CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MAY 24, 2016
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairman Justin Ness
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the May 10, 2016 regular meeting

6. NEW BUSINESS
   A. Fence Height Request: 8-foot wire fence in back yard of 2228 South Fork Street.
   B. Site Plan Review: Modifications to Whitlock Motors Project, 2825 Big Horn Avenue.
   C. Site Plan Review: Pergola and outdoor seating at Sunset Inn Best Western, 1601 8th Avenue.
   D. Site Plan Review: Renovation of building for The Cody Cupboard, 602 15th Street.
   E. Site Plan Review: Cody Stampede Outdoor Arena and Horse Barn, east of rodeo grounds.

7. Signs:
   A. Lamar Billboard, 506 Date Street
   B. Swan Enterprises Billboard, 3202 Big Horn Avenue
   C. Rocky Mountain Backroads Adventure -725 Yellowstone Avenue

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

9. Council Update: Steve Miller

10. Staff Items:

11. Adjourn

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

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, May 10, 2016

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, May 10, 2016 at 12:00 PM

Present: Brad Payne -Acting Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Reese Graham; Richard Jones; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Accounting Clerk.

Absent: Justin Ness

Acting Chairman Payne called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

Curt Dansie made a motion, seconded by Heidi Rasmussen, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Richard Jones, to remove tabled the minutes for the April 12, 2016 meeting Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Richard Jones, to approve the minutes for the April 12, 2016 meeting Vote on the motion was unanimous, motion carried.

Reese Graham made a motion, seconded by Curt Dansie, to approve the minutes for the April 26, 2016 meeting Vote on the motion was unanimous, motion carried.

Todd Stowell presented Site Plan Review for Playground and Landscaping at the Buffalo Bill Center of the West, located at 720 Sheridan Ave.

Richard Jones made a motion, seconded by Heidi Rasmussen, to approve the Site Plan Review for Playground and Landscaping at the Buffalo Bill Center of the West, located at 720 Sheridan Ave, with the following conditions:

1. In-field modifications to the drainage plan must comply with the intent of the original plan. As required for the food pavilion review, the final drainage facilities will need to be certified by the applicant's engineer that they comply with the city storm water requirements.
2. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Acting Chairman Payne opened the public hearing at 12:10 p.m. for the Special Exemption for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue. There were no comments from the public.

Acting Chairman Payne closed the public hearing at 12:13 p.m.

Todd Stowell presented the Special Exemption Review for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue.

Lester Santos commented on the parking request. He has no problem with recommendation from the staff.

DRAFT

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to approve the Special Exemption Review for the parking requirement at 2425 Big Horn Avenue with the following conditions:

1. The permit would be valid for Anna Islas only. (Any future owner or operator would need to apply for their own exemption.)
2. Restaurant seating is limited to 31 seats.
3. That the front area come into compliance with the Building Official with the City of Cody as soon as possible, and no later than 60 days after approval of the exemption, or the exemption shall be null and void.
4. The exemption is contingent on use of the current furniture making business area for storage/warehousing/ or other light industrial activity that does not have a parking demand of more than three vehicles, and which is generally operated at hours that does not conflict with the peak evening restaurant hours.
5. The restaurant operator(s) must display a clearly visible notice at the restaurant entrance that informs patrons of acceptable parking areas (Blackburn Street or restaurant parking lot) and asks patrons that have parked in the Big Horn Cinema lot to move their vehicles. (Sample: Welcome to El Vaquero! Vehicles must be parked in the restaurant parking lot or along Blackburn Street. If you are parked at Big Horn Cinema, please move your vehicle.)
6. If the special exemption is granted, staff will prepare a permit that the Islas must sign and record at the county clerk's office within 10 days of them acquiring the property.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented and had a discussion with the board on the Dimensional Standards for Residential Zoning Districts.

Signs – none

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – none

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

There being no further business to come before the board, Acting Chairman Brad Payne adjourned the meeting at 12:59 PM.

_____

Bernie Butler, Accounting Clerk

DRAFT

2228 Southfork St.

Cody, Wyoming 82414

May 19, 2016

Todd Stowell and Members of Planning and Zoning Board

Cody City Hall

1338 Rumsey Ave.

Cody, Wyoming 82414

Dear Members of the Board:

We, as homeowners at the above address, respectfully request a variance in the fencing ordinance established by the City of Cody.

We want to fence our garden with wire fencing similar to the photos provided by Midwest Fencing, along existing fence lines, along the alley behind our garage. We find this fencing aesthetically acceptable, and it does not block human sight lines. We request a variance to eight (8) feet to prevent deer and other animals from entering our garden and eating our vegetables. Over the years we have lost several crops to animals which live within the city limits.

Utility lines (gas, fiber optics, telephone) do run along the edges of our existing fence. If necessary, we will enclose a smaller area to accommodate any ordinances regarding proximity and safety. We plan to install three (3) gates: one on the alley to allow a vehicle to back in, one in a jog near our garage, and one which allows us to enter from our backyard.

Enclosed are a letter from Shirley (Mrs. Don) Hawk, our nearest neighbor, voicing no objection to the reinstallation requested; a map showing the layout of our garden spot; and photographs taken from the alley at the back of our property, showing our existing fencing and garage.

Thank you for your thoughtful consideration of our request.

Sincerely,

Charles E. Abernathy

Karling Clymer Abernathy

Karling Clymer Abernathy

103 Monte Vista Ave.

Cody, Wyoming

May 19, 2016

To whom it may concern:

I do not object to Charles E. and Karling Abernathy building new wire fence (possibly 8 feet tall) along their existing garden fence line at 2228 Southfork St., adjoining my property at the above address.

This fence is not within view of my house, as it is obscured by my outbuildings and hedges.

Yours truly,

Shirley S. Hawk

Shirley Hawk

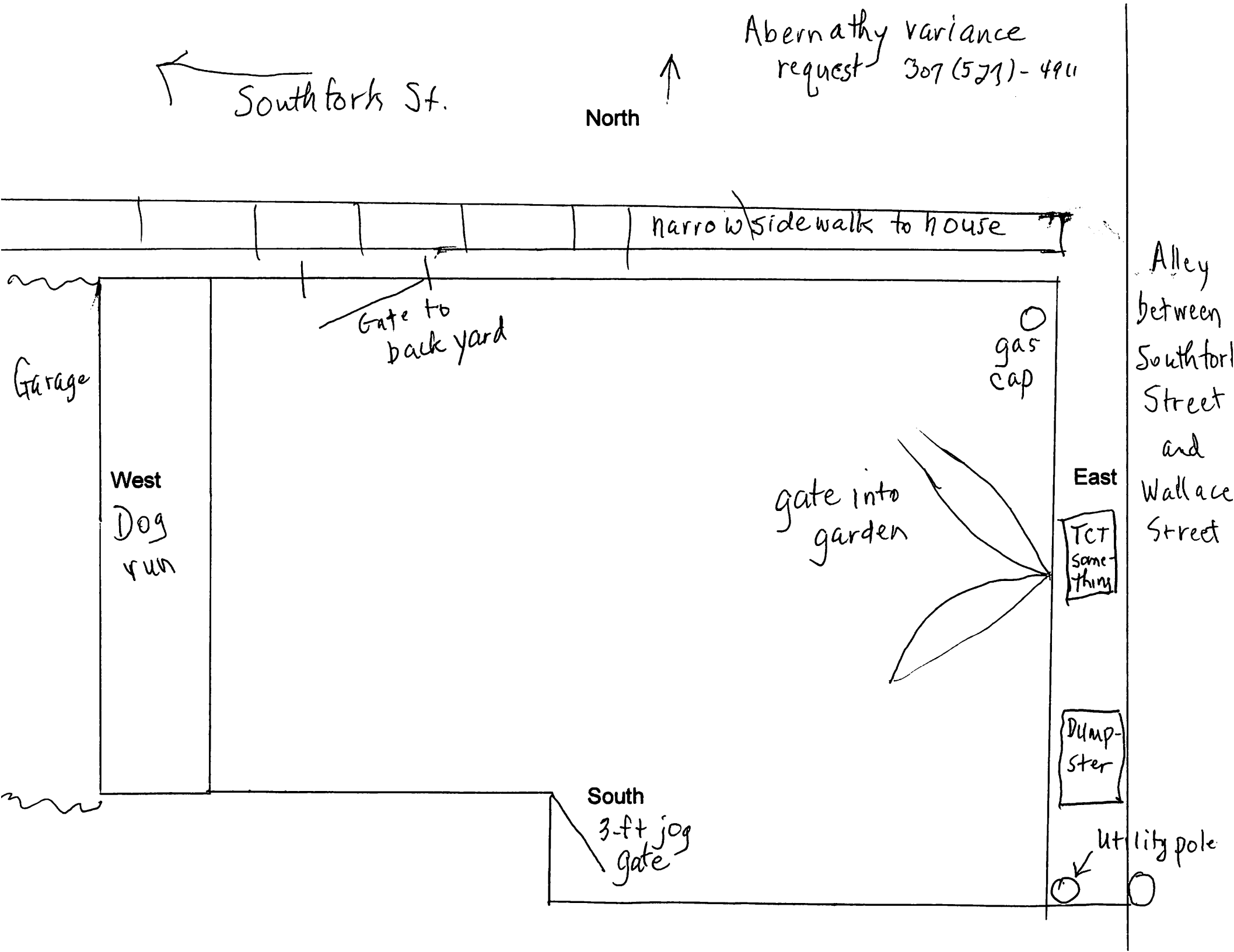
(307) 587-6976

Charles E. Abernathy

2228 Southfork St.

Cody, Wyoming

Request for fence variance--photos


Abernathy variance request 307 (571) - 4911
Southfork St.
North
narrow sidewalk to house
Alley between Southfork Street and Wallace Street
Gate to back yard
Garage
gas cap
West
Dog run
gate into garden
East
TCT something
Dumpster
South
3-ft jog gate
utility pole

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 24, 2016	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: MODIFICATIONS TO WHITLOCK MOTORS PROJECT. SPR 2016-15	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Brett Whitlock and Brian Shumard of Whitlock Motors had a site plan application approved by the Planning and Zoning Board on October 28, 2014 for development of a vehicle sales lot and an 80' by 130' vehicles sales and maintenance building at 2825 Big Horn Avenue. The project was delayed and has now been redesigned to reduce initial construction costs. The project is proposed on the same 2.4-acre lot located immediately east of the Wyoming Home and Ranch store, on the north side of Big Horn Avenue within the Open Business/ Light Industrial (D-3) zoning district.

The modifications are primarily limited to the design and finish of the building, as the utility plan, grading plan, and landscaping plan are effectively unchanged from the 2014 approval. The main portion of the proposed building remains at 80' by 130', with the same sized 8' by 21' 8" vestibule entry. Major changes include not initially finishing the interior of the vehicle service area and the removal or redesign of several architectural enhancements from the front of the building. All of the plans are attached for your review and a comparison of the previously and currently proposed building façades are on the next page.

The proposed building would contain a showroom, staff offices, parts storage room, four vehicle service bays (unfinished), and a wash/detailing bay. A mezzanine floor above the office area would be used for storage and mechanical equipment.

REVIEW CRITERIA:

Section 10-10C-5 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.*

Section 9-2-3 is as follows:

Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.

Previous Proposal:

Current Proposal:

STAFF COMMENTS:

The surrounding area is as follows:

DIRECTION	*EXISTING USE*	*ZONING*
North	Vacant .7 acre lot, 12-plex condos to NE, Fire district building to NW.	D-3
East	Vacant 3.3 acre parcel.	D-3
South	Commercial and residential uses across Big Horn Avenue.	D-3
West	WY Home and Ranch store.	D-3

Architecture:
The current proposal is an all-metal clad building, with a standard galvalume roof and light gray vertical rib panels on the sides and back of the building. The front of the building includes “oak moss” colored standing seam vertical panels on the main building wall and parapets, a horizontal batten-style galvanized siding on the entry vestibule, and rust-in-place corrugated panels at the building corners and fireplace bump out. Glass storefront windows with suspended metal canopies are also included.

Admittedly, the original proposal was more architecturally extensive, yet the current proposal is still at least a step above what would be considered the basic steel building package. The variation in types of metal siding and the color coordinated green and rust colors of the façade have a nice look. The storefront windows, while not as large as in the original proposal, are a good addition.

The applicant may be able to provide additional information, yet their representative indicated that the ultimate goal of this project is to obtain a name brand dealership franchise. If that happens, the company often requires certain architectural features, colors, and signage, which could mean significant changes to whatever architectural features Whitlock Motors installs at this time. In other words, if they eventually obtain a dealership franchise, the building exterior could drastically change. It is a balance between what could happen and what the building will look like in the meantime, with no guarantee of the franchise happening anytime soon.

It is noted that the building is set back over 300 feet from Big Horn Avenue, and there will be numerous vehicles between the building and Big Horn Avenue. The vehicles themselves form part of the presentation, along with the building and landscaping.

The Board will need to determine if the architectural features of the building are acceptable.

Landscaping:
In the original review, staff would have preferred some vertical components such as shrubs or large boulders to be added to the grass landscaped area along Big Horn Avenue. Only grass was required the Board, apparently because of the relatively high architectural quality of the building. Now that the architectural quality is somewhat less, the Board will need to determine if the landscaping is still adequate.

Although this property is within the new Entry Corridor Overlay District, which has specific landscaping requirements (5% of lot), the original site plan was submitted prior to the effective date of that ordinance. As the site plan remains effectively unchanged and has not "expired", planning and legal staff consider the landscaping situation depicted on the site plan as "grandfathered". In other words, the current development is not subject to compliance with the Entry Corridor Overlay District. In case you were interested, the site plan depicts 2.5% of the lot in landscaping.

Access and Parking:

No access or parking changes from the prior review are proposed. As noted previously, access to and from the site is through an existing shared approach to Big Horn Avenue. All but the landscape area and the area at the back of the property will be paved with asphalt or concrete. The boundaries of the vehicle display area are not identified on the site plan, which is not of great concern provided a clear access route that is at least 20 feet wide and maneuverable by emergency vehicles is always available to the building. Due to multiple possible routes, the route was not required to be shown on the site plan. It is also noted that a minimum 24-foot (30' recommended) backup area/parking lot aisle needs to be left clear behind all parking spaces.

Exterior Lighting

Architectural lighting on the front of the building is proposed to be intentionally bright to draw attention to the business, while preventing glare by using fully-shielded light fixtures. Several wall pack fixtures have been removed from the sides and back of the proposed building, which is appreciated.

While a photometric plan has not been submitted, the light fixture cut sheets (specifications) seem to indicate that due to distance to property lines, there will not be significant amounts of illumination extending beyond the property line. Furthermore, there do not appear to be any immediately neighboring land uses that would be sensitive to minimal lighting impacts. The condo units to the south are about 240 feet away.

Lighting of the vehicle display area is relatively limited, with only two, 209 watt LED fixtures mounted on poles about 150 feet from Big Horn Avenue. (209 watts of LED lighting is roughly equivalent to about 1,000 watts of incandescent lighting and appears to be the largest LED fixtures readily available—to go brighter would involve adding multiple fixture heads.) The lighting fixtures are a forward throw fixture, with much of the light spread forward into the lot. Some backlighting near the poles is expected, but is only a few foot candles in amount (Less than 5 foot candles immediately behind pole and 1 foot candle at 1.25 times the mounting height.).

The height of the light poles is shown as 32 feet maximum, which is in line with historical limits in the neighborhood.

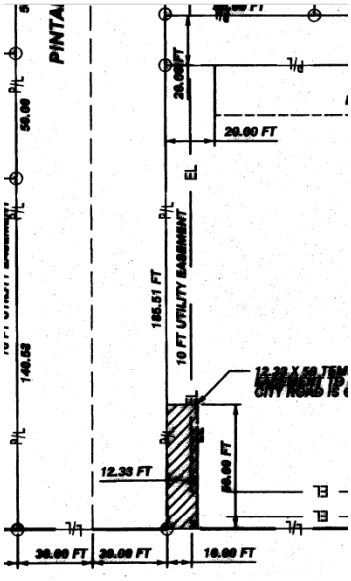
Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements
There are no specified zoning setbacks or building height limits in this zone. No residential buffers are required for this proposal as there is no adjacent residential zoning.

Storm Water Plan:
An engineered storm water plan has been submitted and reviewed by the City Engineer. The grading is properly designed to collect the storm water and retain it in accordance with the city storm water policy manual. Compliance with DEQ registration of the infiltration trenches will be needed as part of the process, which may also include some modification to the inlet detail. (New requirement)

Snow Storage
Snow storage is shown in the northeast corner of the property. Much, but not all, of that area is proposed to be graded towards the retention pond. (The grade break runs from the northeast corner of the property to the northeast corner of the concrete at the nearest corner of the building.) It is preferred that the snow storage piles be entirely within the area graded towards the retention pond so that snow melt does not impact neighboring property.

Utility Services
The building will utilize domestic water, power, gas, and sewer service, as shown on the site plan. The locations of the service lines are generally acceptable, but some of the details are lacking or need corrected.

For electrical service, a new 3-phase transformer and service line are needed. The route of the electrical service as shown will need an easement from the adjacent property owner. Alternatively it can be routed to the utility easement to the west along Pintail Street, make a 90-degree turn towards the building, and maintain a sweeping run directly to the transformer. The situation must be correctly shown on the plans submitted for the building permit.



