

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, JANUARY 13, 2015
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairman Justin Lundvall
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Introduction of New P&Z Board Members Curt Dansie and Reese Graham
6. Election of Chairperson and Vice-Chairperson of the Planning, Zoning and Adjustment Board for 2014.
7. Approval of Minutes of the December 16, 2014 –Special Meeting
8. NEW BUSINESS:
 - A. Sign Plan- Wall sign for Bible Believers Baptist Church at 1239 Rumsey Avenue.
 - B. Minor Subdivision- Rebel Row minor subdivision, a 4-lot subdivision by Tom Quick on the west side of Stone Street, and north of the Cougar Avenue right-of-way.
 - C. Public Hearing- Consider a request to rezone 1414, 1420 and 1426 Stampede Avenue to Limited Business (D-1).
 - D. Review Rezone- Develop a recommendation to the City Council regarding the request to rezone 1414, 1420 and 1426 Stampede Avenue to Limited Business (D-1), located on the south side of Stampede Avenue, west of 15th Street.
9. APPROVED SIGNS:
 - A.
- 10.P&Z Board Matters (announcements, comments, etc.)
- 11.Council Update: Steve Miller
- 12.Staff Items
Hand out draft amendments to Boundary Line Adjustment section of code.
- 13.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, December 16, 2014

A special meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, December 16, 2014 at 4:00 PM

Present: Justin Lundvall-Chairperson; Robert Senitte; Buzzy Hassrick; Kim Borer; Brad Payne; Scott Kolpitzke, City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: Justin Ness; Mark Musser

Chairperson Justin Lundvall called the meeting to order at 4:39 PM, followed by the pledge of allegiance.

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

Robert Senitte made a motion, seconded by Kim Borer, to approve the minutes for the December 9, 2014 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the Site Plan Review for Cody Laboratories Phase 2A, located at 125 Road 2AB. James Klessens of Forward Cody and David Hall of IPS also presented information for the Cody Laboratories proposal.

Brad Payne made a motion, seconded by Robert Senitte, to approve the site plan for Cody Labs Phase 2A conditional on the twelve comments made by staff, as follows:

1. The final construction plans (i.e. the final versions of the sheets currently under review) shall be submitted for Planning and Zoning Board Review, to allow review of those features not yet fully detailed on the plans, verification that the concepts presented at this time are fully implemented in the final plans, and that any alternations are acceptable. The final plans are to include all modifications noted in the staff report (landscaping plan changes, additional roof drainage/storm water details, spill containment details, etc.). Please note that any Phase 2b site plan or utility improvements not detailed on the final construction plans shall be subject to future application and review.
2. Prior to issuance of a building permit, the property line between Lots 7 and 8 must be moved to the east of Phase 2, or be eliminated; and, if there are underlying financing agreements (mortgage, deed of trust, etc.) that could result in building, fire, or zoning code violations in the case of foreclosure or repossession, then those financial agreements will need to be satisfied, or altered in what area they encumber to follow an established property line.

3. If the lots are not combined, the construction/right-to-drain easement will need to be maintained across the east lot.
4. No change to the initial wastewater disposal plan (only domestic wastewater discharged to the City sewer system) is to occur without further site plan review and approval by the Planning and Zoning Board and Public Works.
5. The solid waste stream shall be managed so that only non-hazardous wastes are sent through the City garbage collection system.
6. For the final Board review, provide the list of state and federal permits/authorizations for the project and their status.
7. Utility fees applicable to sewer, water, and electrical service from the City are to be paid no later than at the time of the Building Permit fees. The City will provide the fee amounts once the applicant believes they have the final usage estimates.
8. All utilities shall be installed per the requirements and schedules of the providers.
9. Necessary approvals must be obtained from WY DEQ for the water main extension, prior to construction of the main.
10. The storm water facilities are to 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.
11. The emergency response plan must be submitted for review and approval prior to use of the facility (certificate of occupancy). The emergency response plan will be reviewed and approved by the Fire Marshal.
12. The project must otherwise comply with the site plan drawings, application materials, and applicable City codes.

Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: None

Kim Borer made a motion, seconded by Robert Senitte, 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 5:25 PM.

Lynn Stutzman
Engineering Administrative Assistant

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

MEETING DATE:	JANUARY 13, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	BIBLE BELIEVERS BAPTIST CHURCH SIGN DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2014-52	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

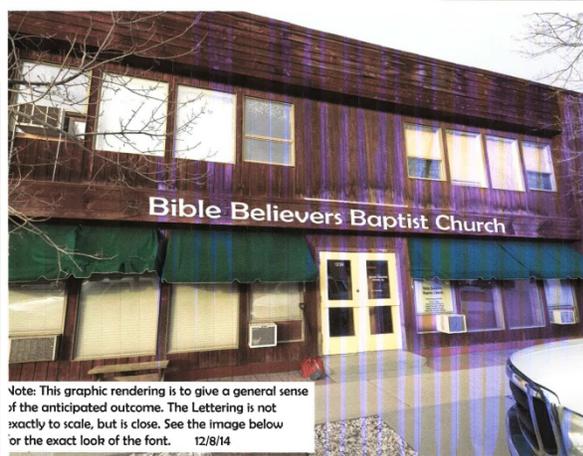
PROJECT DESCRIPTION:

Nathan Merrill, representing the Bible Believers Baptist Church, has submitted an application to install a wall sign with the church's name at 1239 Rumsey Avenue (former location of Whole Foods). The proposed wall sign is approximately 20 feet long and 16 inches tall, as depicted below.

Existing:



Proposed:



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, *"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 D-2 sign district in which the property is located. (Note: While the property is in the downtown

architectural district it is not in the downtown sign district, but the D-2 sign district, which allows significantly more signage.)

The wall sign is proposed at approximately 26.7 square feet in size, where 150 square feet would be permitted. The sign will be created by individual letters mounted directly on the wall of the building. The sign will match the lettering of "The Thistle" sign, which store occupies the east ½ of the building.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign is of professional quality and conservative in size, which is in character with the immediate area.

RECOMMENDATION:

Approve the wall sign for the Bible Believers Baptist Church as proposed.

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

MEETING DATE:	JANUARY 13, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	REBEL ROW MINOR SUBDIVISION—A FOUR-LOT PRELIMINARY PLAT APPLICATION. SUB 2014-04	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Tom Quick, of Brown Dog, LLC (current owner) and What's Left, LLC (future owner), has submitted a preliminary plat application for a four-lot minor subdivision. The 0.62 acre property is Lot 11 of the Rocky Mountain Business Park, located on the west side of Stone Street, immediately north of the unimproved portion of Cougar Avenue. The property is currently vacant and is being divided in preparation for construction of four semi-detached residences on the four proposed lots (two duplexes, both split in half by a property line). The property is presently zoned Open Business/Light Industrial (D-3), which allows residential development. The preliminary plat drawing is attached.

