

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, FEBRUARY 10, 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. Approval of Minutes of the January 27, 2015 Regular Meeting
6. NEW BUSINESS:
 - A. Public Hearing: Accessory Dwelling Unit request for 1037 Bleistein Avenue.
 - B. Consider Accessory Dwelling Unit request for Francis Cocchia at 1037 Bleistein Ave.
 - C. Fence Height Request: 20-foot tall fence/screen at the west ball field in Hugh Smith Park (19th Street and River View Drive).
 - D. Final Plat of the Rebel Row minor subdivision, a 4-lot subdivision on the west side of Stone Street and north of Cougar Avenue.
7. P&Z Board Matters (announcements, comments, etc.)
 - A.
8. Council Update: Steve Miller
9. Staff Items
 - A. Subcommittee volunteers.
10. 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, January 27, 2015

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, January 27, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Mark Musser; Reese Graham; Curt Dansie; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: Brad Payne; Steve Miller; Justin Ness; Buzzy Hassrick

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

Mark Musser made a motion, seconded by Reese Graham, to approve the agenda. Vote on the motion was unanimous, motion carried.

Curt Dansie made a motion, seconded by Reese Graham, to approve the minutes for the January 13, 2015 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the architectural and landscaping review for West Park Hospital, 2nd Floor Connector and Canopy, 707 Sheridan Avenue.

Mark Musser made a motion, seconded by Curt Dansie, to recommend to Council the approval of the architectural and landscaping review for West Park Hospital, 2nd Floor Connector and Canopy, 707 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: There will be Planning and Zoning training session. Training will take approximately 1 hour. It was decided to try for Wednesday January 28th, at noon.

Council Update: None

Staff Items:

West Park Hospital Project of their future parking lot. Demolish Cedar Mountain Center and construct a parking lot.

Rod Hayes shop on 314 Blackburn Avenue expanded 20 feet beyond what Planning and Zoning Board previously approved. Infiltration trenches for storm water were increased to accommodate additional drainage. Staff authorized the modification.

Todd Stowell provided a review of the draft amendments to Boundary Line Adjustment and Lot Consolidation procedures.

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

There being no further business to come before the board, Chairperson Lundvall adjourned the meeting at 12:18 PM.

Lynn Stutzman
Engineering Administrative Assistant

DRAFT

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

MEETING DATE:	JANUARY 10, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	ACCESSORY DWELLING UNIT IN AA ZONE: FRANK COCCHIA, 1037 BLEISTEIN AVE. ADU 2015-01	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Francis Cocchia, has submitted an application to construct/utilize an Accessory Dwelling Unit on his property at 1037 Bleistein Avenue. The 0.26 acre property is located on the north side of Bleistein Avenue, within the Residential AA zoning district.

The structure that will contain the Accessory Dwelling Unit (ADU) is a detached building with the living area above a garage. Elevation and floor plans are attached. The structure is under construction:



RECOMMENDATION SUMMARY: Approve as presented.

REVIEW PROCEDURE:

Section 10-11-2 of the City code outlines the requirements for Accessory Dwelling Units (ADUs). Within the Residential AA zone, a special use permit is required, which involves notice to neighbors and a public hearing. The purpose of the review is to “promote the highest level of compatibility possible between the ADU and any neighboring Residential AA lands, by identifying any potential negative impacts and determining if additional protections are needed to avoid or mitigate those impacts to an acceptable level.” The Board has authority to approve, deny, or approve with conditions the ADU application. Conditions may be imposed to address concerns related to compatibility of use,

architecture, solar access, privacy, parking, and other impacts identified through the review process. Conditions may include but are not limited to modifying the location, orientation, and architecture of the proposed ADU; requiring screening (walls, fencing, vegetation); and requiring additional parking.

REVIEW CRITERIA:

The criteria are listed, along with staff comments relating to whether the plans indicate they will be met.

A. An accessory dwelling unit, where permitted, may be located only in one of the following manners...Above or within a residential garage or other building accessory to a detached single-family dwelling.