Fees for city sewer and water will also apply and estimates will be provided when estimated usage rates are supplied to the city.

It is recommended that all sewer clean outs and water valves in driving areas be protected with concrete collars.

Natural gas service and any other private utilities will need to be coordinated with those providers.

Signage
The wall sign and logo meet applicable sign standards (total 52 sq. ft.) and can be approved at this time. An application for the freestanding sign will need to be submitted in the future. It is noted that the freestanding sign cannot encroach into or overhang the utility easement. The post location being immediately next to the utility easement could be an issue, depending on the sign design.

Hydrants/Fire Line
The building relies on the fire hydrant near the northwest corner of the property for fire protection. The property is not proposed to be fenced in this area, so access to the fire hydrant is possible, provided a fire lane is always maintained. The area is open and will have a drivable surface, and will need to remain open for fire truck access. If it is eventually gated, a Knox box or other method for emergency entry must be provided.

Frontage Status
Sidewalk, curb, gutter, and streetlights exist along the full property frontage.

Garbage
The dumpster location is at the north end of the building.

Other
No long-term storage of disabled vehicles is proposed. (If long-term storage of disabled vehicles is to occur in the future, it will need additional Planning and Zoning Board review for applicable screening/fencing to ensure compliance with the city nuisance ordinance.)

ATTACHMENTS:
Application materials.

ALTERNATIVES:
Approve or deny the site plan with or without changes.

RECOMMENDATION:
It is recommended that the Planning and Zoning Board approve the project subject to the following items:

1. Applicable city utility fees (water, sewer, power) are to be paid prior to building permit issuance.
2. On the plans submitted with the building permit, correctly show the route of the electrical line as discussed in the staff report, or obtain a utility easement from the neighbor for the route.
3. Provide an electrical easement for the transformer and electrical line, as specified by the electrical division.
4. Locate the freestanding sign post so that the future sign is not within and does not overhang the utility easement.

5. Protect the sewer clean-outs and storm water inlets in the driving lanes with concrete collars.
6. File with the WY DEQ Water Quality Division the necessary application form for the Class V Underground Injection Control (UIC) wells, and modify the perc trench detail as needed to comply with their requirements.
7. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.
8. 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.
9. Provide an "as-constructed" site plan prior to issuance of the certificate of occupancy.
10. A building permit must be obtained within two years or this authorization will expire.

PRECISION PLAN AND DESIGN INC.
CUSTOM PLAN SERVICE

COVER PAGE PERSPECTIVE IS FOR PRESENTATION ONLY. PLEASE REFER TO ELEVATION PAGES FOR ALL EXTERIOR DETAIL.

GOVERNING CODES
International Building Code IBC 2012 Edition
Minimum Design Loads for Buildings and Other Structures ASCE 7-10
American Concrete Institute Standard ACI 318
American Institute of Steel Construction 13th Edition
Timber Construction Manual AITC 4th Edition

MATERIALS
Wood - Framing Lumber - Hem Fir or SPF#2 or better
- Beams - Glue Laminated 24F UNO. Combination V4 UNO
Concrete - 4,000 psi @ 28days
Reinforcing Steel - Bars - ASTM A615 Grade 60
Structural Fill - Granular pit run material with less than 5% passing the #200 sieve. Compacted to 95% per ASTM D698.

CONCRETE CONSTRUCTION
Use ASTM C150 Type I-II cement. Use 5 to 7% entrained air for exposed concrete. Water to cement ratio shall not exceed 0.50 except for lean mix.
Reinforcement
Cover Requirements - Cast Against Earth - 3" (clear dimension)
Walls, slabs, columns - 1 1/2"
Lap Splices - 30 bar diameters minimum
Corner Bars - Size & spacing to match horizontal bars

ENGINEERED METAL BUILDING CRITERIA (in addition to "Basis for Design" notes)
Lower Eave height 16'
Roof slope 1:12
Girts located exterior to columns on end walls, 1" outset on side walls
Columns may be tapered or straight
Bracing optional - rods, angles, or cables.
Metal building design shall be a deferred submittal subject to the review and approval of the engineer of record

WOOD CONSTRUCTION
Sheathing may be either plywood or OSB.
All nailing in accordance with IBC Table 2304.9.1 unless noted otherwise on drawing
Block joists and trusses at all bearing locations
Sill plates shall be treated or decay resistant species lumber
Framing Hardware - Approved equal hardware may be substituted where Simpson standards have been noted.
2-2x10 for all headers unless noted otherwise
Glue laminated beams shall be cambered to a radius of 2000 feet UNO.
Trusses shall be designed and fabricated in accordance with IBC 2012
Design shall bear the seal of a registered professional engineer and shall be approved by the Contractor's representative prior to fabrication.

FLOOR SHEATHING
3/4" APA tongue and groove C-D plywood with exterior glue. 48/24 panel index. #8 x 1.5" screws at 6"oc @ edges and at 10"oc @ other supports. Glue at all supports.

IMPORTANT:

BUILDER VERIFY ALL DIMENSIONS.
ALL DRAWINGS SUBJECT TO CHANGE PER ARCHITECT.
ALL CONSTRUCTION METHODS TO MEET LOCAL CODES AND STANDARDS.

CODE CONSIDERATIONS

WHITLOCK MOTORS NEW FACILITY: CITY OF CODY ZONING DISTRICT D-2

CODE USED:
INTERNATIONAL BUILDING CODE 2012 (IBC)

OCCUPANCY CLASSIFICATION:
(CHPTR. 3): S1, B

BUILDING USED FOR:
CAR SHOWROOM, PARTS STORAGE, AUTO REPAIR, CAR WASH

CONSTRUCTION TYPE:
(CHPTR 6): V-B

ALLOWABLE SQUARE FOOTAGE (TABLE 503):
9,000

ALLOWABLE STORIES (TABLE 503):
1, ACTUAL: 1 WITH MEZZANINE

ACTUAL SQUARE FOOTAGE:
10,576 SF. EXISTING, WITH 2,080 SF. MEZZANINE

TOTAL SQUARE FOOTAGE:
12,656

SETBACKS FROM PL:
N-121' S-300' E-50' W-58'

AREA INCREASE:
(CHPTR. 506) IF = (436/436-.25) 30/30 = .75x1= .75
Aa= 9000 + (.75 x 9000) = 15,750 ALLOWED

SPRINKLERS ?:
YES IF GREATER THAN 12,000 SF. FIRE AREA, NO IF DIVIDE INTO 2 FIRE AREAS
SO..... DIVIDE INTO 2 FIRE AREAS (903.2.9.1)

TOTAL FIRE AREA 1: 10,656 SF
TOTAL FIRE AREA 2: 2,000 SF

FIRE BARRIER WALL (SEC. 707):
3 HOUR
OCCUPANT LOAD:
FIRE AREA # 1: MEZZANINE 2,080 / 300 = 7
SHOWROOM / OFFICES 4,414 / 100 = 45
SERVICE BAY 3,950 / 200 = 10
TOTAL FIRE AREA # 1 = 72
FIRE AREA # 2: WASH / DETAIL = 2,000 / 200 = 10
TOTAL FIRE AREA # 2 = 10

TOTAL BUILDING LOAD:
82, 2 EXITS REQUIRED SEVERAL PROVIDED

TRAVEL DISTANCE:
ALLOWED - 200', ACTUAL - 85'

TOILETS REQUIRED:
3 / PROVIDED 3 - (1 MENS ACCESSIBLE, 1 WOMENS ACCESSIBLE, 1 UNISEX)

WHITLOCK MOTORS NEW FACILITY

Project Location
Bighorn Avenue
Cody, Wyoming 82414

OWNERS:

2Visions

Brett Whitlock: 307-899-5776
Brian Shumard: 307-250-3787

Mailing Address: 1807 Stampede Avenue
Cody Wyoming 82414

ARCHITECT:
Susan Hovde
P.O. Box 1514
Red Lodge MT. 59068
(406) 446-3160

STRUCTURAL ENGINEER:
NPEngineering
P.O. Box 1461
Red Lodge MT. 59068
lazyrp@gmail.com

CIVIL ENGINEER:
Engineering Associates
P.O. Box 1900
Cody, Wyoming 82414
(307) 587-4911

MECHANICAL ENGINEERING:
Simplicity.
P.O. Box 51272
Billings, MT 59105-1272
(406) 254-7157

DRAFTING:
Precision Plan and Design Inc.
930 12 th Street
Cody, Wyoming 82414
(307) 587-6227

EXTERIOR COLORS

WALLS: SEE ELEVATIONS FOR COLORS.

WINDOWS:
COMMERCIAL DARK BRONZE
DOORS:
COMMERCIAL DARK BRONZE/ O.H. DOORS WHITE
TRIM / FACIA:
DARK GREY
GUTTERS:
DARK GREY

METAL ROOF:
MAIN ROOF GALVALUME

INDEX TO DRAWINGS:

C1.0 -COVER / CODES
T1 - CIVIL / TITLE SHEET
T2 - CIVIL / NOTES
C1 - CIVIL / EXISTING SITE
C2 - CIVIL / PROPOSED SITE
C3 - CIVIL / SITE GRADING
D1 - CIVIL / DETAILS
D2 - CIVIL / DETAILS
D3 - CIVIL / DETAILS
A1.0 - MAIN FLOOR PLAN
A1.1 - UPPER FLOOR PLAN
A2.0 - EXTERIOR ELEVATIONS
A2.1 - EXTERIOR ELEVATIONS
A3.0 - CROSS SECTIONS
A3.1 - INTERIOR ELEVATIONS
A3.2 - INTERIOR ELEVATIONS
A4.0 - SCHEDULES
S1.0 - FOUNDATION PLAN
S1.1 - FOUNDATION DETAILS
E0.0 - ELECTRICAL NOTES
E1.0 - LIGHTING PLAN
E2.0 - POWER PLAN
E3.0 - EQUIPMENT POWER
E4.0 - PANEL SCHEDULES
M0.1 - MECHANICAL DETAILS
M0.2 - MECHANICAL SCHEDULES
M1.0 - MECHANICAL PLAN
P1.0 - PLUMBING PLAN

COVER SHEET

2Visions

Whitlock Motors New Facility / Big Horn Avenue
Mailing Address: 1807 Stampede Avenue
Cody Wyoming 82414

Brett Whitlock: 307-899-5776
Brian Shumard: 307-250-3787

LICENSED ARCHITECT
SUSAN J. HOVDE
B-0170
02-11-2015
STATE OF WYOMING

SUSAN HOVDE - Architect
P.O. Box 1514
Red Lodge MT, 59068
(406) 446-3160

Precision Plan and Design Inc.
Custom Plan Service
930 12th Street
Cody Wy, 82414
(307) 587-6227

Project # 1027

DATE: Revision (3)
January 14, 2016

#	CHANGE ORDER	DATE:
1	REVISED DRAWINGS.	01-14-16
	NO CANOPY, REDUCED WINDOWS	

C1.0

SHEET #
1 OF

LEGEND

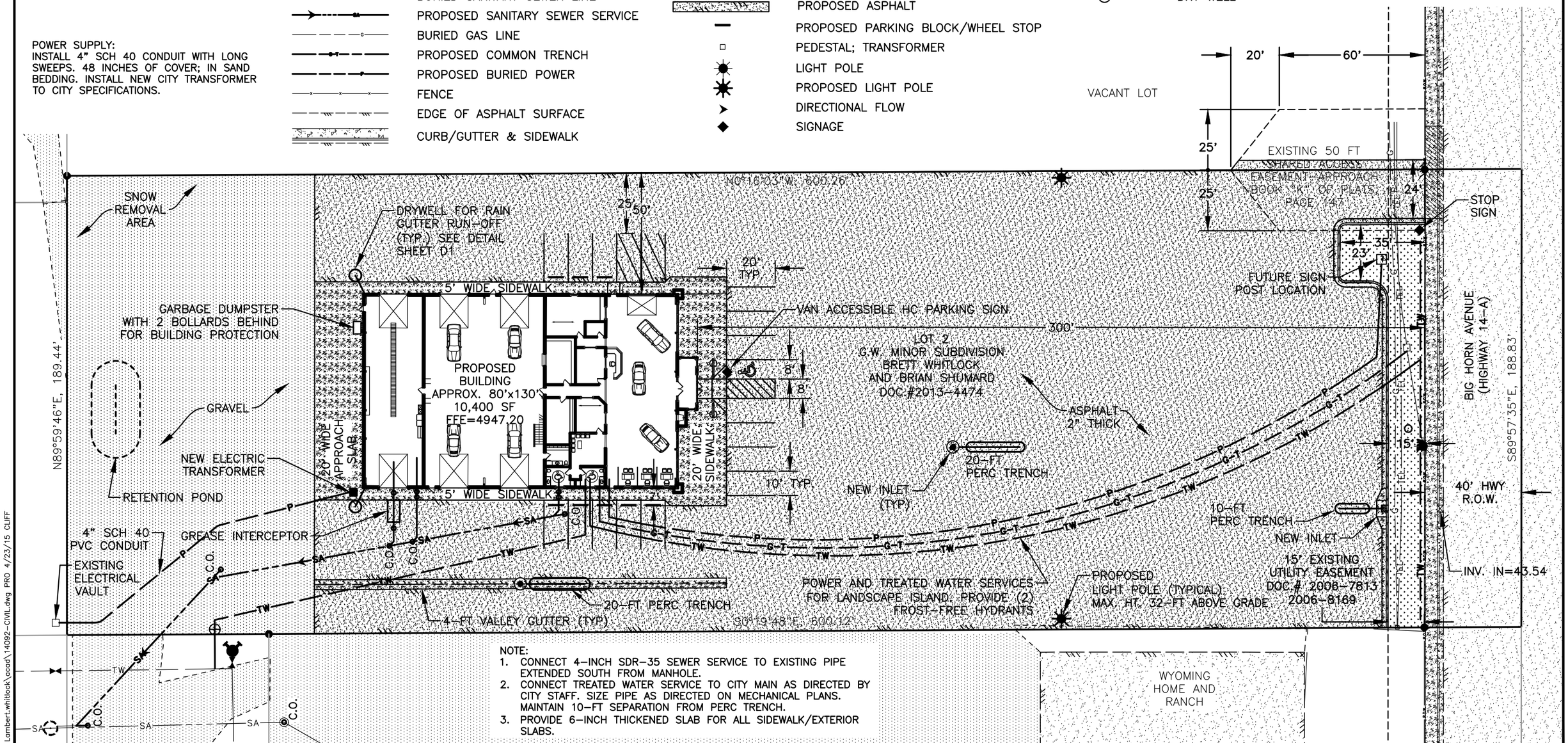
- FOUND ALUMINUM CAP MONUMENT
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- HIGHWAY RIGHT-OF-WAY
- EASEMENT
- BURIED TELEPHONE LINE
- BURIED TREATED WATER LINE
- PROPOSED TREATED WATER SERVICE
- BURIED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER SERVICE
- BURIED GAS LINE
- PROPOSED COMMON TRENCH
- PROPOSED BURIED POWER
- FENCE
- EDGE OF ASPHALT SURFACE
- CURB/GUTTER & SIDEWALK
- PROPOSED CURB/GUTTER.
- CONCRETE
- PROPOSED CONCRETE
- DRIVE CUT OR APRON
- GRAVEL
- PROPOSED GRAVEL
- PROPOSED LAWN
- ASPHALT
- PROPOSED ASPHALT
- PROPOSED PARKING BLOCK/WHEEL STOP
- PEDESTAL; TRANSFORMER
- LIGHT POLE
- PROPOSED LIGHT POLE
- DIRECTIONAL FLOW
- SIGNAGE
- POWER POLE
- UTILITY PIPE LINE VALVES
- TREATED WATER CURB STOP
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET GRATE.
- PROPOSED INLET GRATE.
- C.O. SEWER CLEAN OUT.
- SIGN POST.
- DRY WELL

0 20 40 80
SCALE (FT)
0.5' CONTOURS

POWER SUPPLY:
INSTALL 4" SCH 40 CONDUIT WITH LONG SWEEPS. 48 INCHES OF COVER; IN SAND BEDDING. INSTALL NEW CITY TRANSFORMER TO CITY SPECIFICATIONS.

PARKING SPACES	
REGULAR	HANDICAP
15	1

ADDITIONAL PARKING PROVIDED IN GRAVEL AREA AT REAR OF LOT.



NOTE:
1. CONNECT 4-INCH SDR-35 SEWER SERVICE TO EXISTING PIPE EXTENDED SOUTH FROM MANHOLE.
2. CONNECT TREATED WATER SERVICE TO CITY MAIN AS DIRECTED BY CITY STAFF. SIZE PIPE AS DIRECTED ON MECHANICAL PLANS. MAINTAIN 10-FT SEPARATION FROM PERC TRENCH.
3. PROVIDE 6-INCH THICKENED SLAB FOR ALL SIDEWALK/EXTERIOR SLABS.