Existing Conditions:



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, 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 exist in the Rocky Mountain Business Park, as a variance for such was granted for that subdivision. This is one of the twelve lots in that subdivision. All utilities were placed along Stone Street, and garbage collection can be by roll-out container, so no purpose would be served by requiring alleys. 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: Stone Street is improved to city standards, with the exception of continuous sidewalk. Cougar Avenue along the south is currently barricaded and is only an emergency access gravel roadway. The parent subdivision (Rocky Mountain Business Park) was granted a waiver for construction of Cougar Avenue, subject to the agreement to participate in a future improvement district. All twelve of the Rocky Mountain Business Park lots are bound by that agreement. The applicant requests a

waiver for this subdivision as well, subject to continuation of that agreement for these lots.

Sidewalk Discussion: The Rocky Mountain Business Park was also developed by Tom Quick. As is standard practice, the developer was responsible for installation of the street and sidewalks. Sidewalks were installed around the six drainage areas/bump outs along Stone Street, but the intervening sidewalk was not. A bond was posted for the installation of the remaining sidewalk, time went on and the City gave notice that the bond was about to lapse and the sidewalks were still not completed. In the end, the bond expired without the developer installing the remaining sidewalk. Since then, some of the lots have been sold, and in effect the responsibility for sidewalk installation on those lots is gradually being transferred to the new lot owners as the developer has less and less ownership.

[Side Comment: To staff, the situation of developers selling off lots and walking away from responsibility for improvements represents a major loophole in the current subdivision ordinance. Future discussion on this matter should be held.]

Back to the matter at hand, staff is awaiting guidance from legal counsel regarding the Rocky Mountain Business Park sidewalk issue. Is it an outstanding violation that must be corrected prior to creation of these lots, or can this subdivision proceed and the matter be addressed separately?

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: Met.

V. Blocks:... Comment: Met.

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction. Applicable sections are listed below.

F. Sanitary Sewer...

Comment: A sewer main is located in Stone Street. Sewer service lines are needed for Lots 1, 2, and 4. Lot 3 has an existing sewer stub. The three new sewer stubs are the responsibility of the developer, including the repair of the street cuts to city standards. The sewer and water lines to Lots 2 and 3 should be required to have a single patch for the street repair, as opposed to two narrow, side by side patches.

G. Storm Sewer...

Comment: The Rocky Mountain Business Park utilizes the curbs in the street to collect street storm water and direct it to one of six infiltration trenches in the street. Part of one of those trenches is along the frontage of Lot 4 (see photo). The driveway for Lot 4 will necessitate removal of part of that trench. As noted in the surveyor's letter, to maintain storm water capacity the remaining trench on Lot 4 will be deepened by at least 1.8 feet. Note 5 on the preliminary plat carries forth a requirement from the Rocky Mountain Business park plat, that storm water from the lots themselves be retained on site.

H. Water...

Comment: A water main is located in Stone Street. Water taps are needed for Lots 1, 2 and 4. Lot 3 can use the existing tap. The preliminary plat shows the intended water services. Coordinate water taps and connection fees with public works.

I. Fire Hydrants...

Staff Comment: Hydrants exist on Stone Street at the spacing required.

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

Comment: There are no canals or ditches across the property.

K. Utilities: All utilities (electrical service, natural gas, telephone, cable TV, etc.) shall be installed underground, whenever possible, in the streets, alleys or utility easements shown on the final plat. All buried utilities will be placed before the finished surface is placed on the streets or alleys ... It will be the developer's responsibility to ensure that all utilities necessary or reasonably expected are placed within the proposed subdivision.

Comments:

Power. Electrical service will need to be extended to each of the lots, which will require another transformer and a secondary pedestal. The electrical extension has been designed and is reflected on the preliminary plat. As the existing 10-foot easement is relatively crowded with existing utility lines, the easement will need to be expanded five feet across Lots 2, 3 and 4 to accommodate the new electrical lines. The electrical estimate will need to be paid before the final plat is recorded and the electrical system must be completed before building permits can be issued.

Cable/TV/Internet. Telecommunication services are not shown on the preliminary plat, but are usually run with the electrical lines. The applicant will need to coordinate with the telecommunication providers on placement of their pedestals, etc. As with the electrical, place the telecommunication pedestals in locations that are not in the common driveways for Lots 1 and 2, or Lots 3 and 4. The telecommunication lines typically share the same trench and should be installed in conjunction with the electrical extension.

Natural Gas: A natural gas line runs along the property frontage. The applicant will need to coordinate services with the gas company.

M. Street Lighting...

Comment: Street lighting exists along Stone Street. 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:

Irrigation: There are no surface water rights on the property. Irrigation will need to be from the domestic water service.

Corrections: The preliminary plat shows the gas line as the closest utility next to Stone Street, but it is physically located the furthest. Also, the certificate of dedication and recorder's acceptance are not necessary on the preliminary plat. A corrected copy should be provided for the council review.

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.

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 utilities and garbage collection are accommodated otherwise.

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.

Another option, besides granting the waiver, or requiring construction of Cougar Avenue at this time, would be to require payment from the developer in the amount of his anticipated fair share of improvements to Cougar Avenue. This option was not promoted by staff as there is no money from other lot owners to match it with, and if fair share is calculated on the original 12 lots in the subdivision, the contribution from this property would represent less than 1% of the cost to improve Cougar Avenue from Freedom Street to 33rd Street (Rocky Mtn. Business Park has 9.8% of the frontage, divided by 12 lots=0.8%)

RECOMMENDATION:

Recommend that the City Council grant the variance to the alley requirement and the waiver of construction of Cougar Avenue subject to participation in a future improvement district; and,

Recommend that the City Council approve the Preliminary Plat for the Rebel Row Minor Subdivision subject to the following conditions:

1. The final plat must include the following language in the Certificate of Dedication: "...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."
2. The street cuts for the water and sewer services to Lots 1 and 2 must be repaired with a single patch. An encroachment permit for the work within the street right-of-way is required.
3. Add a note to the preliminary plat regarding the modifications to the storm water facilities in front of Lot 4 as described in the surveyor's letter dated December 23, 2014.
4. Provide an additional five feet of utility easement across Lots 2, 3 and 4. If the transformer is to be located on the property between Lot 4 and the lot to the

north, a separate easement document will be needed for the portion on that lot to the north (owned by the applicant).