Comment: Met.

B. Development standards. Accessory Dwelling Units (ADUs) shall comply with the following development standards, in addition to those of the specific zoning district in which the property is located.

1. Lot Area, Dwelling Size, and Density. The minimum lot size required for an accessory dwelling unit (ADU) is 7,000 square feet...

Comment: Met. The lot size is 11,326 sq. ft.

2. Number. Only one accessory dwelling unit (ADU) per lot may be permitted and the ADU must be accessory to a detached single-family dwelling.

Comment: Met.

3. Height and Setbacks... ADU structures that are taller than fifteen feet in building height shall conform to setback standards applicable to a primary residence.

Comment: Met. The applicable 15-foot rear and 5-foot side setbacks are provided.

4. Lot coverage. The footprint of a proposed building containing an ADU that is structurally detached from the primary residence may cover up to 20% of the lot.

Comment: Met. The structure covers 5.9% of the lot.

5. Living Area. The total living area of an ADU may not exceed seventy-five percent of the living area of the primary dwelling, or 800 square feet, whichever is less...

Comment: Met. The ADU has 588 square feet which is less than 800 square feet, and is only about 18% of the living area of the primary dwelling.

6. Type of Construction. All ADUs are to be of conventional site-built construction and meet the requirements of the adopted building code for residential dwellings...

Comment: Met.

7. Bedrooms. An ADU may not contain more than two bedrooms/sleeping areas.

Comment: Met. It only has one bedroom.

8. Parking. An ADU must have a minimum of one off-street parking space, when located outside of the downtown parking district. The required parking space shall meet the standards of Chapter 10-16, Off Street Parking. Any required existing parking may not be displaced by the ADU, unless such parking is replaced elsewhere on the lot.

Comment: Met. The garage adds two spaces. No on site spaces previously existed.

9. Owner Occupancy. Within the Residential AA and A zoning districts, the owner of the property must utilize the primary dwelling unit or ADU as their primary residence—the dwellings shall not both be occupied unless this is the case.

Comment: Met. The owner lives in the main house.

10. Short term rental. An ADU may be utilized as a short term rental when located in a zoning district that permits short term rentals, provided applicable short term rental requirements are met.

Comment: The ADU cannot be authorized for short term rental (<30 days).

11. Utilities. Both the primary dwelling and the ADU must be connected to public sewer and public water, and be served with a functional fire hydrant meeting applicable requirements for distance to the dwellings. Both dwelling units are to be serviced from single water meter and a single electric meter.

Comment: Met.

12. Addressing...

Comment: The ADU will be assigned an individual address of 1035 Bleistein Avenue.

STAFF COMMENTS:

Generally, this proposal is exactly what staff contemplated when the ADU regulations were developed. The project is coordinated well with the main residence and surrounding development. Its location utilizes existing vegetation and distance to isolate itself from neighboring homes. The ADU matches well architecturally with the main house and is truly “accessory” in nature.

Of the twelve neighbors that were notified by mail, comments received include five comments of support, and none in opposition.

None of the neighbors have requested additional protection or buffering, such as vegetative screening or fencing.

ATTACHMENTS:

Application materials.

ALTERNATIVES:

Approve, deny, or approve with conditions.

RECOMMENDATION:

(Note: Comments from the public hearing also need to be considered.)

It is recommended that the Planning and Zoning Board approve the project as submitted.

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 proposal by Francis Cocchia to construct/utilize an Accessory Dwelling Unit on his property.

I have NO OBJECTION to the requested Accessory Dwelling Unit.

Name: Darlene Manning

Address: 1020 Blythe

Comments: Unnecessary procedure for home owner

I OBJECT to the requested Accessory Dwelling Unit:

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: _____

H:\Planning Department\Planning and Zoning Board\P&Z Application Forms\2015 Applications\ADU Application AA.docx
For mapping information and zoning regulations, please visit our website at www.cityofcody-wy.gov.

Dear Planning and Zoning Board Members:

I am familiar with the proposal by Francis Cocchia to construct/utilize an Accessory Dwelling Unit on his property.