DATE	REVISIONS	BY	CHECKED	APPROVED
04/23/15	UPDATES	RAO	RAO	
04/08/15	BUILDING PERMIT / EDITS	CRA	RAO	RAO
10/17/14	EDITS TO P&Z PACKAGE	IKSM	RAO	RAO
06/19/14	ORIGINAL DRAWING	MMR	RAO	RAO

DRAWN BY: MMR
JOB NO. 14092
FIELD BOOK NO. 539
FIELD BOOK NO. –

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: BRETT WHITLOCK AND BRIAN SHUMARD

PROJECT: NEW WHITLOCK MOTORS SITE

TITLE: PROPOSED SITE PLAN

SHEET C2 OF 8

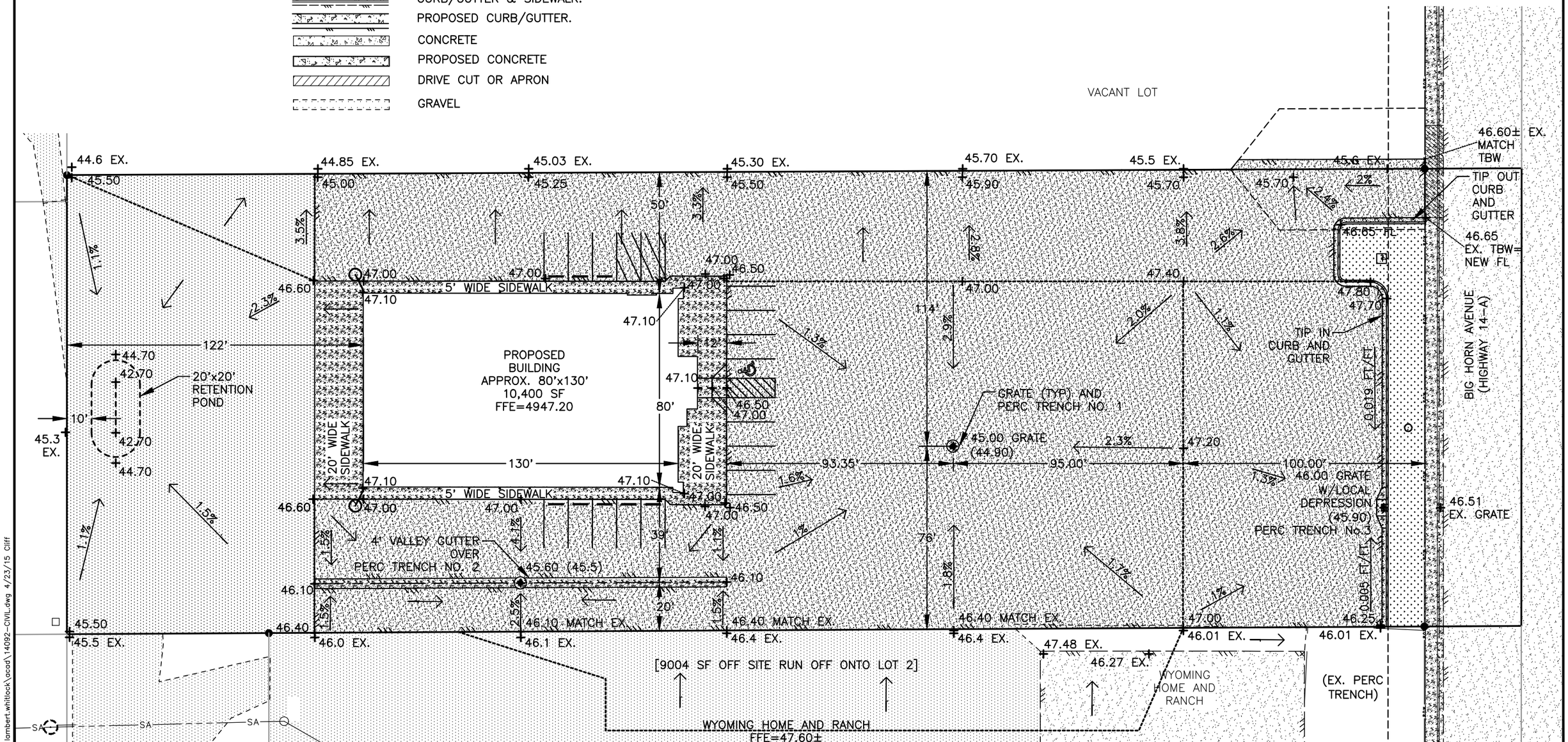
P:\2014\14092 Lambert.whitlock\pcad\14092-CIVIL.dwg PRO 4/23/15 CLIFF

LEGEND

- FOUND ALUMINUM CAP MONUMENT.
- SUBJECT PROPERTY LINE.
- ADJACENT PROPERTY LINE.
- HIGHWAY RIGHT–OF–WAY
- EASEMENT.
- EDGE OF ASPHALT SURFACE.
- PROPOSED STORM SEWER
- PROPOSED GRADE BREAK
- CURB/GUTTER & SIDEWALK.
- PROPOSED CURB/GUTTER.
- CONCRETE
- PROPOSED CONCRETE
- DRIVE CUT OR APRON
- GRAVEL
- PROPOSED GRAVEL
- PROPOSED LAWN
- ASPHALT
- PROPOSED ASPHALT
- STORM DRAIN INLET GRATE.
- PROPOSED INLET GRATE.
- +44.69 DESIGN SPOT ELEVATION
- 2% DESIGN FLOW DIRECTION

0 20 40 80
SCALE (FT)
0.5' CONTOURS

NOTE:
1. TIP OUT CURB AND GUTTER – 25 LF±
2. TIP IN CURB AND GUTTER – 165 LF±
3. "EX." MARKS EXISTING GROUND ELEVATION.
4. MAINTAIN 10–FT SEPARATION FROM PERC TRENCH TO TW SERVICE.



DATE	REVISIONS	BY	CHECKED	APPROVED
04/23/15	UPDATES	RAO	RAO	
04/08/15	PERCOLATION TRENCH No. 3	CRA	RAO	RAO
10/17/14	EDITS TO P&Z PACKAGE	IKSM	RAO	RAO
06/19/14	ORIGINAL DRAWING	MMR	RAO	RAO

DRAWN BY: MMR
JOB NO. 14092
FIELD BOOK NO. 539
FIELD BOOK NO. –

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

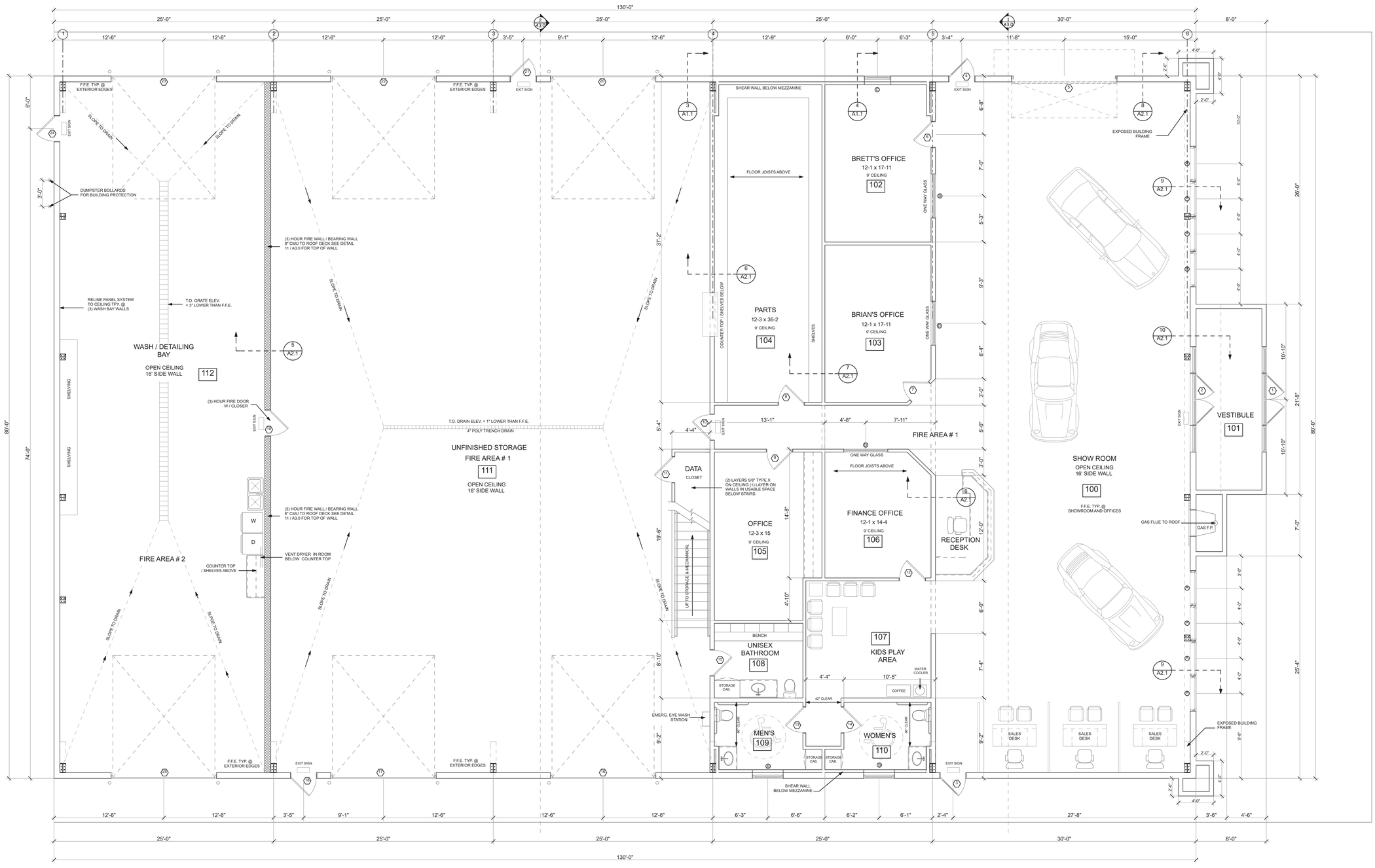
OWNER: BRETT WHITLOCK AND BRIAN SHUMARD

PROJECT: NEW WHITLOCK MOTORS SITE

TITLE: SITE GRADING PLAN

SHEET C3 OF 8

P:\2014\14092 lambert.whitlock\acad\14092–CIVIL.dwg 4/23/15 Cliff



FLOOR PLAN = 10,576 SF.

SCALE 3/16" = 1'-0"

N

FLOOR PLAN

2Visions

Whitlock Motors New Facility / Big Horn Avenue

Brett Whitlock: 307-899-5776

Mailing Address: 1807 Stampede Avenue Cody Wyoming 82414

Brian Shumard: 307-250-3787

LICENSED ARCHITECT
SUSAN J. HOVDE
B-0170
03-11-2015
STATE OF WYOMING

SUSAN HOVDE - Architect

P.O. Box 1514
Red Lodge MT, 59068
(406) 446-3160

Precision Plan and Design Inc.
Custom Plan Service
930 12th Street
Cody Wy, 82414
(307) 587-6227

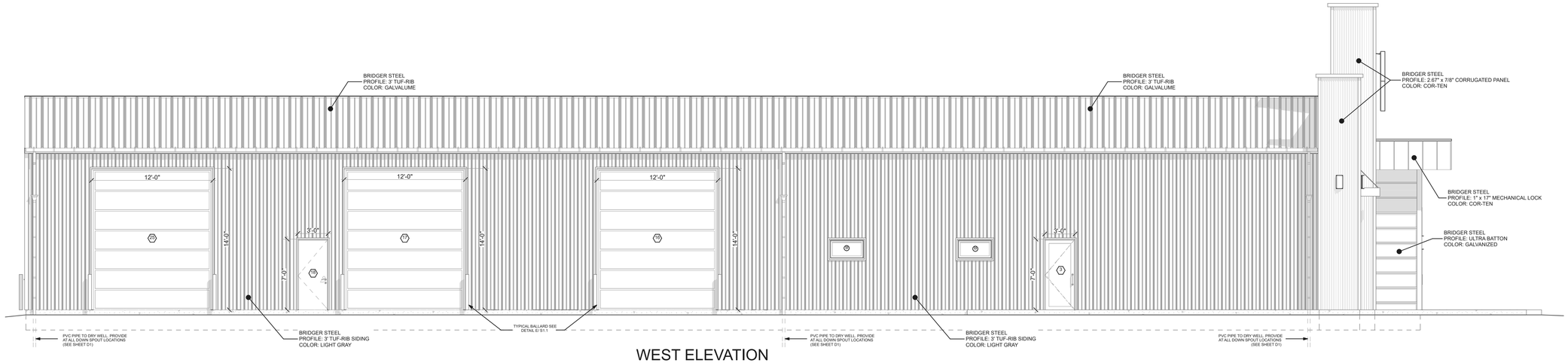
Project # 1027

DATE: Revision (3)
January 14, 2016

#	CHANGE ORDER	DATE:
# 1	REVISED DRAWINGS.	01-14-16
	NO CANOPY, REDUCED WINDOWS	

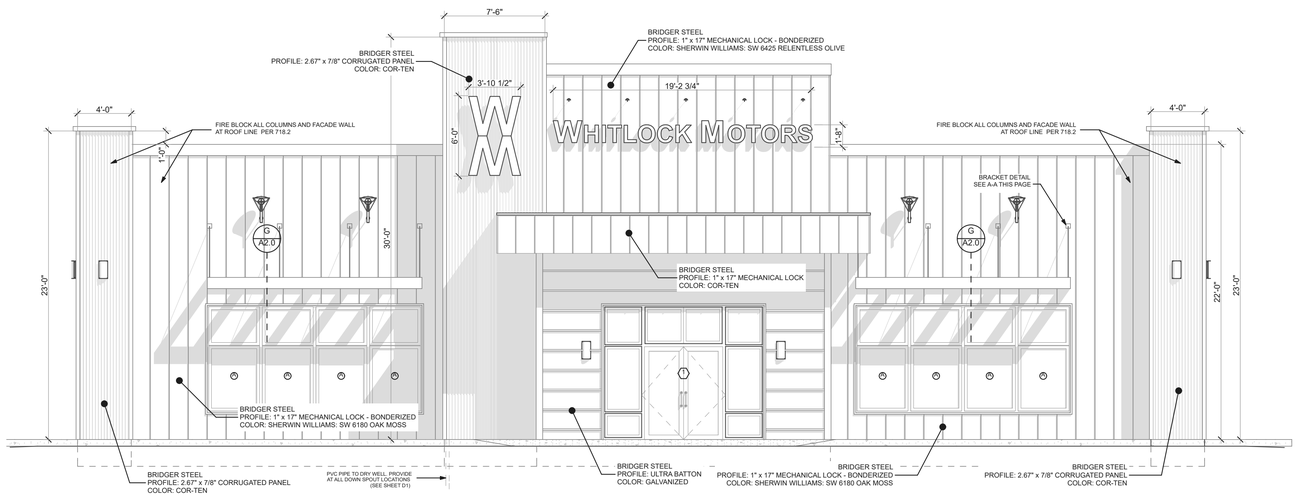
A1.0

SHEET #
1 OF



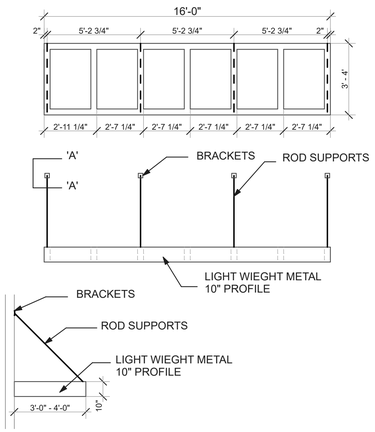
WEST ELEVATION

SCALE 3/16" = 1'-0"



SOUTH ELEVATION

SCALE 3/16" = 1'-0"



NOTE:

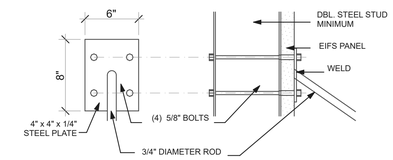
ARCHITECTURAL LUVERS TO BE SUPPLIED BY MANUFACTURE THAT IS VERSED IN PRODUCTION OF SIMILAR LOVERS AND MOUNTING HARDWARE.

CONSULT WITH MANUFAC. FOR BRACKET AND ROD OPT. BUILDER VERIFY FINAL SIZE, WIEGHT, MATERIALS LOCATIONS OF BRACKET SUPPORTS AND BACKER.