5. Sidewalk shall be installed to City standards where it does not exist (Options: along the Stone Street frontage of the four lots; along the west side of Stone Street from Cougar Avenue to the sidewalk on the Sherwin Williams store lot; other) prior to issuance of any building permits. The sidewalk must be continuous, meaning that part of the driveway to Lot 4 must be installed to connect the section of sidewalk behind the percolation trench with the sidewalk immediately behind the Stone Street curb. Furthermore, no parking can occur on this section of sidewalk that crosses the driveway. The no parking restriction is to be noted on the preliminary plat.
6. Otherwise complete the improvements required by the subdivision ordinance and as noted on the preliminary plat. Utility connection fees will be collected with the final plat.
7. Provide a mylar copy and one paper copy of the updated preliminary plat.

ATTACHMENTS:

Preliminary Plat



2824 Big Horn Avenue
Cody, WY 82414
307.527.0915•307.527.0916
www.sagecivilengineering.com

P.O. Box 1153
715 E. Roosevelt
Riverton, WY 82501
307.851.9252

December 23, 2014

Todd Stowell, AICP
City of Cody Planner
1338 Runsey Avenue, P.O. Box 2200
Cody, WY 82414

RE: Rebel Row Minor Subdivision
Preliminary Plat Review

Dear Mr. Stowell,

Thank you for your review of the referenced plat. On behalf of the developer, Tom Quick, we have responded to your concerns, and the documents are being re-submitted to reflect these changes.

1. The combined frontage of Lots 1-3 is shown as 152.46', yet the Rocky Mountain Business Park final plat shows 153.52'. Please correct, or note the distance of record as needed.

The distances have been corrected and the record distances noted. FYI, the distances shown on the Rocky Mountain Business Park plat are incorrect, and we plan to record an affidavit to correct the mistake.

2. Please show the electrical system improvements for the new lots, as outlined by the city electrical superintendent. His comments and drawing are attached. If alterations to the plan are desired, please contact Bert Pond.

The layout as proposed by the electrical superintendent is shown.

3. Please show or describe the sewer/water joint trench detail (minimum 12" horizontal and vertical separation, with sewer above water).

Detail has been added. However, as discussed, the water service will be higher than the sewer service.

4. As access to Lot 4 will affect the storm water system for the Rocky Mountain Business Park, we need details of the planned access crossing and calculations verifying that adequate detention/infiltration will still be provided.

A detail for the driveway has been added to the plat. As shown, the driveway for the north lot will cover 141 ft² of the percolation trench. This portion of the trench will be filled with subbase and base course beneath the drive, removing the storage volume of the cobble and the percolation area from the trench's overall disposal capability. The drainage design for Rocky Mountain Business Park required the cobble used for percolation/storage be three feet deep. Thus, the calculation for the volume of disposal capability lost (assuming 40% voids in the cobble) is 141 ft² x 3 ft x 0.40 = 169 ft³. The volume of percolation capability lost (assuming ¼ inch/minute perc rate) = 353 ft³. Therefore the total volume lost is 522 ft³. See table below.

	Percolation Area	Storage Volume	Percolation Rate		Volume Percolated During Storm	Total Volume Disposed
	(ft ²)	(ft ³)	(in/minute)	(ft/sec)	(ft ³)	(ft ³)
Percolation Trench Lost to Driveway	141	169.2	0.25	0.000347	353	522

It is proposed to deepen the remaining percolation trench to offset the volume lost due to the driveway. The remaining area of percolation trench from the north side of the driveway to the north lot line is 290 ft². Therefore 522 ft³ ÷ 290 ft² = 1.8 ft. The developer will deepen the remaining percolation trench by at least 1.8 ft.

- Note on the plat the sizes of the proposed water services and sewer services.

Sizes added to the legend. Proposed water services are ¾ inch; proposed sewer services are 4 inch.

- Note that sidewalk will be provided along Stone Street.

Because the exact development for the remaining lots north of Lot 11 is unknown, the developer proposes to install sidewalk along the four resulting lots in this subdivision. Pedestrian traffic north of these lots is minimal and sidewalk installed along the undeveloped lots will likely be required to be removed and replaced when future development occurs.

- Under "Notes", add note 3 from the Rocky Mountain Business Park plat.

Note has been added.

- Under Note 4, "Existing Utilities", it is suggested that you add a note referring the reader to the Rocky Mountain Business Park as-builts.

Note has been added.

9. Under requested variances, add “City Ordinance 11-4-2(Q). Waiver of construction of Cougar Avenue, subject to support of a future improvement district for construction of Cougar Avenue to City standards.”, or similar language.

Variance request has been added.

10. The certificate of dedication need not be on the preliminary plat, but it notes “What’s Left, LLC” as the owner, while the County records still show “Brown Dog, LLC”. Please clarify the owner situation.

Ownership will be transferred to What’s Left, LLC prior to completion of the final plat.

11. Once the drawing is updated and “clean”, please provide twelve paper copies, one full size, and a PDF.

Copies accompany this letter.

Also please note to the developer that individual roll-out cans will be the method of garbage collection for the lots.