I have NO OBJECTION to the requested Accessory Dwelling Unit.

Name: Glenn Nielsen Mtn Holding-Resident

Address: 1825 Big Horn Ave

Comments: Private Property should be utilized as owners wish within reasonable bounds.

I OBJECT to the requested Accessory Dwelling Unit:

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: _____

H:\Planning Department\Planning and Zoning Board\P&Z Application Forms\2015 Applications\ADU Application AA.docx
For mapping information and zoning regulations, please visit our website at www.cityofcody-wy.gov.

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 proposal by Francis Cocchia to construct/utilize an Accessory Dwelling Unit on his property.

I have NO OBJECTION to the requested Accessory Dwelling Unit.

Name: Ann Simpson

Address: 1201 Sunshine Ave. Cody

Comments: I think the building is very attractive

I OBJECT to the requested Accessory Dwelling Unit:

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: _____

H:\Planning Department\Planning and Zoning Board\P&Z Application Forms\2015 Applications\ADU Application AA.docx
For mapping information and zoning regulations, please visit our website at www.cityofcody-wy.gov.

I am familiar with the proposal by Francis Cocchia to construct/utilize an Accessory Dwelling Unit on his property.

I have NO OBJECTION to the requested Accessory Dwelling Unit.

Name: Dede & Gary Fales

Address: 2768 Northfork Hwy, Cody, WY (we also own 1013 Bierstein)

Comments: _____

I OBJECT to the requested Accessory Dwelling Unit:

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: dede@rimrockranch.com

H:\Planning Department\Planning and Zoning Board\P&Z Application Forms\2015 Applications\ADU Application AA.docx
For mapping information and zoning regulations, please visit our website at www.cityofcody-wy.gov.



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

Notice to Owners of Neighboring Properties:

Please return this letter by February 5, 2015 to:

Date: January 26, 2015

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

RE: **ACCESSORY DWELLING UNIT REQUEST**

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

The City of Cody Planning and Zoning Board will hold a public hearing Tuesday, (Month, Day), 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, to consider a request from Francis Cocchia, to construct/utilize an Accessory Dwelling Unit on their property at 1037 Bleistein Avenue, Cody, WY. The Accessory Dwelling Unit will be located in the garage currently being constructed. Information regarding the Accessory Dwelling Unit review process and the current proposal is available by contacting the Community Development Department in City Hall, or calling (307) 527-7511. Everyone is welcome to comment on the proposal. If hearing assistance is needed, please call 527-7511, 24 hours in advance.

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 proposal by Francis Cocchia to construct/utilize an Accessory Dwelling Unit on his property.

I have NO OBJECTION to the requested Accessory Dwelling Unit.

Name: BARRY KOLBERT

Address: 1043 BLEISTEIN AVE, CODY, WY

Comments: FRANK COCCHIA IS A GREAT NEIGHBOR

I OBJECT to the requested Accessory Dwelling Unit:

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: _____

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

MEETING DATE:	FEBRUARY 10, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR A 20-FOOT TALL FENCE/SCREEN AT HUGH SMITH PARK BALL FIELD	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The Cody Youth Baseball organization has submitted a request to install a 20-foot tall by 21-foot wide fence/screen at the west youth baseball field in Hugh Smith Park, which is at the north end of 19th Street. They have provided a letter outlining their request. The fence/screen will have permanent support poles, but the screen material itself can be raised and lowered, and removed, which will help prolong the longevity of the material. The purpose of the fence/screen is to block sun glare in the late summer evening, when the sun is in near alignment between the pitcher and batter. The screen will be placed directly behind the centerfield fence. Detailed plans for construction will be provided for the building permit.

Permission to construct the screen is also required from the Parks and Public Facilities Department because it is on City park land. They are agreeable to the concept, but need the building permit detail before granting final approval. Permission to have a fence or screen over six feet tall requires authorization from the Planning and Zoning Board.