G
A2.0

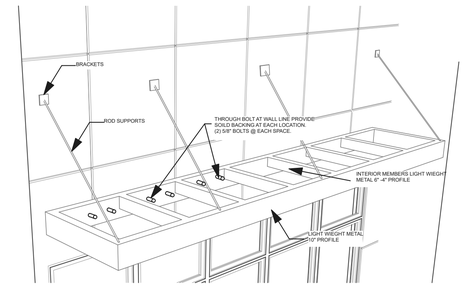
LIGHT DIFFUSER DETAIL

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



DETAIL 'A-A'

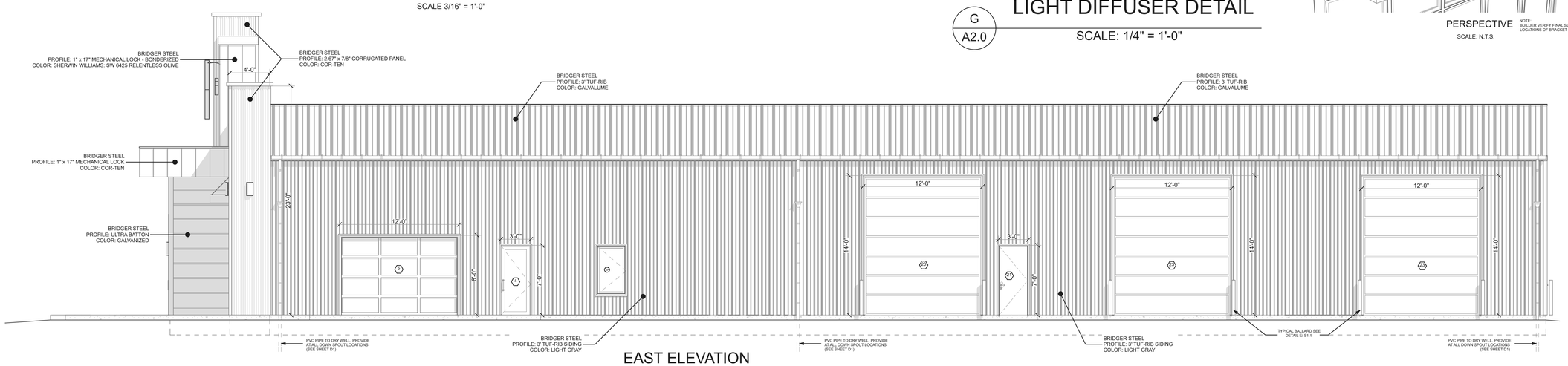
N.T.S.



PERSPECTIVE

SCALE: N.T.S.

NOTE:
BUILDER VERIFY FINAL SIZE, WIEGHT, MATERIALS LOCATIONS OF BRACKET SUPPORTS AND BACKER.



EAST ELEVATION

SCALE 3/16" = 1'-0"

ELEVATIONS

2Visions

Whitlock Motors New Facility / Big Horn Avenue

Brett Whitlock: 307-899-5776 Mailing Address: 1807 Stampede Avenue Cody Wyoming 82414 Brian Shumard: 307-250-3787

LICENSED ARCHITECT
SUSAN J. HOVDE
B-0170
03-11-2015
STATE OF WYOMING

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(406) 446-3160

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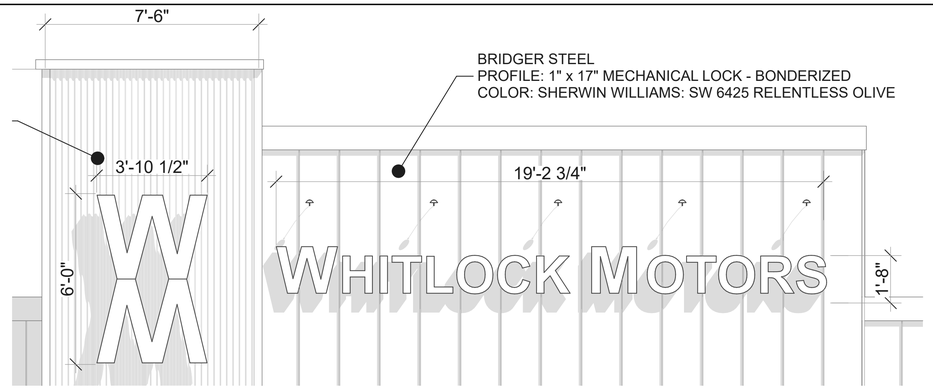
	NO CANOPY, REDUCED WINDOWS	

A2.0

SHEET #
1 OF



BUILDING SIGNAGE

N.T.S.

SIGN SPECIFICATIONS:

ALL ATTACHED WALL SIGNS TO BE:
VINYL LETTERS COLOR AS RENDERING
MOUNTED TO WALL WITH FASTENERS
PER SIGN CONTRACTORS SPECS.

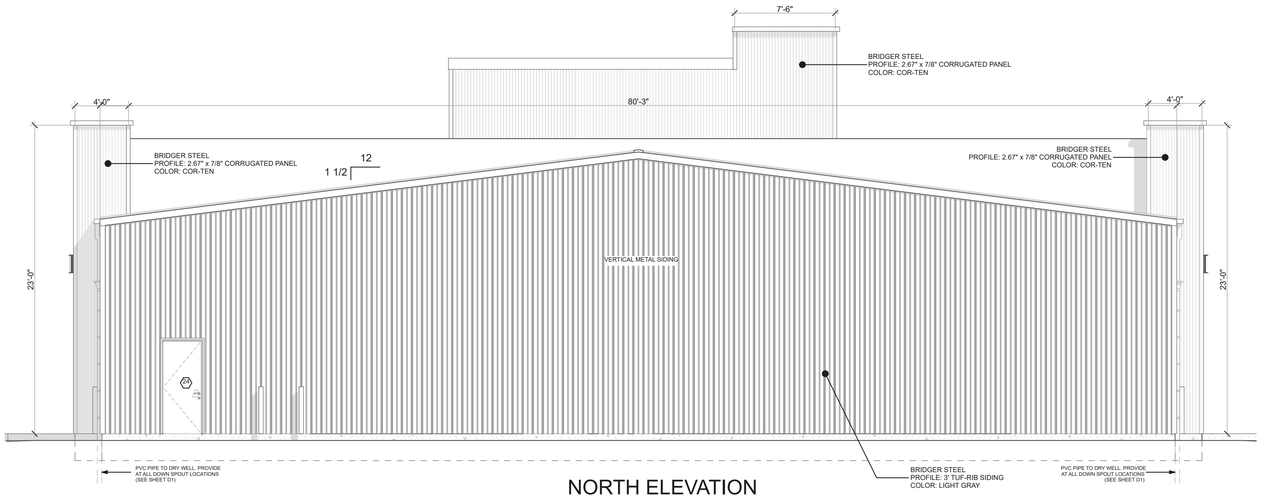
ZONE D-3

ATTACHED WALL SIGN # 1 = 24 SF.

ATTACHED WALL SIGN # 2 = 38 SF.

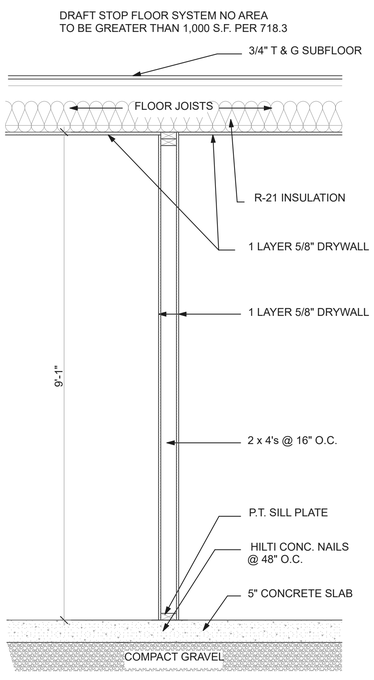
TOTAL ATTACHED WALL SIGNAGE = 62 SF.

TOTAL ALLOWED SIGNAGE PER 10-15 = 600 SF.



NORTH ELEVATION

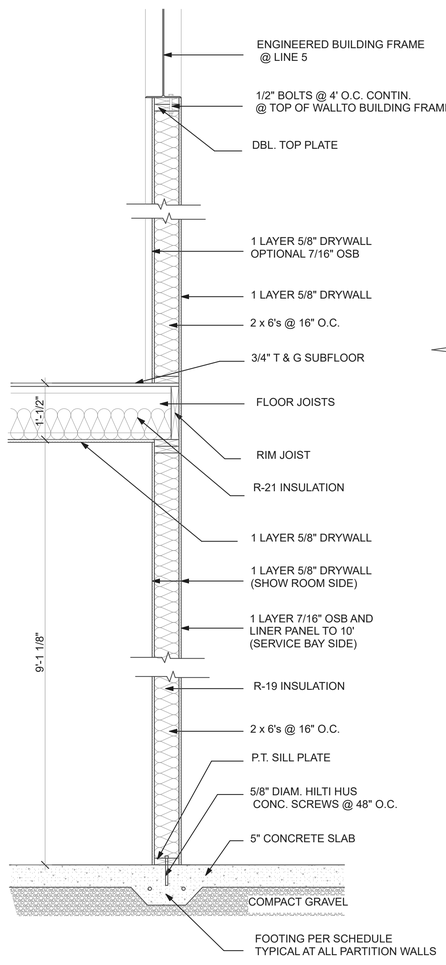
SCALE 3/16" = 1'-0"



7 / A2.1 — WALL SECTION

SCALE: 3/4" = 1'-0"

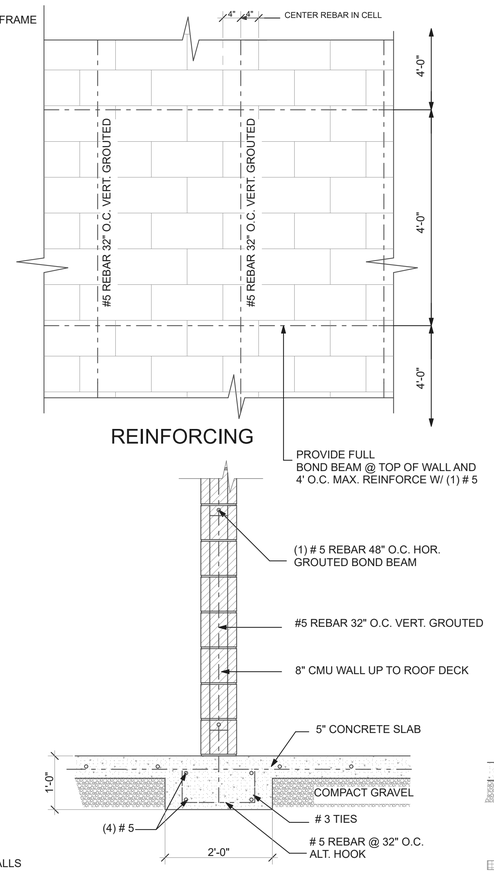
(PARTITION WALL)



6 / A2.1 — WALL SECTION

SCALE: 3/4" = 1'-0"

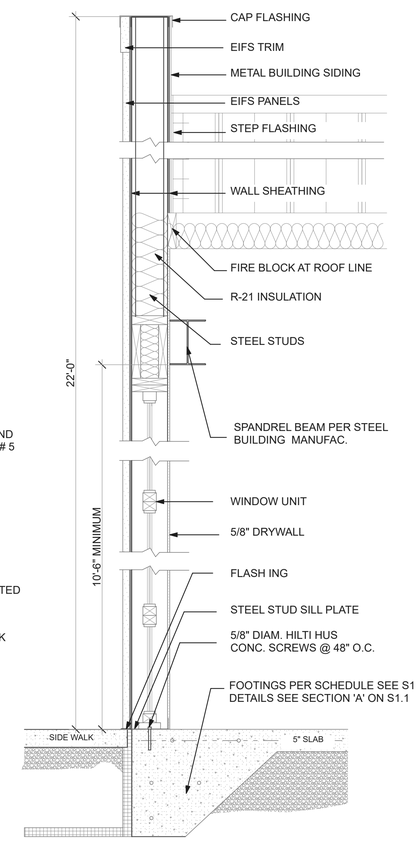
(BEARING WALL)



5 / A2.1 — WALL SECTION

SCALE: 3/4" = 1'-0"

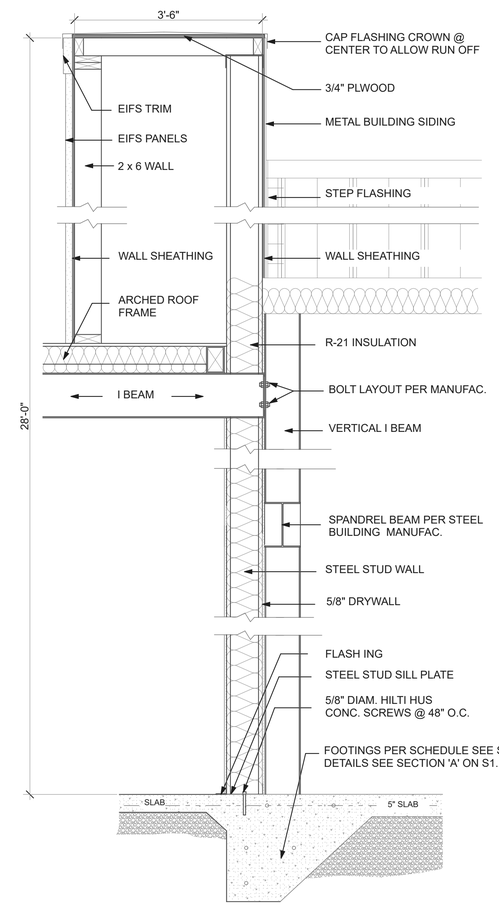
(3 HOUR FIRE WALL) / BEARING



WALL SECTION

SCALE 3/4" = 1'-0"

9 / A2.1



WALL SECTION

SCALE 3/4" = 1'-0"

10 / A2.1

ELEVATIONS

2Visions

Whitlock Motors New Facility / Big Horn Avenue

Mailing Address: 1807 Stampede Avenue

Cody Wyoming 82414

Brett Whitlock: 307-899-5776

Brian Shumard: 307-250-3787

LICENSED ARCHITECT
SUSAN J. HOVDE
B-0170
02-11-2016
STATE OF WYOMING

SUSAN HOVDE - Architect

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Project # 1027

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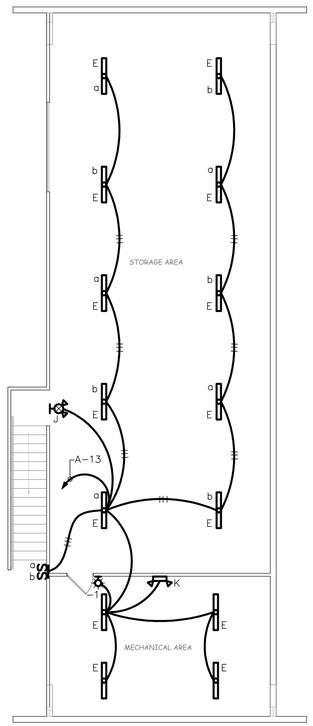
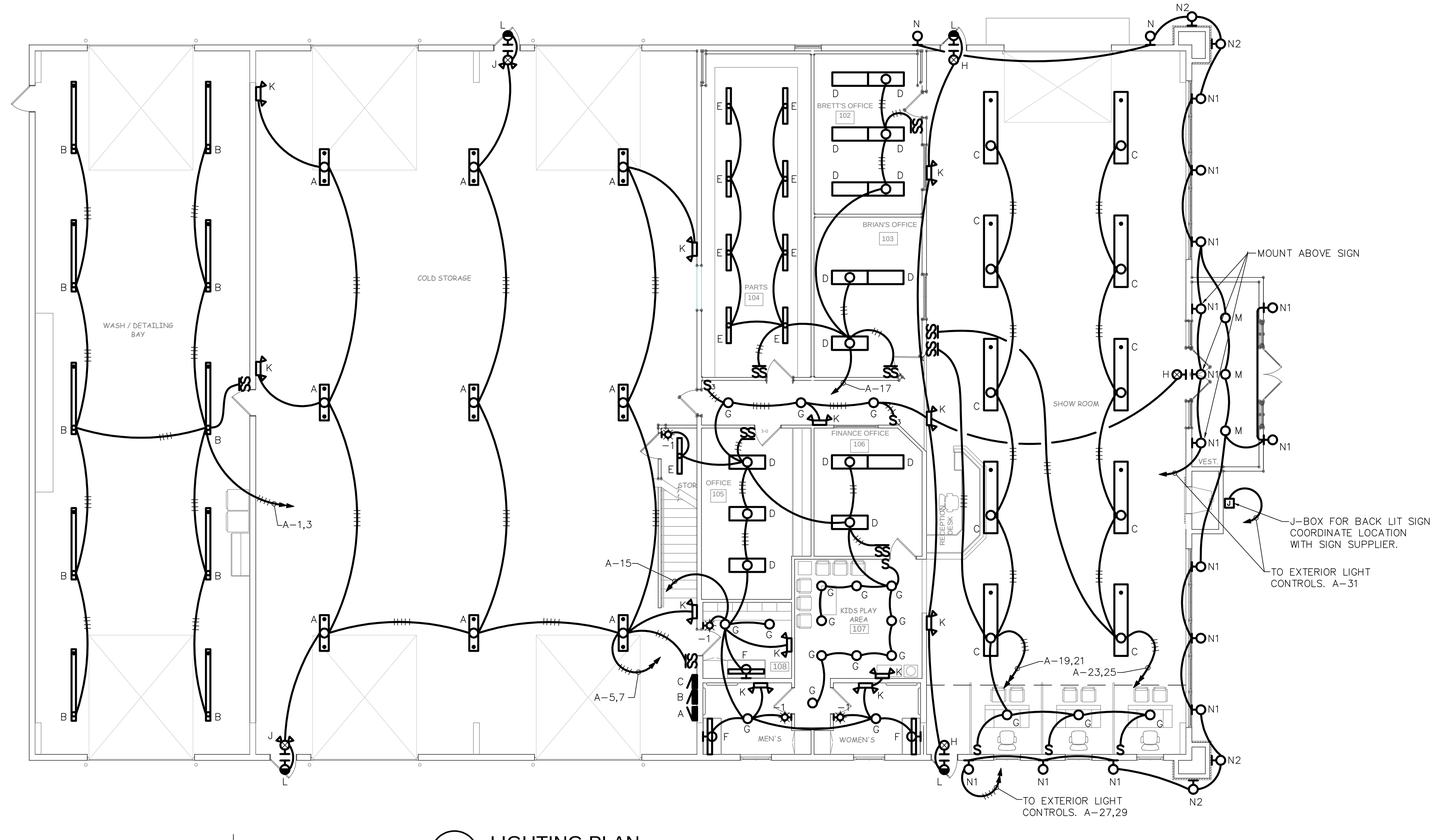
A2.1