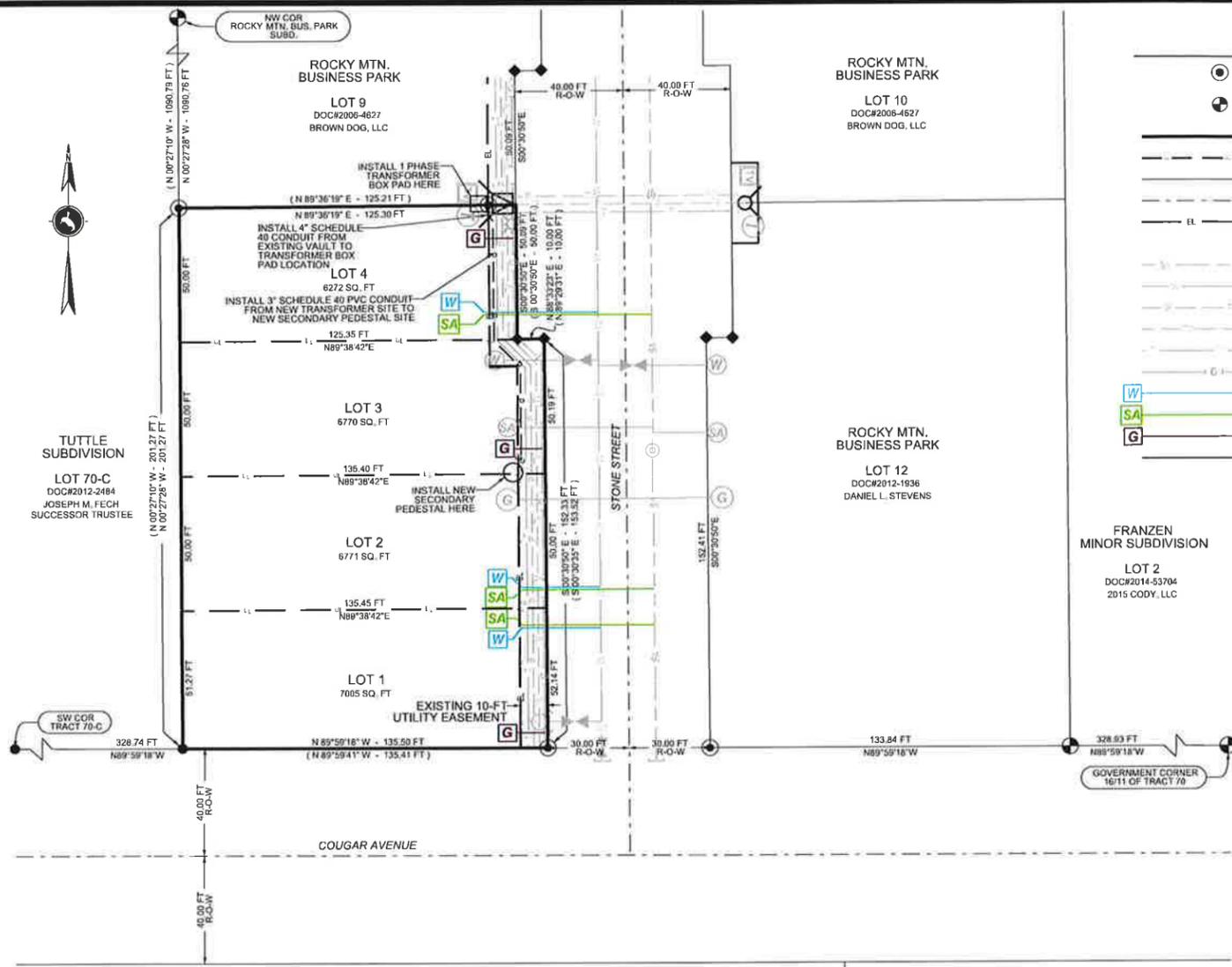
The developer has been informed.

Thank you again for the prompt review. If you still have questions/concerns following receipt of these responses that need discussed prior to the Planning and Zoning Board’s review, please let me know.

Sincerely,

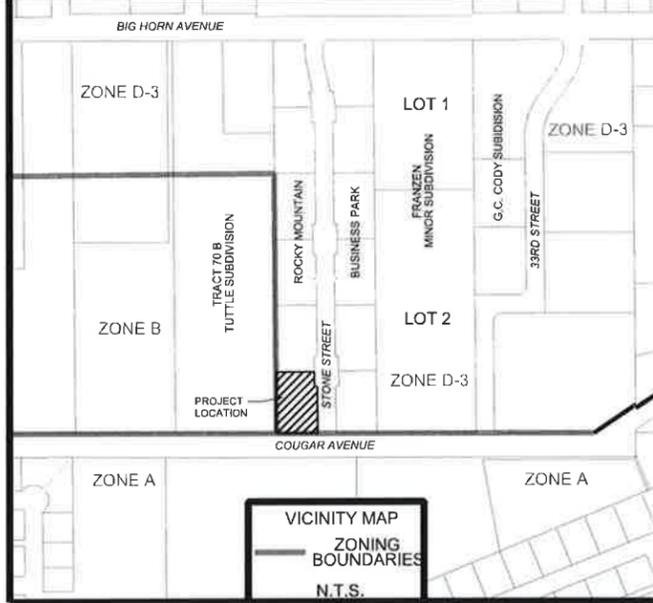


Brett Farmer



LEGEND

	FOUND 2" ALUMINUM CAP		FIRE HYDRANT
	FOUND 3" BRASS CAP		WATER VALVE
	SUBDIVISION BOUNDARY		ELECTRIC VAULT
	SUBDIVISION LOT LINES		ELECTRIC PEDESTAL
	ADJACENT PROPERTY LINES		LIGHT POLE
	STREET CENTERLINE		SANITARY SEWER MANHOLE
	EASEMENT LINE		BROKEN SCALE
	CONTOUR LINE		EXISTING TREATED WATER SERVICE
	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER SERVICE
	EXISTING TREATED WATER		EXISTING GAS SERVICE
	EXISTING UNDERGROUND POWER		EXISTING TELEPHONE SERVICE
	EXISTING UNDERGROUND TELEVISION		TELEVISION PEDESTAL
	EXISTING UNDERGROUND TELEPHONE		PROPOSED TRANSFORMER BOX PAD
	EXISTING UNDERGROUND GAS		PROPOSED SECONDARY PEDESTAL
	PROPOSED (3/4") TREATED WATER		
	PROPOSED (4") SANITARY SEWER		
	PROPOSED UNDERGROUND GAS		
	PROPOSED ELECTRICAL SYSTEM IMPROVEMENTS		



CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS;

THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS;

THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD;

THAT THE SOLE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE THE LANDS AS SHOWN HEREON;

AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

WHAT'S LEFT, LLC

STATE OF WYOMING)
 COUNTY OF PARK) SS.

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY WHAT'S LEFT, LLC ON THIS _____ DAY OF _____, 20____, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDERS ACCEPTANCE

STATE OF WYOMING)
 COUNTY OF PARK) SS.

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE _____ DAY OF _____, 20____, AT O'CLOCK, _____m. AND WAS DULY RECORDED IN PLAT CABINET _____ ON PAGE _____.

CITY OF CODY RESOLUTION _____ RECORDED AS DOCUMENT # _____

CERTIFICATE OF SURVEYOR

I, PAUL R. CAMPBELL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS: THE LANDS SHOWN HEREON WERE SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THE LANDS SURVEYED ARE CORRECTLY DESCRIBED IN THE DESCRIPTION OF LANDS AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT, WHICH IS DRAWN TO THE SCALE INDICATED; I AM FAMILIAR WITH THE CITY OF CODY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.

PAUL R. CAMPBELL
 WYOMING REGISTRATION NO. 2571 L.S.