Location Map (Centerfield fence on left field):



REVIEW PROCEDURE:

Section 10-12(F) of the zoning ordinance states: "Height: No fence shall exceed the height of six feet (6') without approval of the planning and zoning commission."

The intent of the review is likely to ensure that the request is context sensitive, in that the fence location, type, and height are appropriate to the surrounding uses. In this case, the fence is entirely internal to a city park, over 700 feet from the nearest residence, does not create any visual safety issues, and will be designed so that it does not blow over onto the adjacent roadway.

ATTACHMENTS:

Applicant's letter.

ALTERNATIVES:

Approve or deny the request. If approved by the Board, a building permit from the Building Official and authorization from the Parks Department will also be required.

Planning & Zoning Board Members

February 10th, 2015

Cody Youth Baseball Organization:

The reason we have approached you with this project is for the concern of our 7 and 8 year old Cody youth baseball players safety. During the 2 to 3 month timeframe the children are participating in practices and games on this west field and the sunset is directly behind the pitcher, and slightly above. We have had children hit because they simply cannot see the ball once it's released. We have addressed some of this with bringing in new pitching machines this year which will have a lower release point so the children will be able to pick it up earlier and it will be much more proficient than some of our coaches with keeping the ball in the strike zone. We also believe this additional higher section of piping and durable fabric will be very beneficial to the league and its young players.

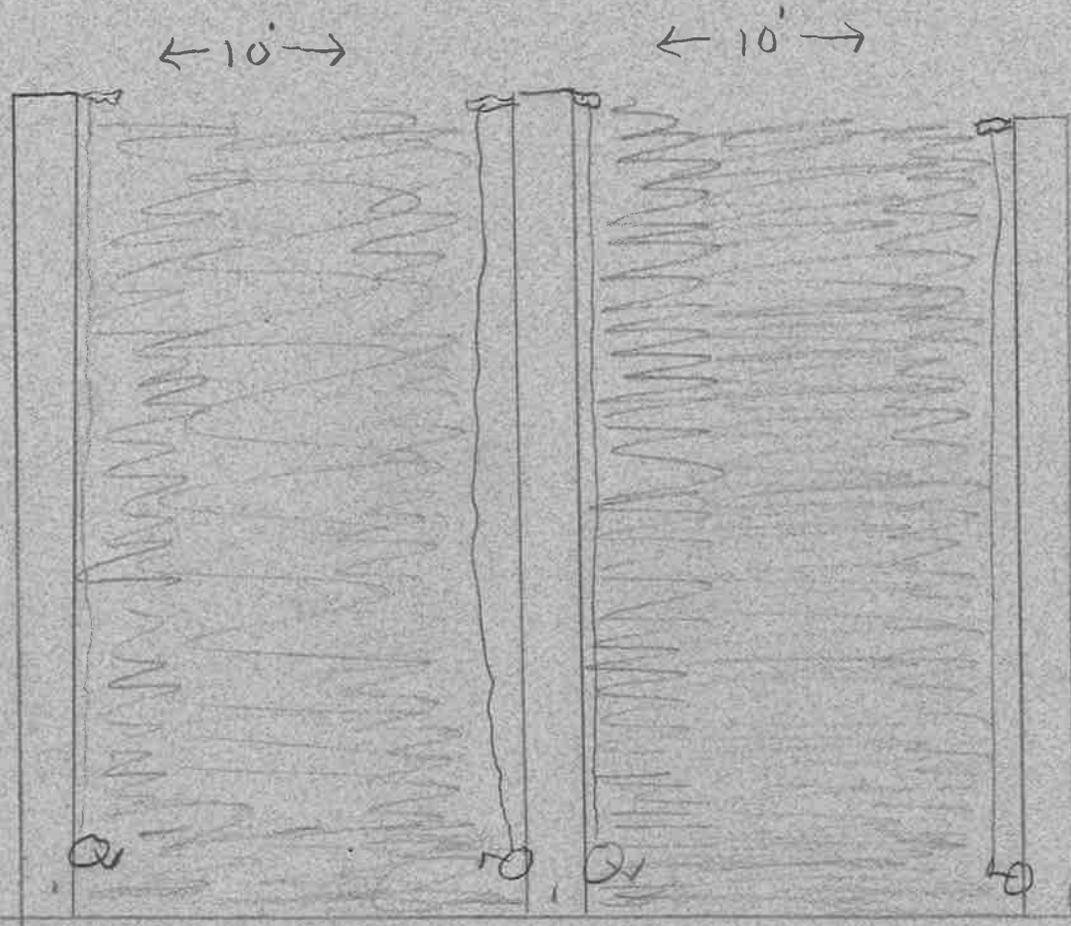
We came up with the height of the this last year during mid-season after a game by having a coach raise his arm on the pitching mound and we basically went to the center field fence and raised a tape measure to see what would be the sufficient height while having a person standing in the batters box to view the location of the direct sun light right over the coaches arm on the pitching mound.