SHEET #
1 OF



2 E1.0 MEZZANINE LIGHTING PLAN

SCALE= 1/8"=1'-0"



1 E1.0 LIGHTING PLAN

SCALE= 1/8"=1'-0"

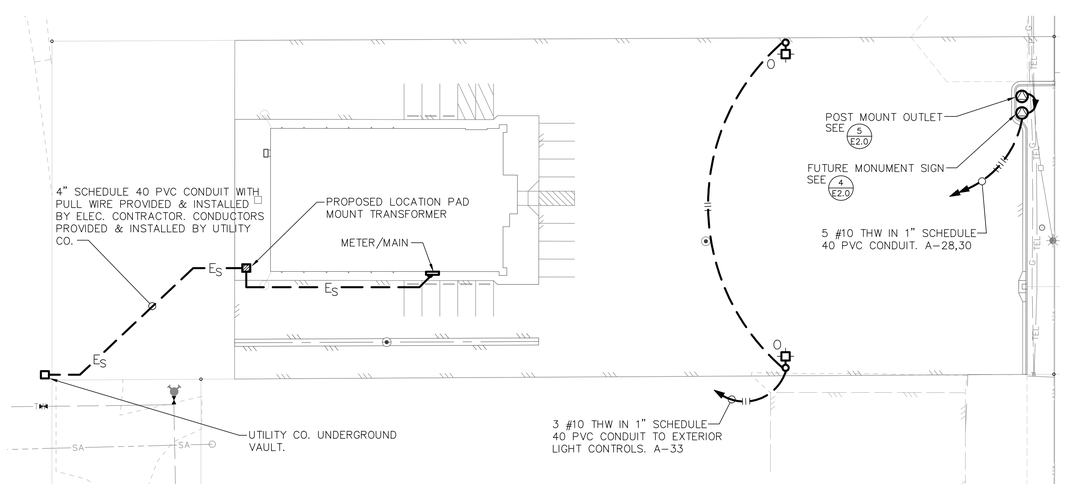
N

SITE ELECTRICAL LEGEND

- E_S — UNDERGROUND ELEC. SECONDARY SERVICE
- E_P — UNDERGROUND ELEC. PRIMARY SERVICE

ELECTRICAL LEGEND

- PANEL
- TELEPHONE BOARD
- DISCONNECT SWITCH
- REMOTE MOTOR CONTROLLER (H.O.A. OR ON/OFF)
- BRANCH CIRCUIT CONCEALED IN WALL OR CEILING
- BRANCH CIRCUIT CONCEALED IN OR UNDER FLOOR
- EMPTY CONDUIT -3/4" UNLESS OTHERWISE NOTED
- HOME RUN TO PANEL. NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS
- NUMBER OF HASHMARKS INDICATES NUMBER OF CONDUCTORS. NO HASHMARKS INDICATES TWO CONDUCTORS.
- INCANDESCENT LIGHT FIXTURE (WALL OR CEILING MOUNT)
- FLUORESCENT LIGHT FIXTURE (WALL MOUNT)
- FLUORESCENT LIGHT FIXTURE (SURFACE)
- FLUORESCENT LIGHT FIXTURE (SUSPENDED)
- EXIT LIGHT
- EMERGENCY EXIT LIGHT
- EMERGENCY LIGHTING
- EMERGENCY EXTERIOR LIGHTING
- DUPLEX CONVENIENCE RECEPTACLE - GROUNDED TYPE
- DOUBLE DUPLEX CONVENIENCE RECEPTACLE - GROUNDED TYPE
- FLOOR OUTLET
- WEATHERPROOF OUTLET
- DRYER OUTLET (WITH CORD CAP)
- TEL/DATA OUTLET
- MOTOR
- SPECIAL EQUIPMENT OUTLET AS NOTED
- TELEVISION OUTLET
- JUNCTION BOX OR J-BOX
- S — SWITCH
- S_3 — SWITCH-3 WAY
- S_4 — SWITCH-4 WAY
- S_P — SWITCH-WITH PILOT
- S_{FS} — SWITCH-FUSE STATT
- NOTE DESIGNATION
- MECHANICAL EQUIPMENT UNIT INDENTIFICATION
- MOTION SENSOR-WATT STOPPER PW-100



3 E1.0 UTILITY SITE PLAN

SCALE= 1"=40'

LIGHT FIXTURE SCHEDULE

LETTER DESIG.	FIXTURE				LAMP		NOTES
	MANUFACTURER	CATALOG NO.	LOCATION	TYPE	TYPE	NO.	
A	LITHONIA	IBZ454LWD GEB10PS90 LP835 HBBS1C	CEILING	SUSPENDED	F054T5HO/841	4	1 2
B	LITHONIA	FEM8254T5HOIMACDMVOLT GEB10PS90 CS89LP841	CEILING	SUSPENDED	F054T5HO/841	4	1
C	LITHONIA	FFB18 3 54T5HO S1 X20 A12125 MVOLT GEB10PS90	CEILING	SUSPENDED	F054T5HO/850	6	2
D	LITHONIA	2RT554T5HO MVOLT GEB10PS	CEILING	SURFACE	F054T5HO/835	2	3
E	LITHONIA	Z232MVOLT GEB10PS WGZ48	CEILING	SURFACE	F032/35	2	
F	LITHONIA	W232 MVOLT GEB10PS MB	WALL	SURFACE	F032/35	2	
G	LIGHTING SCIENCE	GLP 6 WW WH 120	CEILING	SURFACE	15W LED	1	
H	LITHONIA	LQMSW3R 120 ELN	WALL	SURFACE	LED	–	
I	NOT USED	–	–	–	–	–	
J	LITHONIA	LHQMSW3RHO	WALL	SURFACE	LED LED	– 2	
K	LITHONIA	ELM 618	WALL	SURFACE	MR24	2	
L	LITHONIA	AFNDBEXT	WALL	SURFACE	6W WEDGE	2	
M	SPECTRUM	SPC12010LEDGV55W35KE1FGWL	CEILING	SUSPENDED	55W LED	–	4
N	LITHONIA	CSXW LED 30C100040K TFTMMVOLT DDBXD	WALL	SURFACE	104W LED	–	5
N1	HUBBEL	LNC9LU5K41	WALL	SURFACE	20.6W LED	–	
N2	SPECTRUM	SPCO310UDLED LE12W41K MDE1 GLWM BZ	WALL	SURFACE	12W LED	2	7 8
N3	ELIPTAPAR	S171K318H061040HEC	TRUSS	SURFACE	43W LED	–	
O	LITHONIA	DSX1LED 60C 1000 40K TFTM MVOLT SPA DDBXD	POLE	ARM	209W LED	–	6

1. SUSPEND ON CHAIN. COORDINATE MOUNTING HEIGHT WITH OWNER.
2. CIRCUIT & SWITCH CENTER LAMP INDEPENDENT OF OUTSIDE LAMPS.
3. PROVIDE STEP BALLAST FOR TWO LEVEL SWITCHING.
4. PROVIDE AIRCRAFT CABLE. LENGTH AS REQUIRED TO SUSPEND DOWN TO +12'-0" AFF.
5. COORDINATE MOUNTING HEIGHT WITH ARCH.
6. MOUNT FIXTURE ON A LITHONIA SSS 30 5G DDBXD POLE.
7. PROVIDE WET LOCATION LIGHTING.
8. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.

FLOOR PLAN

2Visions

Whitlock Motors New Facility / Big Horn Avenue
Mailing Address: 1807 Stampede Avenue Cody Wyoming 82414

Bret Whitlock: 307-899-5776
Brian Shumard: 307-250-3787

simplicity
CONSULTING, ENGINEERING, & DESIGN
BILLINGS, MT 59105-1272
406.254.7157
chzsiack@simplicityced.com

Professional Engineer (Mechanical) CORY HASIAK 10342 Date 2014/10/21 WYOMING

SUSAN HOVDE - Architect
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Red Lodge MT, 59068
(406) 446-3160

Precision Plan and Design Inc.
Custom Plan Service
930 12th Street
Cody Wy, 82414
(307) 587-6227

Project # 1027

DATE: Revision (3)
February 18, 2016

#	REVISIONS	DATE:
	100% CONSTRUCTION DOCS	10/31/2014
	VE DRAWING REVISIONS	02/18/2016

E1.0

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CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 24, 2016	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	BEST WESTERN SUNSET MOTOR INN PERGOLA AND OUTDOOR SEATING SPR 2016-1	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Bill Garlow of Sunset Properties has submitted an application to install a pergola on the front of a building at the Best Western Sunset Motor Inn, at 1601 8th Street. The pergola will measure approximately 24 feet by 24 feet and an extended deck/outdoor seating area would extend an additional 17 feet from the building. The pergola and seating area are primarily intended to provide an outdoor seating area for their complimentary breakfast crowd.

Existing Conditions:

REVIEW CRITERIA:

The property is within the General Business (D-2) zoning district, which requires:
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.
Review of the site plan components is also required pursuant to 9-2-3.

STAFF COMMENTS:

The pergola is part of an ongoing corporate program to update the motel facility. The pergola and seating area has been professional designed by Plan 1 Architects. The

pergola includes the timber framing similar to that on the main building, and is topped with the same cupola feature that is being added throughout the complex. It will have a metal roof, which will match the metal portico roof on the main building. The floor surface under the pergola in the seating area is a deck surface with "trex" type boards. The overall concept fits well with the rustic but refined architectural character that is developing along 8th Avenue—the hospital, the 1st Bank of Wyoming building, the Sunset Inn main building, the Best Western Ivy, etc.

The application includes a rough site plan, which lacks engineering detail and therefore needs clarifying discussion. The location of the pergola and deck will be in an existing grass area which also functions as a storm water retention area and contains a large drywell in the immediate area of contemplated fire pit. The roof gutter, downspouts, and piping system for the adjacent building drain into this area. There also appears to be the sewer service line running to the existing building beneath the area of the proposed improvements. Irrigation sprinklers are also in the area. An air conditioning condenser unit will need to be shifted about four feet to make room for the pergola.

Protection or relocation of the private utility lines and a/c unit is recognized. Fortunately, the design of the pergola will also allow the existing gutter and downspout system to remain in place and still function as designed. The deck system and masonry seats are designed in such a way that storm water will be able to flow between the seats and under the decking into the drywell. While the engineering details are lacking from the plans, the necessary concepts should be able to be incorporated during construction—and inspections will verify.

One item that may need further consideration before construction includes a plan for maintenance of the drywell. While cleaning it out before construction would likely avoid maintenance for at least a few years, eventually it will need further cleaning. Access to the manhole, which will be under the decking, should be considered.

ADA access is not addressed in the application. A ramp up to the deck will be needed, with the truncated dome warning mat. A painted sidewalk crossing from the breakfast serving area to the outdoor seating area is also required under the ADA. (Alternatively, they may want to consider an elevated sidewalk, which would also serve as a speed bump.)

Finally, it is noted that there are some fire/building code requirements relating to fire resistant construction that may affect some of the specific materials used, which will need to be addressed with the building official. The general appearance will be able to be maintained.

ATTACHMENTS:
Application materials.

RECOMMENDATION:

Approve the pergola and outdoor seating area subject to the following conditions:

1. The roof drains and storm drainage systems in the project area must be protected and allowed to function at their intended capacity, so that all storm water is retained on the property.
2. The project must be ADA compliant, as specified by the Building Official. Provide an ADA compliance plan with the building permit application for review and approval by staff.
3. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

1 AS1.1 SITE PLAN
SCALE: 1/16" = 1'-0"

NORTH

SUNSET INN – CODY, WY
NEW SUNSET INN PERGOLA
plan one / architects

~ cheyenne, wyoming, 325 w. 18th st., suite 3. 82001 (307) 514-4575 ~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 dewar dr., suite a. 82901 (307) 352-2954 ~

PLAN

SCHEMATIC DESIGN
not for construction

The professional services of the architect are undertaken for and are performed in the interest of SUNSET PROPERTIES, INC. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 1610

date: 5/18/2016

revisions:

AS1.1

1 A1.1 3D VIEW FROM NORTHEAST
N.T.S.

SUNSET INN – CODY, WY
NEW SUNSET INN PERGOLA
plan one / architects

~ cheyenne, wyoming, 325 w. 18th st., suite 3, 82001 (307) 514-4575 ~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 dewar dr., suite a, 82901 (307) 352-2954 ~

PLAN

SCHEMATIC DESIGN
Not for Construction

The professional services of the architect are undertaken for and are performed in the interest of SUNSET PROPERTIES, INC. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 1610

date: 5/18/2016

revisions:

A1.1

1 / A1.2 3D AERIAL VIEW FROM NORTHEAST
N.T.S.

SUNSET INN – CODY, WY
NEW SUNSET INN PERGOLA
plan one / architects

~ cheyenne, wyoming, 325 w. 18th st., suite 3, 82001 (307) 514-4575 ~ cody, wyoming, 1001 12th st., 82414 (307) 587-8646 ~ rock springs, wyoming, 4020 dewar dr., suite a, 82901 (307) 352-2954 ~

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project: 1610

date: 5/18/2016

revisions:

A1.2

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 24, 2016	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW—THE CODY CUPBOARD. SPR 2016-18	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Plan 1 Architects, on behalf of the City of Cody and the Cody Cupboard, has submitted an application for a new Cody Cupboard location. The location is in a Quonset hut that has in the past served as a recycling center. It is on the west end of the City of Cody property that also contains the Senior Center and their thrift store and vehicle storage building. The proposal includes adding a new façade, installing a roof membrane system, re-siding the back of the building, and significant interior remodeling. A floor plan, site plan, and building elevations are attached. Due to short timelines, these are not the 100% complete plans, so some components are yet-to-be determined or verified. This review is based on what we have submitted, so if changes occur, additional review may be needed. A rendering of the proposal is below.

Existing Conditions: Storefront side- Back side (15th Street)-

REVIEW CRITERIA:

The property is located in the General Business (D-2) zoning district. Pursuant to 10-10B-4 of the City of Cody Code, all structures within the district are to be architecturally compatible. Architectural plans are to be submitted to the planning and zoning commission for approval. Section 9-2 of the City code, requires review of the site plan components by the Planning and Zoning Board.

STAFF COMMENTS:

Architecture:

The Quonset hut architecture reflects the utilitarian nature of its history—cheap storage with no consideration to architectural features. Considering what the architects have to start with, the proposed façade design is quite impressive. The large storefront windows, arched entry way, eave extension, rockwork, and general variation of building materials provides a significant upgrade to the most visible portion of the building.

The arched roof/sidewalls will be covered with “recovery board”, which provides a smooth base for application of a commercial roof membrane. The resulting effect will be a smooth, gray plastic finish.

The back endwall will be resided with corrugated metal siding. The only caution is being sure the siding is not overly shiny, such as occurs with some economy grade electrogalvanized metal sheeting. Galvalume or similar dulled sheeting should be used.

One component of architecture that the Board typically considers is lighting. No exterior lighting details have been provided on the drawing. If the applicant is willing to commit to cut-off style lighting, staff would think that that would be sufficient to ensure that no significant lighting impacts occur to neighboring properties.

Parking:
Based on the 2,490 square foot size of the building, and a "retail" use, the parking ordinance suggests that eight parking spaces be required. However, the facility will not be operated like a typical store, as customers have scheduled visits-meaning there would only be one or two customer vehicles there at a time. On the employee/volunteer side, there are typically only two volunteers there at a time. So during the typical operation, four parking spaces would be sufficient. The exception would be during the 3 or 4 food drives that occur over the year, and a monthly board meeting. The food drives are usually conducted on weekends, and the sorting/and stocking of shelves occurs on that following Monday. Monthly board meetings are from 9:30-11:00 a.m. Fortunately, these days and times do not conflict with the senior center parking needs because the senior center is closed weekends, and their busy hours are about 11:00 a.m. to 2:00 p.m. Therefore, there should be adequate on-site parking for the Cody Cupboard during their food drives and board meetings.

Currently the main parking lot is used by the senior center and thrift store. Between the senior center and thrift store, the parking lot is filled almost to capacity from about 11:30 to 2:00 on weekdays, with Thursdays and Fridays being the busiest.