PRELIMINARY PLAT

**REBEL ROW
 MINOR SUBDIVISION**
 BEING LOT 11; WITHIN TR 70 B
 OF TUTTLE SUBDIVISION
 RESURVEY T.53N. R. 101 W., 6TH P.M.,
 CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER:
 WHAT'S LEFT, LLC.

ENGINEER & SURVEYOR

 SAGE CIVIL ENGINEERING
 AND SURVEYING
 2824 BIG HORN AVE. 715 E. ROOSEVELT AVE.
 CODY, WY 82414 RIVERTON, WY 82501
 307-527-0915 307-527-0915

OWNER:
 BROWN DOG, LLC.
 301 17TH STREET
 CODY, WY 82414

DOC# 2006-4627

JANUARY 2, 2015 DRAWN BY: BF, DT PROJECT # 2014-056 2014-056_PPLAT FIELD SURVEY: NOV 10TH - NOV 21ST 2014 BY: PRC, BJF BOOK: 369A

SUBDIVISION NOTES

- BEARING BASE: BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83, WYOMING WEST CENTRAL ZONE.
- ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
- TOTAL SUBDIVISION AREA IS 0.62 ACRES.
- STONE STREET WIDTH EXCEEDS LOCAL STREET STANDARDS. STONE STREET R.O.W. EXCEEDS LOCAL R.O.W. WIDTH.
- RECORD DIMENSIONS SHOWN HEREON AS (100.00 FT) ARE FROM THE PLAT OF ROCKY MOUNTAIN BUSINESS PARK ON FILE IN PLAT CABINET J ON PAGE 86 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.

DESCRIPTION OF LANDS

A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOT 11 OF ROCKY MOUNTAIN BUSINESS PARK AS RECORDED IN PLAT CABINET J, PAGE 86 BEING TRACT 70 B OF THE TUTTLE SUBDIVISION RESURVEY T.53 N., R.101 W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING.

REQUESTED VARIANCES

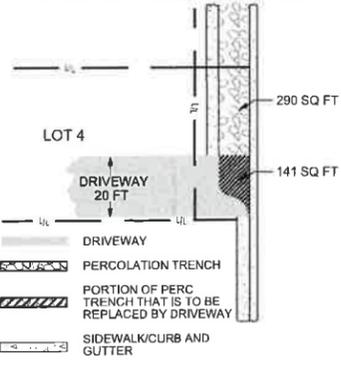
- CITY ORDINANCE 11-4-2 (P): A VARIANCE TO THE REQUIREMENT FOR ALLEYS IS HEREBY REQUESTED.
- CITY ORDINANCE 11-4-2 (Q): WAIVER OF CONSTRUCTION OF COUGAR AVENUE, SUBJECT TO SUPPORT OF A FUTURE IMPROVEMENT DISTRICT FOR CONSTRUCTION OF COUGAR AVENUE TO CITY STANDARDS.



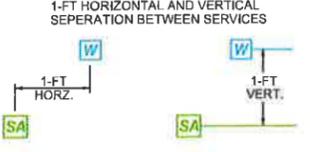
NOTES

- TOTAL SUBDIVISION AREA IS 0.62 ACRES +/-.
- PROPOSED SITE USAGE IS RESIDENTIAL.
- ZONING FOR THIS SUBDIVISION IS D-3, ZONING WEST IS B; ZONING NORTH AND EAST IS D-3; ZONING SOUTH IS A.
- SIDEWALK WILL BE INSTALLED ALONG THE LENGTH OF THE SUBDIVISION.
- ALL LOT OWNERS WILL BE REQUIRED TO RETAIN AN ENGINEER TO ANALYZE THE DRAINAGE ON EACH LOT AT TIME OF SITE PLAN SUBMITTAL. SAID ANALYSIS MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL TO ASSURE THAT ANY PROPOSED INCREASE IN RUNOFF WILL BE RETAINED ON SITE IN AN APPROVED FASHION.
- EXISTING UTILITIES (REFER TO ROCKY MTN BUSINESS PARK RECORD DRAWINGS):
 CITY OF CODY - TREATED WATER: 6 FT DEPTH (APPROX.)
 CITY OF CODY - SANITARY SEWER: 10 IN PVC, 7 FT DEPTH (APPROX.)
 CITY OF CODY - ELECTRICAL: 36-48 IN DEPTH (APPROX.)
 ENERGY WEST - GAS LINE: 3 FT DEPTH (APPROX.)
 TCT- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CHARTER- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CENTURY LINK- EXISTING WITHIN 10-FT EASEMENT ALONG EAST SIDE OF SUBDIVISION
 CODY CANAL - NOT IN THE AREA
 NRW - NOT IN THE AREA
- WATER RIGHTS FOR THIS PROPERTY HAVE BEEN DETACHED.
- CONTOURS SHOWN ARE 1 FT INTERVALS.

DRIVEWAY DETAIL



WATER/SEWER SERVICE DETAIL



APPROVALS

STATE OF WYOMING)
 COUNTY OF PARK) SS.

CITY PLANNING AND ZONING BOARD
 RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20____,
 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN: _____

CITY COUNCIL
 APPROVED THIS _____ DAY _____, 20____ BY THE CITY
 COUNCIL OF CODY, WYOMING.

BY MAYOR: _____
 NANCY TIA BROWN

ATTESTED BY: _____
 ADMINISTRATIVE SERVICES DIRECTOR

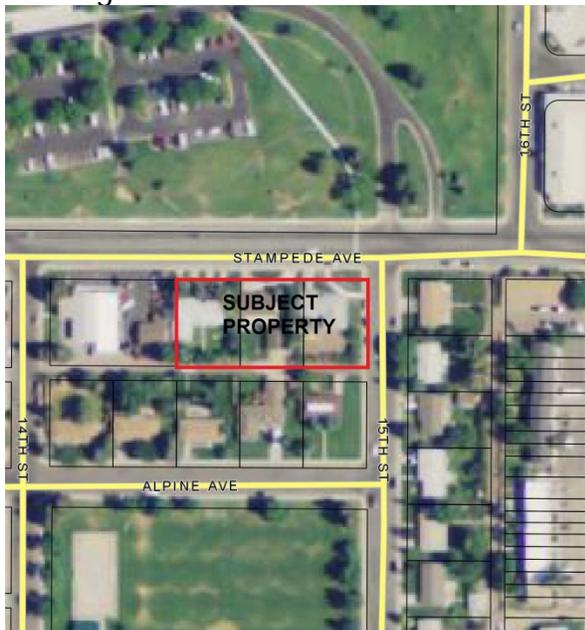
**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JANUARY 13, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	REQUEST TO REZONE 1414, 1420 AND 1426 STAMPEDE AVENUE FROM RESIDENTIAL A TO LIMITED BUSINESS (D-1). FILE: ZON 2014-02	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Leonard Moore, John and Lonna Krebs, and Geving LLC as the owners of 1426, 1420, and 1414 Stampede Avenue, respectively, have submitted an application to rezone these properties from Residential "A" to Limited Business (D-1). The properties are located on the south side of Stampede Avenue, immediately west of 15th Street. 1426 Stampede Avenue contains a dentist office, 1420 is a single-family residence, and 1414 contains a four-plex that is used for short term rental.