Thank you,

Billy Brewer

Cody Youth Baseball Board Member

- A.) Pipe set in ground w/ concrete 5' deep
- B.) All three will have Gully Systems so we can lower and raise the nesting material!



↑ 5' ↓

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

MEETING DATE:	FEBRUARY 10, 2015	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT OF THE REBEL ROW MINOR SUBDIVISION SUB 2014-04	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

BACKGROUND:

Tom Quick, of What's Left, LLC, has submitted the final plat application for the Rebel Row minor subdivision. The subject 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 final plat drawing is attached.

At the Planning and Zoning Board's recommendation, the City Council approved the Preliminary plat of this subdivision at their January 20, 2015 meeting. The approval included a variance to the alley requirement and a waiver for the construction of Cougar Avenue subject to participation in a future improvement district. The following conditions were specified. The status of each condition is noted.

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."
Comment: Met. The language is included.
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.
Comment: The requirement has been noted on the preliminary plat, which in this case acts as the plans for construction.
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.
Comment: Met.
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).

Comment: Only partially met. The 5-foot easement across Lots 2, 3 and 4 is shown. However, a 5' by 5' easement is needed on the lot to the north for the new transformer. The easement document will need to be provided and recorded with the final plat.

5. Sidewalk shall be installed to City standards where it does not exist along the west side of Stone Street from Cougar Avenue to the sidewalk on the Sherwin Williams store lot. Prior to issuance of any building permits these sidewalk improvements shall be installed, or the developer must provide a cash deposit for construction cost plus 10% to be held by the City for security until the sidewalk is completed. The sidewalk improvements shall be completed within 24 months of approval of the subdivision.

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.

Comment: The requirements are noted on the preliminary and final 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.

Comment: The physical construction items (utility services and storm water trench) will need to be completed before building permits can be issued. The water tap fees and electrical estimate will need to be paid prior to the mayor signing the final plat.