For the Cody Cupboard's typical day-to-day parking, the employee/volunteer parking will be at the back of the building, off 15th Street. There is enough area for two on-site spaces there. Effectively, the Cody Cupboard will utilize two parking spaces in the main parking lot for their day-to-day customer parking needs. There will be one ADA parking space and two standard spaces provided near the front of the building, but in order to accommodate that parking, two existing spaces will need to be removed.

The parking ordinance allows the Board to use the best available information to determine the number of parking spaces required. Based on the schedules of the different users, the parking situation proposed appears to be adequate.

Landscaping:
The property is within the Entry Corridor Overlay Zone, which has specific landscaping standards. The property currently has, and will continue to have, the required 5% landscaping. Staff calculated landscaping at about 7.5%, (not counting the cobble rock area along the north property line).

ADA Access:
The ADA parking space, loading aisle, and route to the building are subject to several ADA standards. The existing asphalt surface in that area is too sloped to meet standards and will need an overlay or reconstruction in order to comply with standards. In addition, a sign is needed for the ADA van accessible space.

Utilities:

There are no proposed changes to the utility services. A fire hydrant is within the required distance to the building.

Setbacks/Buffers:
There are no zoning setbacks or buffers applicable to the project. The site plan does show a 6-foot slatted, chain link fence on the north side of the building, but it is not required by the zoning code.

ALTERNATIVES:
Approve or deny the proposed architectural modifications and site plan.

RECOMMENDATION:
Approve the architectural modifications and site plan for the Cody Cupboard project subject to the following:

1. Any exterior lighting shall be shielded or full cut-off-style. Details shall be provided for staff review with the building permit.
2. The ADA parking space, loading aisle, area and route to the building must be made ADA compliant. A sign for the ADA van accessible space is also required. The applicant may reduce the loading aisle width to allow the ADA parking space to be shifted a couple of feet further from the building (Stripe an 11-foot ADA stall and 5-foot unloading aisle).
3. The metal siding cannot be so shiny that it causes glare—galvalume or a similar dulled finish is acceptable.
4. The lines marking the two parking spaces that conflict with access to the new parking spaces must be removed.

THE CODY CUPBOARD

CODY, WYOMING

STANDARD ABBREVIATIONS

ABV	Above	EL	Elevation	MASR'Y	Masonry Block	SHT	Sheet
A/C	Air Conditioning	ELEC	Electrical/Electric	MAT/MAT'L	Material	SHTG	Sheathing
ACT	Acoustical Ceiling Tile	ELEV	Elevator/Elevation	MAX	Maximum	SIM	Similar
ADJ	Adjustable, Adjacent	E/O	Equipment by Owner	MECH	Mechanical	SPECS	Specifications
A.F.F.	Above Finish Floor	E.P.D.M.	Ethylene Propylene	MEMB.W.P.	Membrane Waterproofing	SQ	Square
A.I.B.	Air Infiltration Barrier		Diene Monomer	MEZZ.	Mezzanine	S.S.	Stainless Steel
ALT	Alternate	E.P.S.	Expanded Polystyrene	MFR/MFG	Manufacturer/Manufacturing	STD	Standard
ALUM	Aluminum	EQ	Equal	M.H.	Manhole	STL	Steel
APPROX	Approximate	EQUIP	Equipment	MIN	Minimum	STOR	Storage
ARCH	Architectural/Architect	E.W.C.	Electric Water Cooler	MISC	Miscellaneous	STRUCT	Structural
ATH	Aluminum Threshold	E.W.S.	Exterior Wall System	M.L.P.	Metal Liner Panel	SUSP	Suspended
		EXIST or (e)	Existing	M.O.	Masonry Opening	S.W.C.	Special Wall Coating
BD	Board	EXP	Expansion	M.T.	Metal Threshold		
BLDG	Building	EXT	Exterior	MTL	Metal	TEL	Telephone
BLK	Block			M.T.P.	Metal Toilet Partition	TEMP	Tempered
BLKG	Blocking	F.D.	Floor Drain			T.O.BM.	Top of Beam
BM	Beam	FDN	Foundation	(N)	New	T.O.C.	Top of Concrete
B.M.	Bench Mark	F.E.	Fire Extinguisher	NEC'Y	Necessary	T.O.F.	Top of Footing
BN	Bullnose	FIN	Finish	N.I.C.	Not in Contract	TOIL	Toilet
B.O.F.	Bottom of Footing	FLR/FL	Floor	NOM	Nominal	T.O.J.	Top of Joist
BRG	Bearing	F.N.D.	Feminine Napkin Disposal	N.T.S.	Not To Scale	T.O.M.	Top of Masonry
BSMNT	Basement	F.N.V.	Feminine Napkin Vendor			T.O.S.	Top of Steel
BTM	Bottom	F.O.B.	Face of Brick	O.A.F.	Overall Frame	T.P.D.	Toilet Paper Dispenser
BTWN	Between	F.O.F.	Face of Foundation	O.C.	On Center	TRTD	Treated
B.U.	Built-up	F.O.S.	Face of Stud	O.D.	Outside Diameter	TYP	Typical
B.L.	Borrowed Lite	FR	Frame	O.H.	Overhead		
		F.R.S.	Flushing Rim Sink	OPNG	Opening	U.G.	Underground
CAB	Cabinet	F.S.	Floor Sink	OPP	Opposite	U.L.	Underwriters Laboratory
CEM	Cement	FT	Feet/Foot	OPP.H.	Opposite Hand	UNEXC	Unexcavated
C.I.	Cast Iron	FTG	Footing	ORIG	Original	UNFIN	Unfinished
C.J.	Control Joint	FURR	Furring	O/	OVER	U.S.	Underside
CLG	Ceiling					U.N.O.	Unless Noted Otherwise
CLO	Closet	GA	Gauge	PR	PAIR		
C.M.	Construction Manager	GALV	Galvanized	PL	Plate	(V)	Verify
C.M.U.	Concrete Masonry Unit	G.B.	Grab Bar	P.LAM.	Plastic Laminate	V.C.T.	Vinyl Composition Tile
C.O.	Cleanout	GEN	General	PLAS	Plaster	VENT	Ventilation/Ventilator
COL	Column	G.I.	Galvanized Iron	PLAS.LAM.	Plastic Laminate	VERT	Vertical
CONC	Concrete	GL	Glass	PLYWD	Plywood	V.I.F.	Verify in Field
CONST.JT.	Construction Joint	G.W.B.	Gypsum Wallboard	PREFAB	Prefabricated	VISQ.I.B.	Visqueen Vapor Barrier
CONT	Continuous			PT	Paint	V.S.G.	Vinyl Sheet Goods
CONTR	Contractor	H	High	P.T.D.	Paper Towel Dispenser	V.T.R.	Vent Thru Roof
COORD	Coordinate	H.B.	Hose Bibb	PTN	Partition	VWC	Vinyl Wallcovering
CORR	Corridor	H/C	Handicapped	PTW	Pressure Treated Wood		
CPT	Carpet	H.C.	Hollow Core			W/	With
C.R.A.	Cold Rolled Angle	H.D.	Heavy Duty	QT	Quarry Tile	W.C.	Water Closet
C.T.	Ceramic Tile	HDNR	Hardener			WD	Wood
CTR	Center	HDW	Hardware	(R)	Remove	WDW/WDO	Window
C.W.	Cold Water	H.M.	Hollow Metal	RAD	Radius	W/O	Without
		HORZ	Horizontal	R.D.	Roof Drain	W.P.	Waterproof
DBL	Double	HR	Hour	RECMND	Recommendation	W.R.	Water Receptacle
DET	Detail	HR.D.	Hair Dryer	REF	Reference	W.W.F.	Welded Wire Fabric
D.F.	Drinking Fountain	HT	Height	REINF	Reinforce/Reinforcing		
DIA	Diameter	H.W.	Hot Water	REQ'D	Required		
DIM	Dimension			RET	Retain/Retained		
DISP	Dispenser/Disposal	I.D.	Inside Diameter	REV	Revisions		
DN	Down	IN	Inch/Inches	R.F.	Resilient Flooring		
D.P.	Dampproofing	INCL	Including	RM	Room		
DR	Door	INFO	Information	R.O.	Rough Opening		
DRF	Draftstopping	INSUL	Insulation	RTG	Rating		
D.S.	Downspout	INT	Interior				
DWG	Drawing	INV	Invert	S.C.	Solid Core		
				SCHED	Schedule		

NOTE: NOT ALL ABBREVIATIONS ARE USED

KEY TO SYMBOLS

- EARTH IN SECTION
- GRAVEL IN SECTION
- CONCRETE IN LARGE SCALE SECT.
- CONCRETE IN SMALL SCALE SECT.
- CMU IN SECTION
- BRICK IN SECTION
- METAL
- FRAMING OR CONTINUOUS WOOD BLOCKING IN SECTION
- INTERMEDIATE WOOD BLOCKING IN SECTION
- FINISH WOOD IN SECTION
- PLYWOOD IN SECTION
- SOUNDBOARD IN SECTION
- BATT INSULATION IN SECTION
- E.I.F.S. IN SECTION
- METAL STUD PARTITION
- DRYWALL OR PLASTER IN SECTION
- ACOUSTICAL TILE IN SECTION
- RIGID INSULATION IN SECTION

- BUILDING SECTION LETTER
- SHEET DRAWN ON
- WALL SECTION NUMBER
- SHEET DRAWN ON
- DETAIL NUMBER
- SHEET DRAWN ON
- EXTERIOR ELEVATION NUMBER
- SHEET DRAWN ON
- XXX — INTERIOR & EXTERIOR DOOR OR GATE NUMBER
- ROOMNAME — ROOMNAME & NUMBER
- KEYED NOTE NUMBER
- EXTERIOR WINDOW LETTER
- WALL TYPE LETTER
- BORROWED LITE SYMBOLS
- TOILET ACCESSORY
- CEILING TYPE
- CEILING HEIGHT
- INTERIOR ELEV. NUMBER
- SHEET DRAWN ON
- INDICATES CENTER LINE

NOTE: NOT ALL SYMBOLS ARE USED

PROJECT TEAM

CITY OF CODY:
P.O. BOX 2200
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CONTACT: DAN ODASZ, AIA, PROJECT ARCHITECT
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BILLINGS, MT 59101
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DRAWING INDEX

TITLE
T1.1 TITLE SHEET

ARCHITECTURAL
AS1.1 ARCHITECTURAL SITE PLAN
D1.1 DEMOLITION FLOOR PLAN
A1.1 FIRST FLOOR PLAN
A1.2 MEZZANINE FLOOR PLAN
A3.1 BUILDING ELEVATIONS
A4.1 OVERALL ROOF PLAN
A5.1 BUILDING SECTIONS
A6.1 WALL SECTIONS
A10.1 ROOM, DOOR, & WINDOW SCHEDULES

PROJECT SCHEDULE

XX/XX/2016	DATE OF 100% CONSTRUCTION DOCUMENTS DOCUMENTS .
XX/XX/2016	BID DATE, 2:00 P.M.,
XX/XX/2016	AWARD OF CONTRACT
XX/XX/2016	START CONSTRUCTION

PROJECT SUMMARY

THIS PROJECT WILL CONSIST OF A RENOVATED 2460 SF METAL FRAMED QUONSET HUT WITH COMPLETE NEW EXTERIOR FINISHES, NEW INTERIOR OFFICE AND STORAGE SPACES FOR FOOD AND DRY GOODS DONATIONS FOR THE COMMUNITY

PROJECT LOCATION

50% CONSTRUCTION DOCUMENTS

SET NO.

CITY OF CODY WYOMING

602 15th Street, Cody, Wyoming
THE CODY CUPBOARD
plan one / architects

- cody, wyoming, 1001 12th st. 82414 (307) 587-8646 - rock springs, wyoming, 4020 dewar dr., suite a, 82901 (307) 332-2954, - cheyenne, wyoming, 325 west 18th st., suite 3, 82001 (307) 514-4575 -

PLAN ONE ARCHITECTS

not for construction

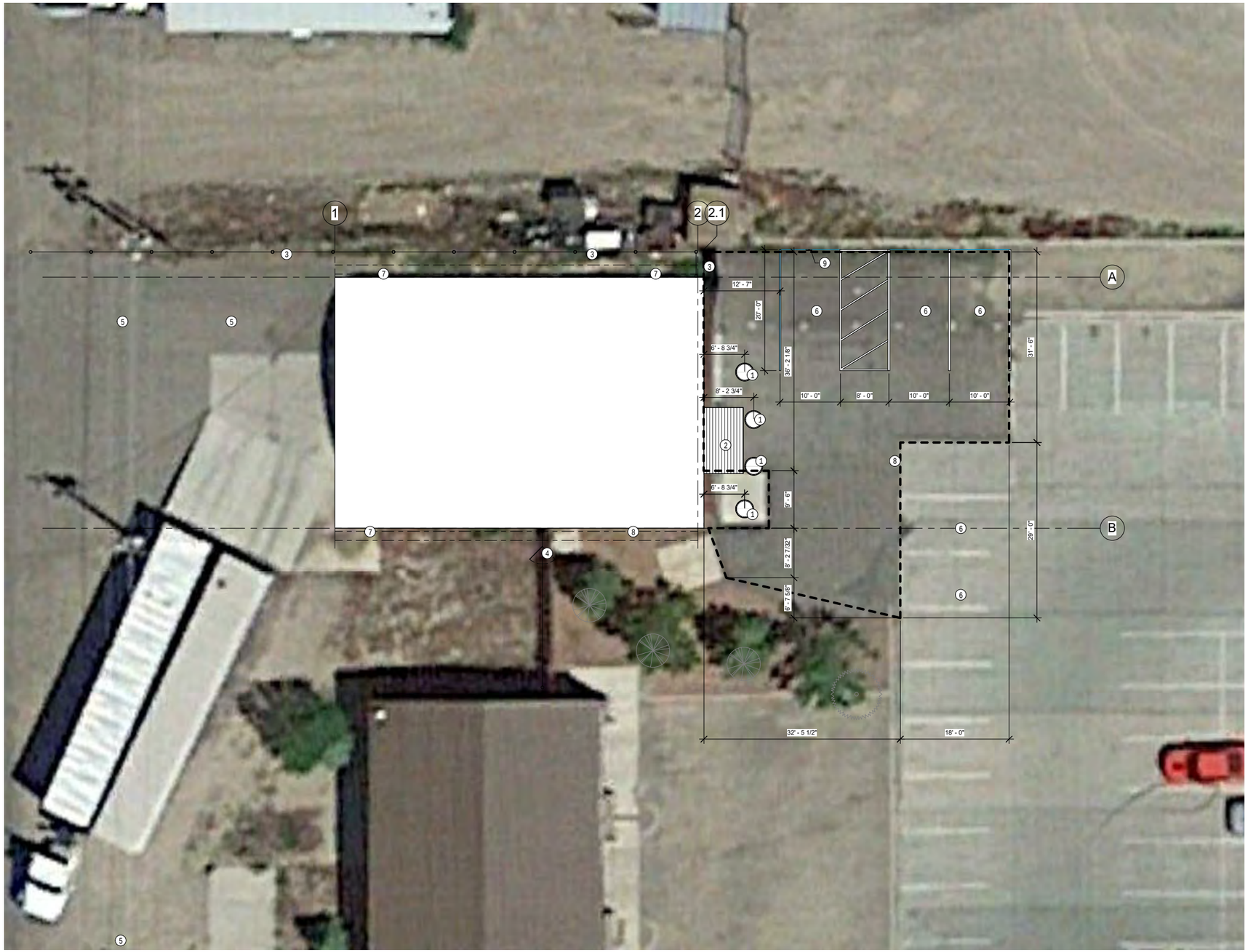
The professional services of the architect are undertaken for and are performed in the interest of The Cody Cupboard. No contractual obligations is assumed by the architect for the benefit of any other person involved in the contract.

project: 1603

date: 05/19/16

revisions:

T1.1



1 AS1.1 Site Plan
1/8" = 1'-0"

GENERAL NOTES

1. GRIDLINES SHOWN TO FACE OF FRAMING - UNLESS NOTED OTHERWISE.
2. SEE SHEET A3.X SERIERS FOR EXTERIOR ELEVATIONS.
3. SEE A5.X SERIES FOR BUILDING SECTIONS.
4. SEE A8.X SERIES FOR INTERIOR ELEVATIONS.
5. SEE A11.X SERIES FOR REFLECTED CEIILNG PLANS.