Existing Conditions:



Existing Zoning:



Neighboring Properties:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Park County Complex (Offices, library)	General Business (D-2)
East	Single-family residence across 15 th .	Residential A
South	Single-family residences across alley.	Residential A
West	Holm, Blough & Company Offices.	Limited Business (D-1)

Existing Uses and Zoning:

The existing zoning of these properties is Residential A, which allows single-family residences, duplexes, home businesses, daycare facilities, short term rentals when “owner occupied”, and a few civic related uses. It is noted that the existing dentist office and the four-plex are not currently listed as permitted uses in the Residential A zone. Nevertheless, the owners of the dentist office and four-plex desire zoning appropriate to their existing uses. Although not noted in the written application, it is my understanding from conversations with the owners of the dentist office and four-plex that they do not intend to change use of their properties. The owners of the existing single-family residence have joined in the rezone as they see a benefit of future sale of the property for commercial use. Photos of the properties are below.



PROCEDURE:

The following section is found in the City of Cody code.

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.

The public hearing has been advertised to occur with the Planning and Zoning Board, based on the thought that many of the details can be worked through before it is considered by the city council. Notice of the hearing was published in the *Cody Enterprise* on December 25, 2014 and sent by certified mail to neighbors on December 19, 2014, as required.

LEGAL STANDARD OF REVIEW:

The rezoning of land is a legislative action, and therefore subject to the “reasonably debatable” standard of legal review. In other words, if the decision-makers find that there is at least one good reason that the rezone application should be approved or denied, then that is sufficient to justify their decision, and the court will typically uphold it. This method allows the decision-makers to give weight to the components of the evidence they believe most important, based on their values and values of the community.

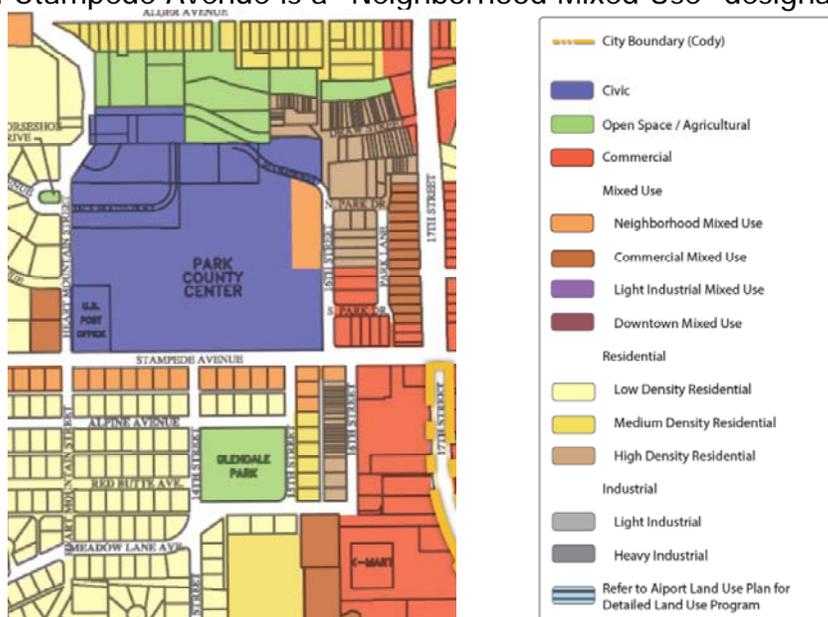
REVIEW CRITERIA:

The Cody zoning ordinance does not have specific criteria outlined for granting or denying rezone requests. The following general standards for zoning are found in Wyoming state law, Section 15-1-601(d). Note that the standards are in the context of initially adopting an overall zoning plan for a community, yet they can still provide guidance for reviewing site specific proposals, so they are referenced here.

(d) All regulations shall be made:

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

Staff Comment: The City adopted a new comprehensive plan (a.k.a. master plan) in March of last year. Per the master plan “*The Future Land Use Map...will be the guide for future zoning and development within the City.*” The portion of the Future Land Use Map for this area is below. The orange color that is found along the south side of Stampede Avenue is a “Neighborhood Mixed Use” designation.



The neighborhood mixed use designation does not correspond directly with any existing zoning district, as the zoning ordinance is yet to be updated to reflect the master plan. The designation is described in the master plan as follows:

“Neighborhood Mixed Use: The neighborhood mixed use designation is intended to provide a mix of residential and low-intensity neighborhood support services, including small-scale professional office, personal service, child care, educational, business service, and other daytime, weekday-only services that do not interfere with adjacent residential uses. Extended hours or days of operation may be appropriate in some locations. Retail and manufacturing uses are not intended for the neighborhood mixed use zone, but may be considered through a conditional use process when the scale of the use is comparable to a home-based business and the daytime/weekday-only limitation will be followed. Neighborhood mixed use areas may also include single-family detached, attached or mixed-use housing types. Mixed use areas should be pedestrian and bicycle friendly and directly linked to surrounding neighborhoods.

Comparing the Limited Business (D-1) zoning district with the Neighboring Mixed Use land use designation, it is evident that the D-1 zone could potentially permit a number of retail uses that are more intense than contemplated by the Neighborhood mixed use language. However, there is no less-intensive commercial zone available at this time. In addition, the intensity of development of these specific lots is limited by their relatively small size (0.25 acres each), existing value of improvements (not likely to be demolished for redevelopment), and their separate ownership (unlikely that the lots would be consolidated into one use). The lack of space for on-site parking is also a very limiting factor. Therefore, the intensity of use, even with D-1 zoning, would be expected to be similar to that contemplated by the Neighborhood Mixed use designation.

The master plan also states, *“While rezone applications may be submitted for consideration after adoption of this plan, the City Council maintains the responsibility to rezone properties in compliance with the Future Land Use Map only when they are satisfied that sufficient zoning controls are in place to ensure land use compatibility and compliance with all pertinent components of the master plan and applicable state statutes.”*

(A) Lessen congestion in the streets;

Staff Comment: Stampede Avenue is designated and constructed as a major arterial street. The amount of traffic generated from these properties would be but a small fraction of the traffic the street presently carries. No significant congestion is expected from the zone change.

