	D-3
	4	FORWARD CODY WYOMING, INC. DOCUMENT NO. 2011-162	D-3

FRANZEN, LLC
 CODY, WYOMING

CONCEPTUAL AND PRELIMINARY PLAT SHOWING
FRANZEN MINOR SUBDIVISION
 BEING A RESUBDIVISION OF TR. 70-A OF
 THE TUTTLE SUBDIVISION WITHIN THE
 CITY OF CODY AND LOCATED IN
 TRACT 70, T. 53 N., R. 101 W. 6TH P.M.
 (RESURVEY), PARK COUNTY, WYOMING

BOOK 345
 S:\JOBS\2014\14-089\14-089\14-89 SUBD.PLOT

REVISION	DATE
ORIGINAL	30-MAY-2014

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

MEETING DATE:	JULY 22, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	STORAGE SHEDS AT THE BUFFALO BILL CENTER OF THE WEST SPR 2014-20	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

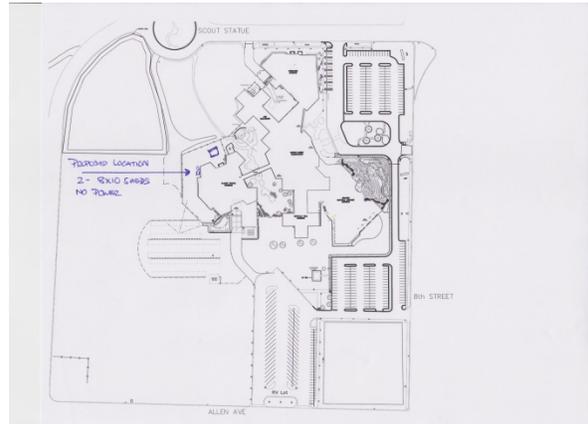
PROJECT DESCRIPTION:

The Buffalo Bill Center of the West has submitted an application for two 8' by 10' prefabricated sheds to be placed at the back (west side) of the museum. The sheds are for storage purposes related to the raptor program. One of the shed styles is shown below and the other varies in that the door is on the side. The site plan and related photos are below.

Proposed Shed Style:



Site Plan:



Existing shed:



REVIEW CRITERIA:

Section 10-10B-4 of the zoning regulations states:

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.

The museum is outside of the downtown architectural district.

Architecture:

The sheds are prefabricated wood structures with metal roofs. The applicant is considering the natural cedar siding and red colored roof as shown in the photo. However, the sheds have not been ordered and could be painted or stained any color necessary. Architecturally the sheds are quite different than the museum building, but similar to an existing metal-sided shed just north (see photo). However, the location, being on the "back" of the building, is not visible to the museum patrons and most neighboring properties. There is one home to the west that may see the sheds due to a low spot in the existing berm to the west. The sheds would be somewhat visible from the hospital overflow parking lot on the museum property and the museum employee parking lot. The sheds are similar to the shed used for the horse trail ride ticket booth, which the Planning and Zoning Board approved last year.

If the Board is concerned with the colors of the sheds, they could require the sheds to be painted the same color as the neighboring shed, which is the same beige/tan color as some of the museum wall. Staff believes the beige/tan color would help them blend in more with the color scheme of the existing buildings.

Landscaping:

No additional landscaping is proposed. The sheds will cover a portion of a lawn area.

Development Standards:

Due to the nature of the project, few development standards are applicable. Elements of the project that have been reviewed are listed below.

Setbacks

The structure will meet applicable zoning setbacks. The sheds would be far from any property lines.

Storm Water

As the structures are of a minimal size and in a grass area far from the exterior of the property, no storm water plan was required.

Parking

Storage does not trigger additional parking.

Lighting and Utilities

No exterior lighting is proposed. No utilities will be provided to the storage sheds.

Signage

No signage is included with this proposal.

ATTACHMENTS:

None.

ALTERNATIVES:

Approve, deny, or approve with conditions the two storage sheds.

RECOMMENDATION:

Authorize the sheds on the condition that the exterior walls of the sheds are painted to match the existing building, which is a beige/tan color. (If roof color is also a concern, I would recommend a brown color to match the fascia trim on the existing building).

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

MEETING DATE:	JULY 22, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	WALL SIGNS FOR SEAN DENAMUR DESIGNS. DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2014-34	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

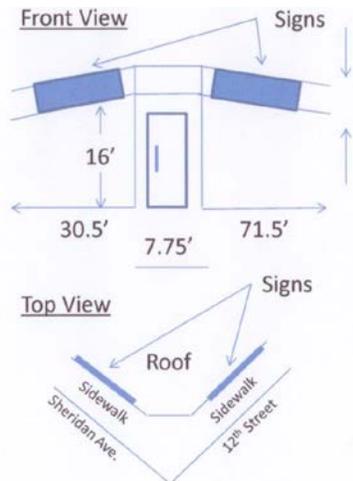
PROJECT DESCRIPTION:

Sean DeNamur has submitted an application to replace an existing wall sign with two new wall signs at his business at 1191 Sheridan Avenue. The new wall signs would be identical and each measure 46" by 92" (29.4 square feet). The colors are proposed to be either blue on a white background, or blue and black on a white background. The proposal is depicted below:

Existing Condition:



Proposed Sign:



REVIEW CRITERIA:

The property 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.*

STAFF COMMENTS:

The sign type, location, and size meet the requirements for the downtown sign district in which the property is located. The downtown sign district allows 1.5 square feet of wall sign per foot of street frontage, or 176 square feet in this case. Only 58.8 square feet is proposed. No more than two wall signs are permitted per establishment.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign will be professionally made and has a conservative color scheme.

ALTERNATIVES:

Approve the signs, with or without making recommendations and suggestions.

RECOMMENDATION:

Approve the two wall signs as requested, subject to the existing sign being removed.