KEYED NOTES

1 CONCRETE PLANTERS
2 CANOPY STRUCTURE
3 (E) FENCE TO BE REPLACED WITH NEW CHAIN LINK FENCE WITH PRIVACY SLATS
4 (E) FENCE TO REMAIN WITH NEW 3' WIDE WOOD GATE ADDED ADJACENT TO BUILDING (SOUTH OF NEW SWALE PATH) - MATCH FENCE MATERIAL AND HEIGHT
5 EMPLOYEE PARKING AREA
6 VISITOR PARKING AREA
7 SLOPE GRADE AWAY FROM BUILDING FOR DRAINAGE
8 NEW ASPHALT SLURRY TOP COAT AREA; FINISHED TO ADA ACCESSIBLE SLOPE
9 ADA VAN ACCESSIBLE PARKING SIGN

CITY OF CODY
WYOMING

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date: 05/19/16
revisions:

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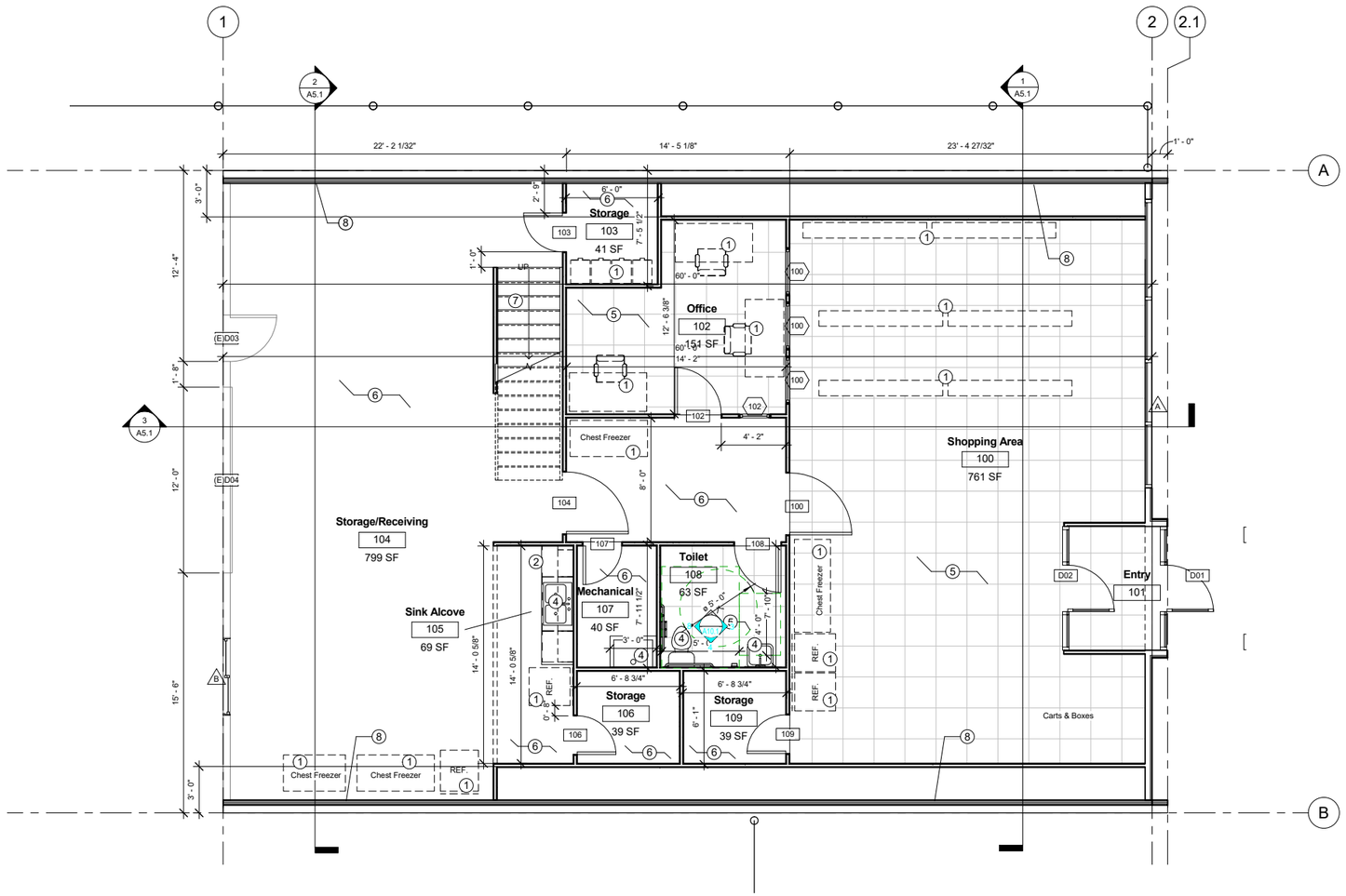

1 A1.1 First Level Floor Plan
1/4" = 1'-0"

GENERAL NOTES

1. GRIDLINES SHOWN TO FACE OF FRAMING - UNLESS NOTED OTHERWISE.
2. SEE SHEET A3.X SERIERS FOR EXTERIOR ELEVATIONS.
3. SEE A5.X SERIES FOR BUILDING SECTIONS.
4. SEE A8.X SERIES FOR INTERIOR ELEVATIONS.
5. SEE A11.X SERIES FOR REFLECTED CEIILNG PLANS.

KEYED NOTES

1 MOVEABLE FURNITURE/CASEWORK, BY OWNER
2 PLAM CASEWORK, SEE INTERIOR ELEVATIONS
4 PLUMBING FIXTURE, SEE PLUMBING DRAWINGS
5 VCT FLOORING, SEE FINISH SCHEDULE
6 SEALED CONCRETE
7 STAIR TO MEZZANINE LEVEL WITH 42" WALL RAILING
8 CORRUGATED ALUMINUM OVER (N) SPRAY FOAM INSULATION UP TO 2' A.F.F. & (N) BATT INSULATION ABV.

CITY OF CODY
WYOMING

602 15th Street, Cody, Wyoming
THE CODY CUPBOARD
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PLAN ARCHITECTS

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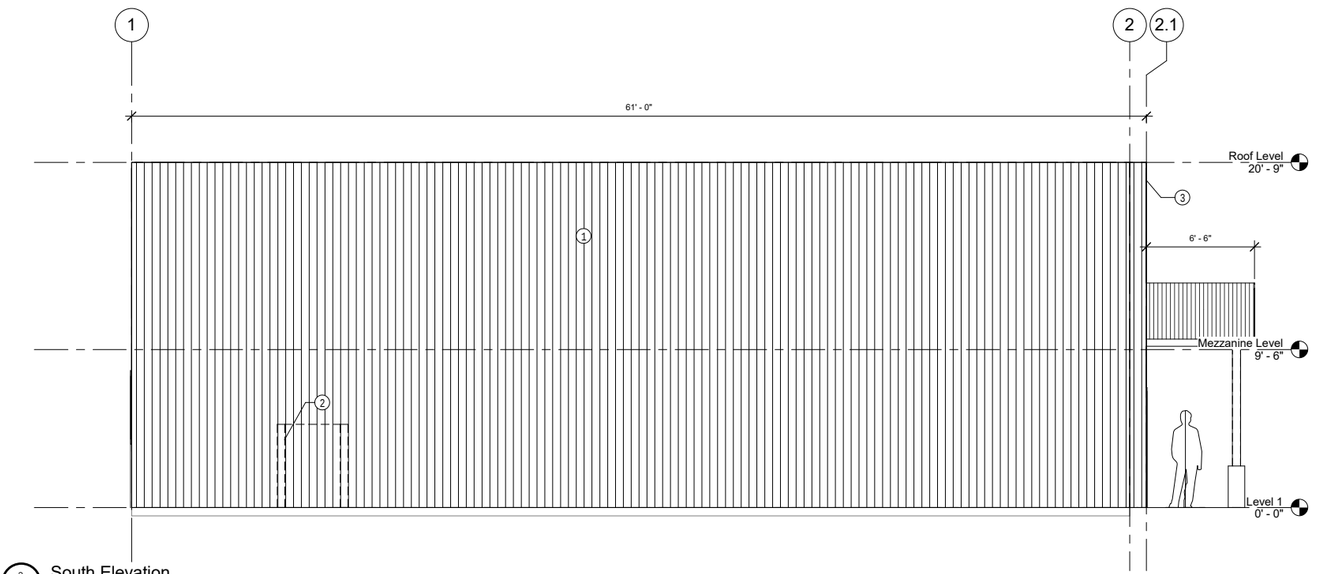
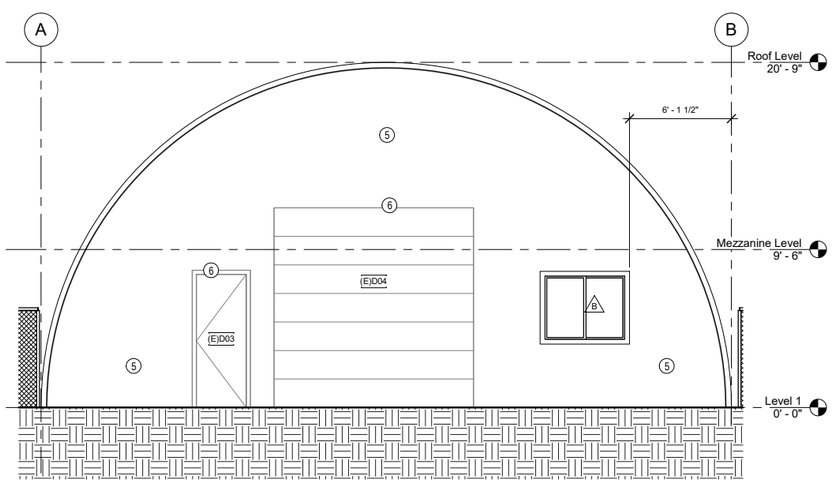
project: 1603
date: 05/19/16
revisions:

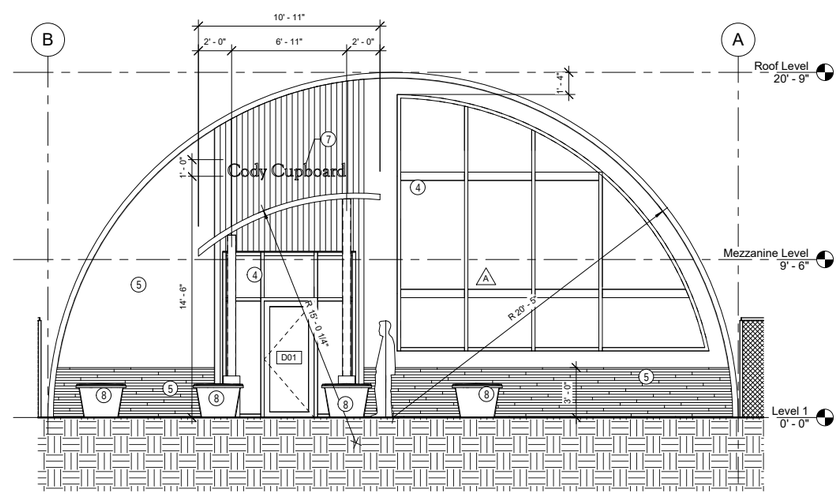
A1.1



2 A3.1 South Elevation
1/4" = 1'-0"



3 A3.1 West Elevation
1/4" = 1'-0"



1 A3.1 East Elevation
1/4" = 1'-0"

KEYED NOTES

1 SINGLE PLY LIGHT GRAY SARNAFIL ROOF MEMBRANE OVER 1/2" RECOVERY BOARD OVER (E) CORRUGATED METAL ROOF
2 DOOR TO BE DEMOLISHED AND FRAMED IN TO MATCH CURVE OF ROOF
3 NEW 12" METAL FRAMED OVERHANG
4 INSULATED STOREFRONT WINDOW UNIT, SEE A10.X SERIES
5 NEW METAL SIDING, SEE SPECIFICATIONS
6 DOOR AND FRAME PER SCHEDULE, SEE A10.X SERIES
7 12" RAISED METAL LETTERING
8 CONCRETE PLANTERS, SEE SITE PLAN FOR LOCATION

CITY OF CODY
WYOMING

602 15th Street, Cody, Wyoming
THE CODY CUPBOARD
plan one / architects

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PLAN ARCHITECTS

not for construction

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project: 1603
date: 05/19/16
revisions:

A3.1

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MAY 24, 2016	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW—CODY STAMPEDE OUTDOOR ARENA AND HORSE BARNS. SPR 2016-16	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

The Cody Stampede has submitted an application for a new outdoor arena and a 48-stall horse barn on the property east of the rodeo grounds. The project is the first phase of what is hoped to be an indoor arena complex. For now, the outdoor arena will not have any formal seating or outdoor lighting. Apparently it will primarily act for now as a practice arena for the rodeo and community groups.

The outdoor arena will be lined with stock panels, used to form pens, alleyways, and the perimeter barrier. It will be located over 500 feet from of the highway.

The horse barn will be located 300 feet north of the arena, in an area that will be graded and leveled to be roughly 6-10 feet in elevation lower than the arena (the application does not include a grading plan or design elevations, so the elevations are estimated). The horse barn will serve both the new arena and the rodeo grounds.

Existing Conditions:

View from SE Corner-

View from SE Corner-access road:

View from East side (Flags at south side of arena)

View from NE Corner, South of DeMaris St. R/W

REVIEW CRITERIA:

The property is located in the Open Business/Light Industrial (D-3) zoning district. Pursuant to 10-10B-4 of the City of Cody Code, all structures within the district are to be architecturally compatible. Architectural plans are to be submitted to the planning and zoning commission for approval. Section 9-2 of the City code, requires review of the site plan components by the Planning and Zoning Board.

STAFF COMMENTS:

Architecture:

The only building that is part of this project is the horse barn. Architecturally, it is an open-walled metal building with a 3:12 pitched roof. The roof covering will be the standing seam galvalume coated steel, which is what is on the main rodeo stadium roof. Building dimensions are 70 feet wide, 150 feet long, and 17 feet tall. The horse stalls within the building will each be 10’ by 10’ and formed by 7-foot tall stock panels. An under-roof LED lighting system will be used for lighting of the horse stalls and aisles. See Sheet A1.

Due to the long distance from the highway and lower ground elevation, the building is not expected to be very noticeable, and therefore architectural appearance is largely irrelevant.

Parking:
Both the arena and the horse barn will have an access and temporary parking area provided, which is primarily intended for loading/unloading of livestock. Additional parking is often available in the paved rodeo grounds parking lot. Parking demand is essentially a matter of scheduling, in that adequate parking is expected to be available, except for maybe the week of the 4th of July. During that time, it is believed that temporary parking in the area south of the arena would be made available, and that conflicting events at both sites would not be scheduled.

As the arena will not be used at night (no lighting at this time), lighting of the parking areas is not required. The parking ordinance does require that the parking areas and accesses be surfaced with crushed base gravel, or better, which surfacing is not clearly identified on the site plan. Due to the horse trailers and other large vehicles that will be utilizing the temporary parking area, marking of specific parking stalls does not appear necessary.

Access:
The application shows access from an existing approach on the east side of the property. However, the ownership of the 60-foot wide strip of land that the access road and utilities are planned to utilize is under review. To keep the project moving, the project will utilize access from the west, through the existing rodeo grounds parking lot; at least until the ownership situation is resolved.

Landscaping:
The property is within the Entry Corridor Overlay Zone, which has specific landscaping standards. At staff's recommendation, the applicant would like to defer the formal landscaping plan review until the second phase of the project, which has specific landscaping areas. Until then, the split rail fence and natural sagebrush vegetation in the area along the highway can be considered sufficient to meet the intent of the landscaping requirement.

Utilities:
The original plan included extension of a water main and service along the east side of the property. Electrical conduit for future electrical service is also planned to be installed in the same trench. The property ownership issue noted in the access section above precludes this utility work until the ownership situation is resolved. If the original plan is not resolved in a timely manner, extension of water from the rodeo grounds is an option.

Setbacks/Buffers:
There are no zoning setbacks or buffers applicable to the project. However, work areas are limited by utility easements, right-of-way, and ownership boundaries.

Storm water:
The applicant has asked to delay storm water facilities until Phase 2 of the project. The Public Works Director is agreeable. In the meantime, storm water from these improvements will effectively be retained within the ownership area of the Stampede Board and City, as it would flow into the gravel pits.

OTHER:
Staff provided a letter to the applicant identifying other technical items to address. They are below, followed with the applicant's response in italics.

1) There is some question as to whether the 60-foot wide strip of land in which the proposed access and utilities are to be located is owned by Cody Stampede. The deed referenced on the application does not include that area, nor does the legal description on the County Mapserver program, or the deed for the old drive-in property. Please research the issue and provide evidence of ownership. Alternatively, the site plan needs revised.
Response: We are currently researching documentation regarding the 60-ft strip designated as an access and easement corridor along the east edge of the project. Until this issue can be resolved, Cody Stampede Board proposes to utilize the existing access from West Yellowstone Ave. that passes through the main Stampede Grounds overhead gateway for access to the horse stall barn and new outdoor arena. No work will be done in the east corridor until this issue is resolved.

2) The access and temporary parking in the DeMaris Street right-of-way will need City Council authorization. Our intent is to present it to Council in the form of an encroachment license, which would continue until if and when the DeMaris Street right-of-way is vacated in that area. Please confirm that this is your desired method.
Response: The Stampede Board has chosen to pursue vacation of Demaris Street (the east-west street dedicated on the original Demaris Subdivision plat). Pursuant to that, no grading or other activity is planned in that platted right-of-way at this time. As mentioned above, access to this proposed development will be from the existing access and parking along the west side of the proposed development.

3) The encroachment license can also cover the grading in the DeMaris Street right-of-way area. However, we need a grading plan for that area to know what is proposed. Please provide a grading plan for the area in the immediate vicinity of the DeMaris Street right-of-way.

Response: (See #2 above)

4) There is a Rocky Mountain Power line within the project area. Please contact Rocky Mountain Power to verify the easement width for the line, and that they are agreeable to the grading that will occur in the easement. Provide documentation of their acceptance.
Response: We are currently researching the existing powerline located in or near the platted Demaris Street. It appears to belong to Rocky Mountain Power. These power easements are very old and difficult to track down. We recognize that the street vacation may need to be replaced with a utility easement for this powerline and other future utilities.