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

Staff Comment: As any new construction or use would need to comply with applicable development codes, the zone change is not expected to increase fire, panic, or other physical dangers.

(C) Promote health and general welfare;

Staff Comment: Rephrased, would the zoning contemplated be an asset to the community? During the "opportunity" phase of the master plan update, this area was identified as a potential commercial area. Increased traffic, with its noise impacts to these properties, as well as the high visibility of the properties themselves, were reasons noted as to why the area may be suitable to transition to commercial use. Yet, due to the proximity to other residences to the south and limited parking options, it was recognized that the type of commercial activity in this area should be low intensity in character and have low traffic generation. With these limitations, a change to a commercial zone could be an asset for the community.

(D) Provide adequate light and air;

Staff Comment: The Residential "A" zone limits lot coverage to 50% and building height to two stories (28 feet). The proposed D-1 zone has no stated lot coverage or building height limits, although maximum building size is 5,000 square feet for a 1-story building and 10,000 square feet for a building two or more stories in height.

(E) Prevent the overcrowding of land;

Staff Comment: What constitutes "overcrowding" is subject to personal interpretation, but as far as measuring it by the capacity of the utility and public systems, the systems are adequate to serve the anticipated types of land uses. The D-1 zone lacks many of the traditional zoning protections against overcrowding, such as height limits, floor area ratio standards, and lot coverage limits. Nevertheless, the potential for severe overcrowding is limited economically due to the factors noted in (d)(10) above. For example, while a 3-story grocery store with underground parking could be built on one of these lots if it were zoned D-1, present economic factors such as other available land and comparable cost of construction, make it highly unlikely.

(F) Avoid undue concentration of population;

Staff Comment: The density of the properties could increase to a multi-family density under the D-1 zone, subject to providing adequate parking, etc. The location is directly next to a major street, which is good, and is separated from single-family development to the south by an alley.

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

Staff Comment: These items exist in this area.

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

Staff Comment: It is interpreted that this language primarily refers to the creation of zoning districts and the particular uses that should be permitted within each zone. In addition, it could refer to how well the proposed zone reflects what is already in the area. The D-1 zone is currently in the area—directly west of the proposal is a D-1 zone with the Holm, Blough & Company offices, and two lots to the east is another D-1 zone, containing the former GDA Engineers office. Each of the existing uses would be considered “permitted uses” under the D-1 zone. Across Stampede Avenue is the County complex, which is zoned D-2.

(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: The input during the master plan process was that the most appropriate zone for along this section of Stampede Avenue would be commercial/office based. If done properly, the value of buildings both within and neighboring the rezone area will be preserved.

(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: These properties and immediately surrounding properties do not include any buildings of significant historic character.

OTHER:

Significant Changes:

When reviewing rezones it is beneficial to consider whether there has been a change in circumstances since the property was designated with its current zone, and whether there is a public need for the type of zoning requested.

The neighborhood south of Stampede Avenue was platted in 1960, when it was in the County. Since then the property has been annexed, the city population has doubled, and traffic on Stampede Avenue is greatly increased. There have been significant changes since that time. Whether or not there is a public need for additional D-1 zoned land is not a significant concern, as the rezone would not greatly increase the amount of developable D-1 land in the City.

Proximity to Like Zoning:

The subject property is directly next to other D-1 zoning. Therefore, the request constitutes an extension of the zone, as opposed to an isolated “spot zone”.

Public Hearing:

Please note that this staff report was prepared without the benefit of the information that will be provided at the public hearing. All public comments need to be considered.

Thus far, of the 26 lots in the notice area, the city has received six responses of “no objection” and one “objection”.

One of the “no objection” responses noted that they would prefer Residential B zoning due to the heavy traffic on Stampede Avenue and limited parking. The objection response noted concerns with lack of information relating to intended purposes and effect on property values. It also noted that the dentist office is not in compliance with the Residential A zoning. If the owners of more than 20% of the lots within 140 feet of the rezone area object to the rezone, it cannot be made effective without the vote of $\frac{3}{4}$ of the city council (6 of the 7 council members).

ATTACHMENTS:

Application, public comments.

ALTERNATIVES:

Recommend approval or denial of the requested rezone to the City Council.

RECOMMENDATION:

The City Planner recommends a favorable recommendation to the City Council for the rezone, with the understanding that once a zone is created or modified to reflect the Neighborhood Mixed Use concept, that the properties would be located in that zone.

If the Board believes it necessary to place additional restrictions on potential use of one or more of the lots in the interim, they may discuss such in the context of a development agreement with the property owner(s).



PLANNING, ZONING AND ADJUSTMENT BOARD
APPLICATION FOR ZONE CHANGE

STAFF USE
File: _____
P&Z Invoice: _____

Owner or Applicant's Name: Leonard Moore, John & Lonna Krebs, and Graving LLC
Mailing Address: 1414, 1420, 1426 Stampede Cody WY Zip: 82414
Phone: 307-587-6028 Cell: 307-899-3673 Fax: 307-587-6506 E-mail: tooth@vcn.com
Project Address: 1414, 1420, 1426 Stampede Ave Zone:
Legal Description/Assessor Parcel Number(s): Lots 1, 2 and 3 Glendale Addn, Block 3
Description of Proposal: Change from zone A to Z D-1 in order for current use to comply with zoning ordinance
Representative attending Planning and Zoning Board meeting: Leonard Moore
Signature of Property Owner: [Signatures] Date: 12-19-14

Please see attached meeting, submittal date and fee schedule.

Application Procedures:

- LETTER TO BOARDS: A letter to the Council and Planning and Zoning Board requesting a zone change. Describe your proposal in detail and explain why you are requesting a zone change.
NEIGHBORING PROPERTIES MAP: A map showing parcel requested for a zone change and surrounding properties within 140' (excluding streets & rights of way).
NOTICE TO NEIGHBORING PROPERTIES: Using the attached template, submit letters notifying adjacent property owners within 140' of the zone change request.
PROOF OF NOTIFICATION: Along with the copies of notification letters sent via certified mail to all property owners within 140' of subject property, submit the post office certified mail receipts.
LEGAL NOTICE: Submit legal notice of public hearing to local newspaper for printing one time no less than 15 days prior to public hearing date using the attached template and provide proof of publication.
PROOF OF OWNERSHIP: Provide a current title commitment for subject property (not older than 6 months) or a copy of the property deed showing applicant as owner.
APPLICATION FEE: Provide application fee upon submittal to City of Cody.