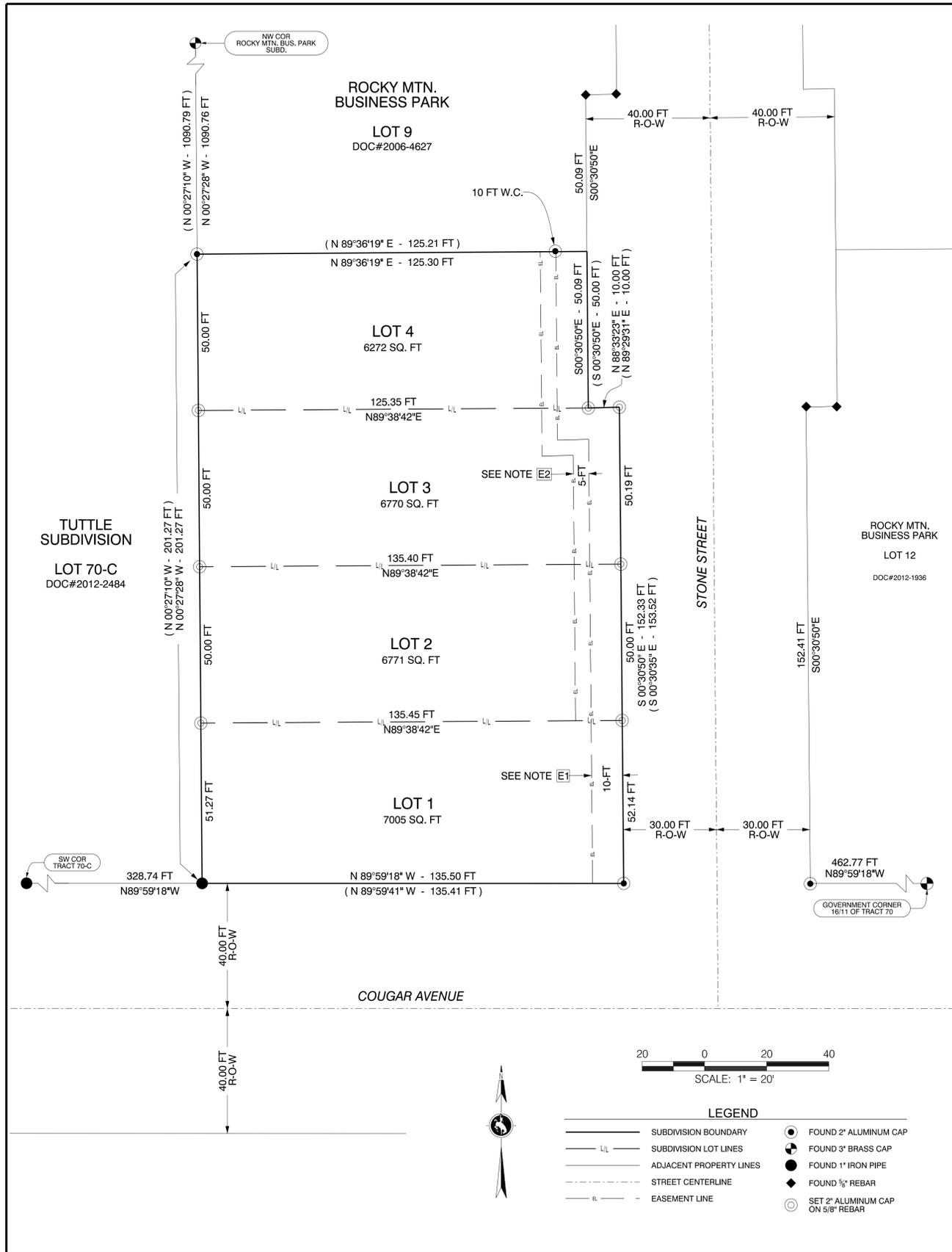
7. Provide a mylar copy and one paper copy of the updated preliminary plat.

Comment: Met.

RECOMMENDATION:

Recommend that the City Council approve the Final Plat for the Rebel Row subdivision, subject to the following:

1. Applicable utility fees (three water taps and the electrical estimate) shall be paid prior to the mayor signing the final plat.
2. Provide a minimum 5-foot by 5-foot utility easement on Lot 9 of the Rocky Mountain Business Park, for the new transformer. The easement must be recorded prior to, or with the final plat.
3. All utility work for sewer, water, power, and storm water must be completed as noted on the preliminary plat prior to issuance of a building permit. The work must conform to city standards.
4. Comply with Condition 5 of the preliminary plat approval, relating to constructing or providing a cash deposit for construction of sidewalk along the west side of Stone Street prior to issuance of a building permit.



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 WE HEREBY DEDICATE THE EASEMENT LABELED HEREON FOR THE USES SO NOTED; THAT WE 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 LOTS 1 - 4 OF THE REBEL ROW MINOR SUBDIVISION; 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: _____

DESCRIPTION OF LANDS

A PARCEL OF LAND AS DESCRIBED IN DOC#2015-304 ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, SAID LANDS LOCATED WITHIN A PORTION OF TRACT 70-B OF THE TUTTLE SUBDIVISION, WITHIN RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 11 OF ROCKY MOUNTAIN BUSINESS PARK SUBDIVISION AS RECORDED IN PLAT CABINET J, PAGE 86 ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.