If the zone change is recommended for approval by Council after public hearing and P&Z Board recommendation, an Ordinance will be drafted, three public readings of the Ordinance will occur at Council and the approved Ordinance must print in the paper after the 3rd reading before the zone change will take effect.

Please be aware that all zone changes are reviewed by the Planning, Zoning & Adjustment Board for recommendation to the City Council. All of the property owners are not required to be in agreement with the zone change, however, it makes the process much easier. §15-1-603.

Submit a total of twelve (12) copies of the application, plans, and any other information.
Submit a digital file containing PDFs of each document submitted.

Total application must be submitted to the planning department by 4:00 PM, twenty one (21) business days prior to the anticipated public hearing date.

2 and 3 of Glendale Addition, Block 3). Please see the attached map. The public hearing will be **Tuesday, January 13, 2015, at 12:00 p.m.** (noon), or as soon thereafter as practical, in the City Council Chambers located in City Hall at 1338 Rumsey Avenue, Cody. Information regarding the request is available by contacting the Community Development Dept. in City Hall, or calling (307) 527-7511. Everyone is welcome to comment. If hearing assistance is needed, please call 527-7511, 24 hours in advance. The Planning and Zoning Board will consider all comments in their recommendation to the City Council on the matter.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1802 & 1804 15th St.
(Address or property location)

I have NO OBJECTION to the requested rezone.

Name: KEVIN KINCHLOE Kevin Kinchloe

Address: 11 NEZ PERCE DR Cody, WY 82414

Comments: _____

I OBJECT to the requested rezone.

Name: _____

Address: _____

Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1425 Alpine Ave.
(Address or property location)

I have NO OBJECTION to the requested rezone.

Name: _____

Address: _____

Comments: _____

I OBJECT to the requested rezone.

Name: Birney and Sarah Holberg

Address: 1425 Alpine

Specific Reason(s) for Objection: We would request more information about the intended purposes of his property, and how it affects our property value. He is not in compliance with "Residential A" at the current time.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this

request, please provide your email address: E-mail address: sallyholberg.art@gmail.com

Business "D-1". The property contains three parcels, with parcels 2 and 3 of Glendale Addition, Block 3). Please see the attached map. The public hearing will be **Tuesday, January 13, 2015, at 12:00 p.m.** (noon), or as soon thereafter as practical, in the City Council Chambers located in City Hall at 1338 Rumsey Avenue, Cody. Information regarding the request is available by contacting the Community Development Dept. in City Hall, or calling (307) 527-7511. Everyone is welcome to comment. If hearing assistance is needed, please call 527-7511, 24 hours in advance. The Planning and Zoning Board will consider all comments in their recommendation to the City Council on the matter.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1902-15th St. Cody
(Address or property location)

I have **NO OBJECTION** to the requested rezone.

Name: HUGH + CELESTINE BRINK
Address: 1902 15TH ST. CODY WY
Comments: WE WOULD PREFER A "RESIDENTIAL B" ZONE DUE TO HEAVY TRAFFIC ON STAMPEDE + LIMITED PARKING.

I **OBJECT** to the requested rezone.

Name: _____
Address: _____
Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: cbrink@bresnan.net

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1508 Stampede Ave
(Address or property location)

I have **NO OBJECTION** to the requested rezone.

Name: GDA ENGINEERS / Stampede Investments Inc.
Address: 502 38th Street Cody WY 82414
Comments: WE DO NOT SEE A PROBLEM.

I **OBJECT** to the requested rezone.

Name: _____
Address: _____
Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

2015, at 12:00 p.m. (noon), or as soon thereafter as practical, in the City Council Chambers located in City Hall at 1338 Rumsey Avenue, Cody. Information regarding the request is available by contacting the Community Development Dept. in City Hall, or calling (307) 527-7511. Everyone is welcome to comment. If hearing assistance is needed, please call 527-7511, 24 hours in advance. The Planning and Zoning Board will consider all comments in their recommendation to the City Council on the matter.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

1617 16th St.

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 17th St. Apts. 1321 1/2
17th Street
(Address or property location)

I have NO OBJECTION to the requested rezone.

Name: Glen + Deanna Self

Address: _____

Comments: _____

I OBJECT to the requested rezone.

Name: _____

Address: _____

Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1805 16th St.
(Address or property location)

I have NO OBJECTION to the requested rezone.

Name: Linda Boston

Address: 1805 16th St.

Comments: no objection

I OBJECT to the requested rezone.

Name: _____

Address: _____

Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____



**NOTICE OF PUBLIC HEARING
AND OPPORTUNITY TO COMMENT**

Notice to Owners of Neighboring Properties:
to:

Please return this letter by January 6, 2015

Date: December 22, 2014

Cody Planning & Zoning
P.O. Box 2200
Cody, WY 82414

RE: **REQUEST TO REZONE 0.75 ACRES TO LIMITED BUSINESS (D-1)**

THE CITY OF CODY HAS RECEIVED THE FOLLOWING REQUEST. YOUR COMMENTS WOULD BE APPRECIATED.

Applicant's Name(s): Leonard Moore, John & Lonna Krebs, and Geving, LLC
Subject Property: 1414, 1420 and 1426 Stampede Avenue (Lots 1, 2, and 3 of Glendale Addition, Block 3). See attached map.
Request: Rezone the property noted from Residential "A" to Limited Business (D-1).

Description: The Cody Planning and Zoning Board will hold a public hearing to consider if it is in the public interest to rezone approximately .75 acres located south of Stampede Avenue and west of 15th Street from Residential "A" to Limited Business "D-1". The property contains three parcels, with addresses of 1414, 1420, and 1426 Stampede Avenue (Lots 1, 2 and 3 of Glendale Addition, Block 3). Please see the attached map. The public hearing will be **Tuesday, January 13, 2015, at 12:00 p.m.** (noon), or as soon thereafter as practical, in the City Council Chambers located in City Hall at 1338 Rumsey Avenue, Cody. Information regarding the request is available by contacting the Community Development Dept. in City Hall, or calling (307) 527-7511. Everyone is welcome to comment. If hearing assistance is needed, please call 527-7511, 24 hours in advance. The Planning and Zoning Board will consider all comments in their recommendation to the City Council on the matter.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the rezone proposal described above. I am the legal owner of 1503 - 16th St. Cody
(Address or property location)

I have NO OBJECTION to the requested rezone.
Name: _____
Address: _____
Comments: _____

I OBJECT to the requested rezone.
Name: _____
Address: _____
Specific Reason(s) for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____