APPROVALS

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

BY MAYOR: NANCY TIA BROWN

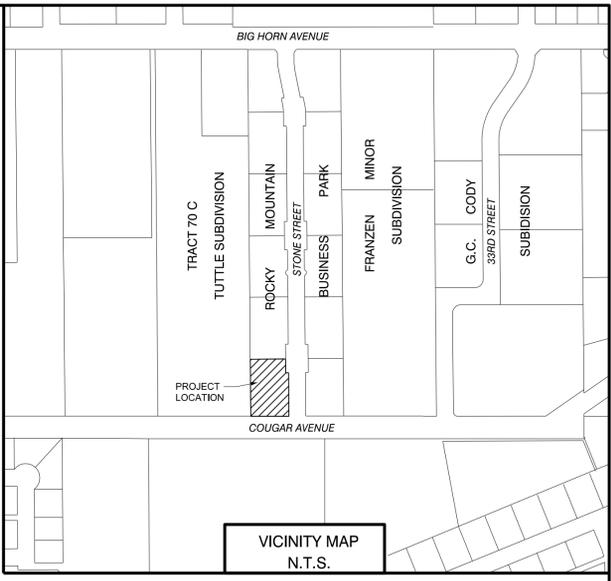
ATTESTED BY: ADMINISTRATIVE SERVICES DIRECTOR

SUBDIVISION NOTES

- BEARING BASE: BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83(2011) EPOCH 2010.0, WYOMING WEST CENTRAL ZONE.
- ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
- TOTAL SUBDIVISION AREA IS 0.82 ACRES.
- 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.
- 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.
- THIS SURVEYOR DID NOT PERFORM AN ABSTRACT TITLE SEARCH. THE LANDS SHOWN HEREON MAY BE SUBJECT TO ADDITIONAL EASEMENTS NOT SHOWN.
- VARIANCES GRANTED BY THE CITY OF CODY
 - CITY ORDINANCE 11-4-2 (P): A VARIANCE TO THE REQUIREMENT FOR ALLEYS.
 - 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.
- PRIOR TO ISSUANCE OF BUILDING PERMIT: SIDEWALK WILL BE INSTALLED ON THE WEST SIDE OF STONE STREET, FROM COUGAR AVENUE TO THE SOUTH LINE OF LOT 1 OF THE ROCKY MOUNTAIN BUSINESS PARK SUBDIVISION, OR A CASH DEPOSIT OF THE COSTS FOR THE SIDEWALK PLUS 10% WILL BE PROVIDED TO THE CITY UNTIL THE IMPROVEMENTS ARE INSTALLED.

EASEMENT NOTES

- AN EXISTING 10-FT WIDE UTILITY EASEMENT ALONG THE EAST BOUNDARY OF THE REBEL ROW MINOR SUBDIVISION, SAID EASEMENT DEDICATED ON THE PLAT OF ROCKY MOUNTAIN BUSINESS PARK FILED IN PLAT CABINET J ON PAGE 86 IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER.
- A 5-FT WIDE UTILITY EASEMENT LOCATED ALONG THE EAST BOUNDARY OF LOTS 2, 3 AND 4 OF THE REBEL ROW MINOR SUBDIVISION GRANTED TO THE CITY OF CODY.



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 _____.

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.

FINAL PLAT

REBEL ROW MINOR SUBDIVISION
 LOCATED WITHIN LOT 11 OF ROCKY MOUNTAIN BUSINESS PARK SUBDIVISION, WITHIN TR 70 B OF THE 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 BRVERTON, WY 82501 307-527-0915 307-527-0915
OWNER: WHAT'S LEFT, LLC. 301 17TH STREET CODY, WY 82414 DOC# 2015-304	FEBRUARY 6, 2015 DRAWN BY: BF, DT
PROJECT # 2014-056 2014-056_PPLAT	FIELD SURVEY: NOV. 10TH - NOV. 21ST, 2014 BY: BF