5) What is the plan for restrooms? If port-a-potties are desired, that will require Council authorization. Is the Stampede Board willing to commit in writing to making the rodeo ground restrooms available for use when this facility is in operation? Please provide a written explanation of the plan/request.
Response: The Stampede Board requests that City Council approve use of Port-a-potties at the new outdoor arena site, to be provided by the Stampede Board, or the event sponsor, during each special event. This will be a condition of agreement between the Stampede Board and each event sponsor. These will be situated between the new arena and the existing access and parking located west of the new arena.

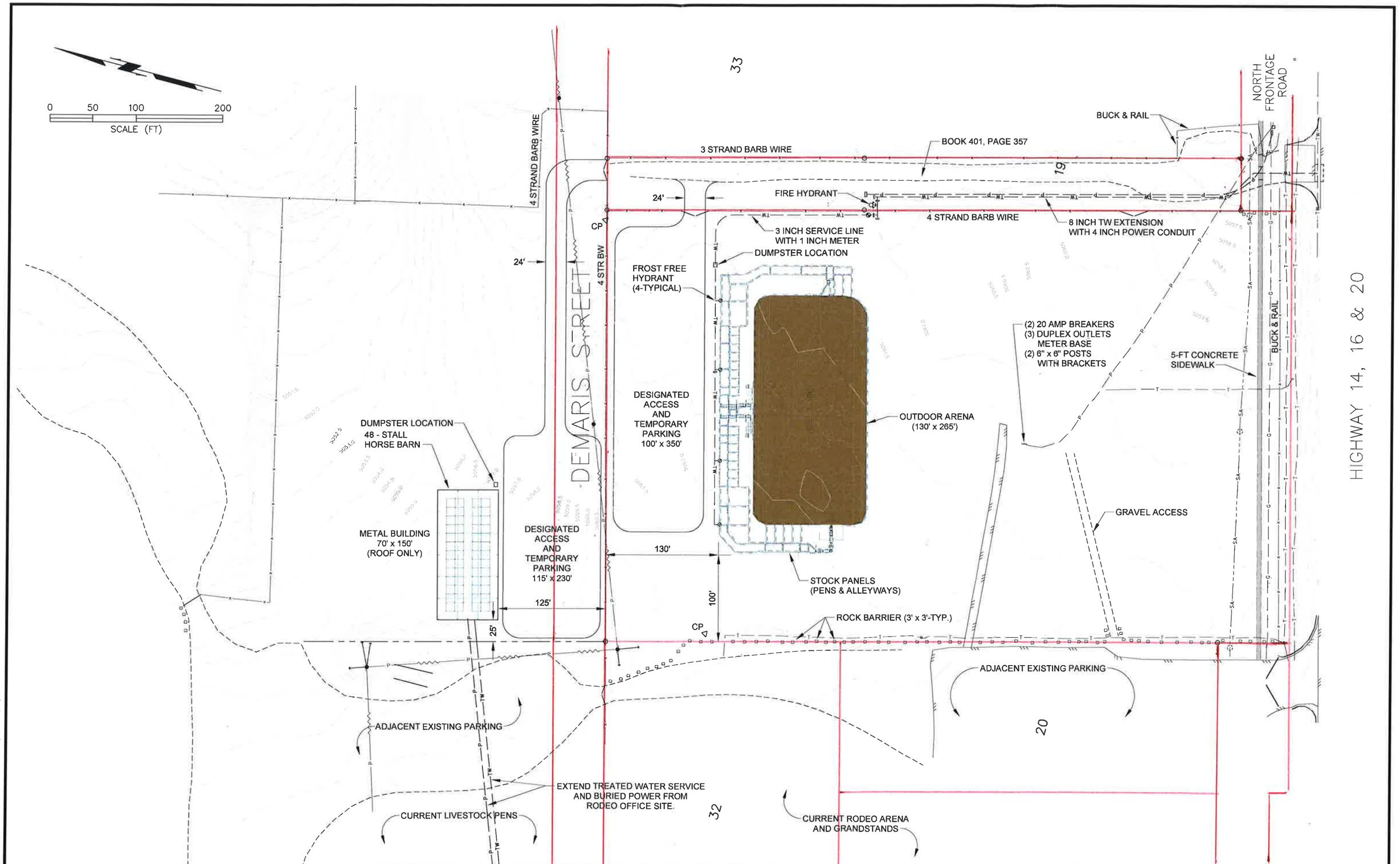
These outstanding items will be addressed in the recommended conditions.

ALTERNATIVES:
Approve or deny the proposed site plan, as amended.

RECOMMENDATION:
Approve the project, subject to compliance with the following:

1. Dust control shall be provided during construction and during utilization of the facility to control dust impacts to neighboring properties. A 24-hour contact number shall be provided to respond to dust complaints.
2. Any future exterior lighting of the arena must be submitted to the Planning and Zoning board for review.
3. Any use of the 60-foot wide strip along the east side of the property shall not occur without proper ownership or authorization from the landowner.
4. No use of the DeMaris Street right-of-way is permitted (e.g. grading, parking) unless authorized by City Council through an encroachment license, or by vacation of the right-of-way.
5. All designated loading and parking areas are to be surfaced with crushed rock, or better, pursuant to City Code 10-16-8(H)(1).

6. All vehicle gates are to be provided with a Knox box or other suitable method acceptable to the Fire Marshal for emergency responder access.
7. Prior to occupancy and use of the facility, lots must be consolidated, or easements/agreements granted for any access or utilities that cross other lots to get to the site (even if same ownership).
8. Restroom facilities, in an adequate number to meet demand, shall be provided during use of the arena. Use of portable restroom facilities is not authorized without City Council permission. If portable restroom facilities are not authorized by City Council, another solution acceptable to City Council must be provided prior to occupancy and use of the arena facility.
9. Any signage is subject to permitting through the city sign code.
10. The project must otherwise comply with applicable building, fire, electrical, zoning, and health codes.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
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DRAWN BY: CRA, ZRF
JOB NO. 16059 Cody stmpd
FIELD BOOK NO. 565
DRAWING NO. 16059_BASE

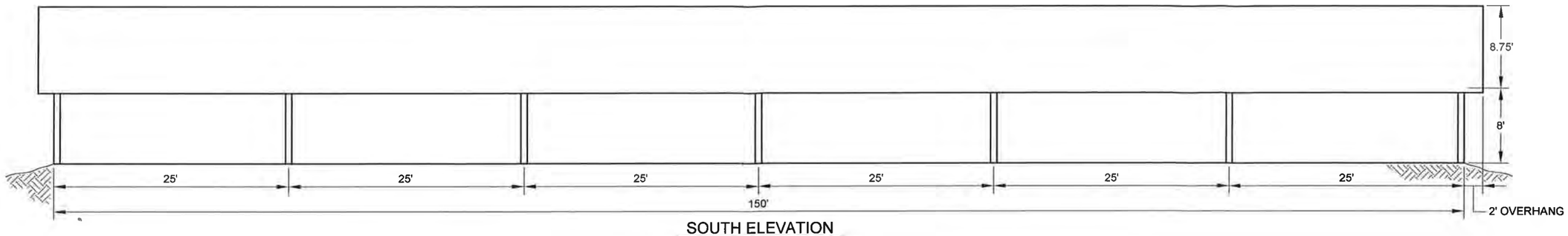
ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: CODY STAMPEDE BOARD

PROJECT: CODY STAMPEDE GROUNDS
TITLE: SITE

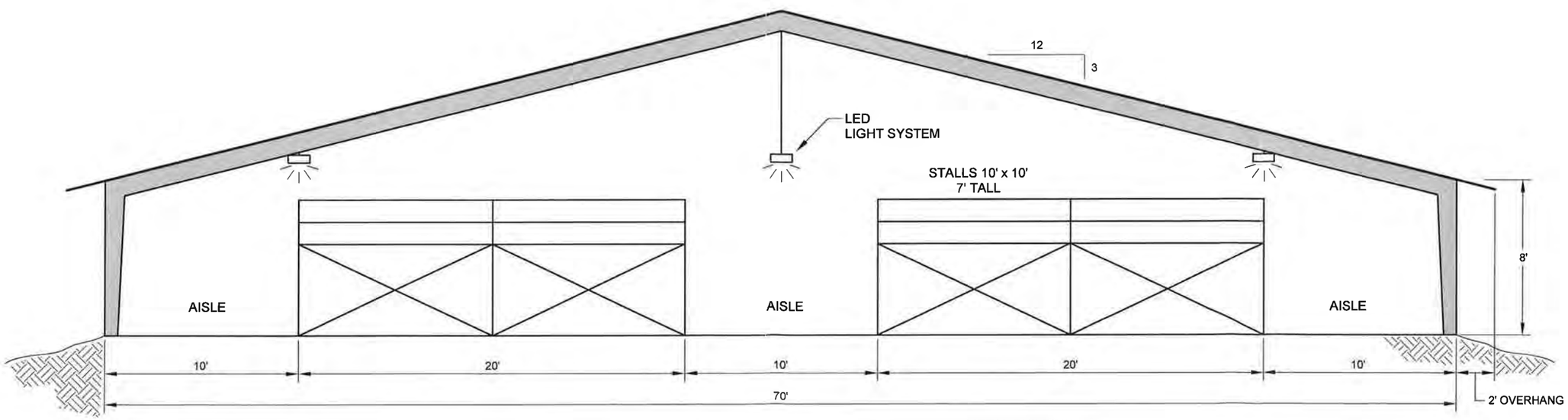
SHEET C1 OF C1

P:\2016\16059 Cody Stmpd\ACAD\16059_BASE.dwg SITE 5/11/16 CLIFF



SOUTH ELEVATION

SCALE: 1" = 12'



WEST ELEVATION

SCALE: 1" = 6'

METAL BUILDING
- - ROOF ONLY -
- 70' x 150'
- 25' BAYS

DATE	DRAWING LOG	BY	CHECKED	APPROVED
05/05/16	ORIGINAL DRAWING	CRA	RAO	

DRAWN BY: CRA, RAO
JOB NO. 16059 Cody strmpd
FIELD BOOK NO. 565
DRAWING NO. 16059_BASE

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: CODY STAMPEDE BOARD

PROJECT: CODY STAMPEDE GROUNDS

TITLE: STAMPEDE HORSE STALL BARN

SHEET A1 OF A1

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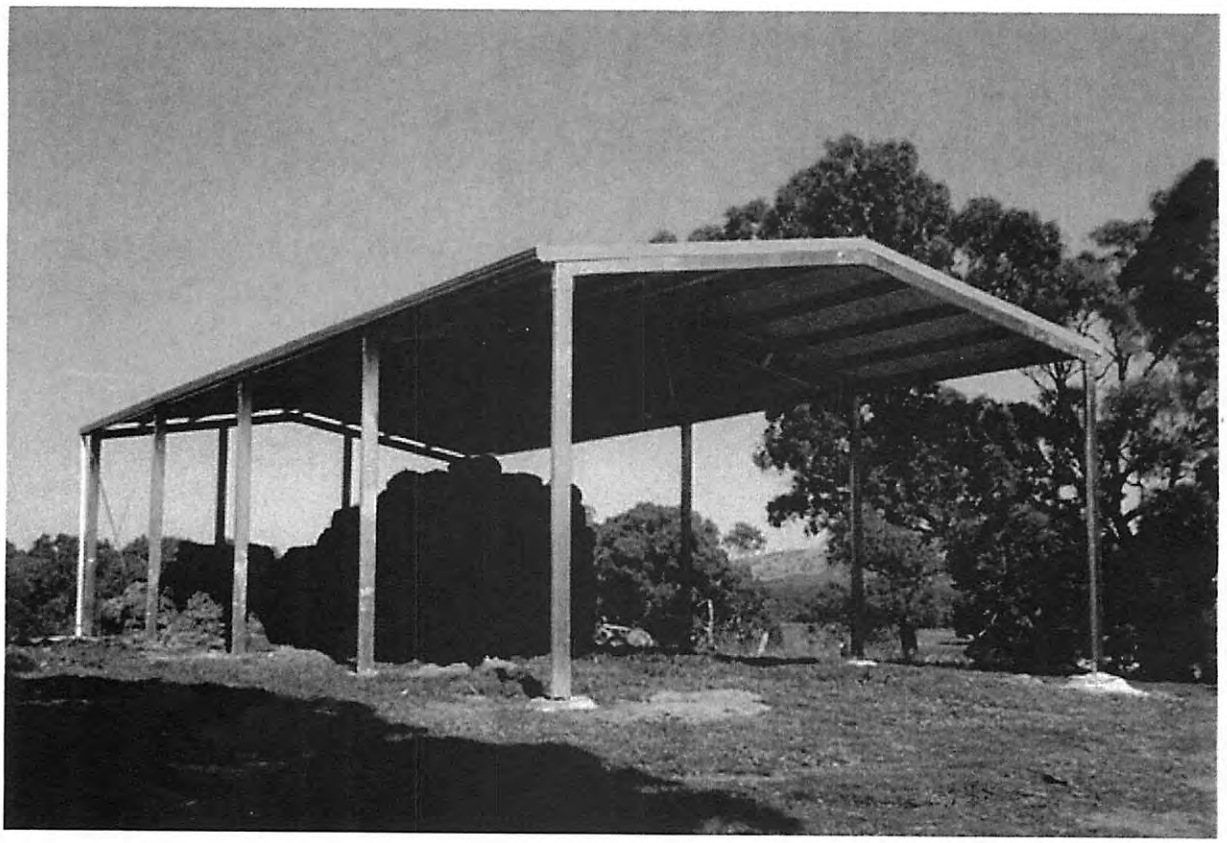
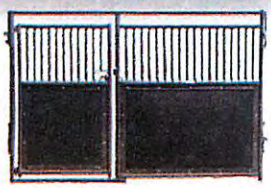
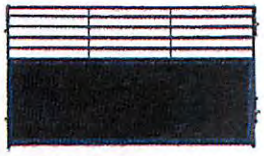


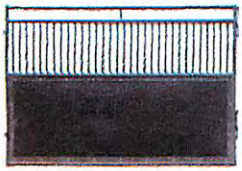
10' Expo Stalls



ESFV1018NP - Expo Stall Front
Vertical Bar Top/Poly Bottom (Poly Sold Separate)



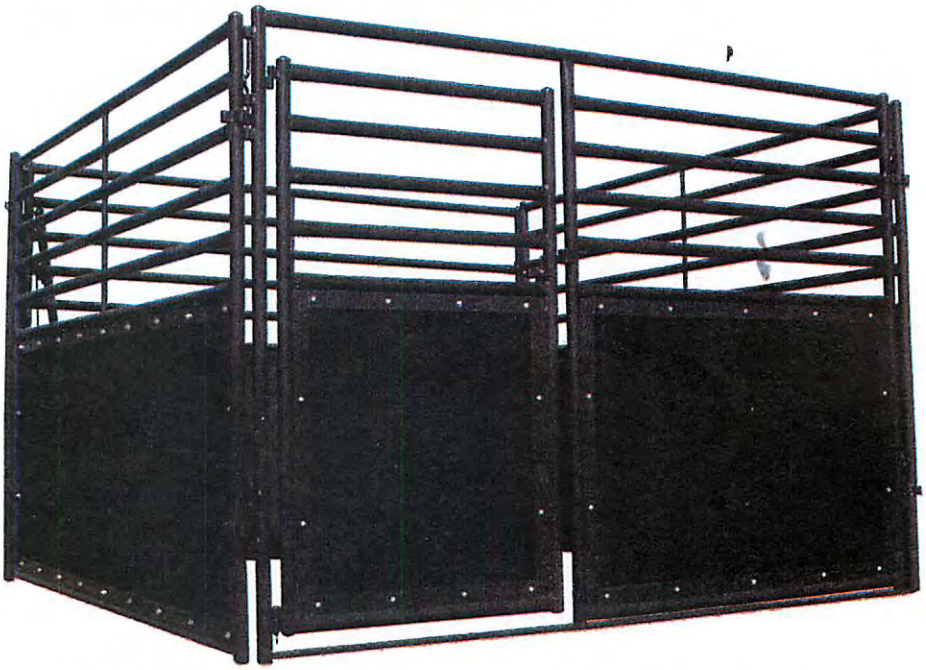
ESPH1018NP - Expo Stall Panel
Horizontal Bar Top / Poly Bottom (Poly Sold Separate)



ESPV1018NP - Expo Stall Panel
Vertical Bar Top/Poly Bottom (Poly Sold Separate)

ESPH10S18NP - Solid Expo Stall Panel
Poly Top /Poly Bottom (Poly Sold Separate)

Priefert's 7' tall, 10' long Expo Stalls are safe, durable, easy to erect and attractive. We've built expo stalls for America's premier fairgrounds, exposition centers, race tracks and equestrian centers for many years. You can find these stalls in facilities such as the 3000 stall Super Barn in Oklahoma City, Will Rogers Complex in Ft. Worth, Texas and the Tulsa Expo Center. Since some of the most elite horses in the world are housed in your stalls where safety is of the utmost importance. Each stall is built to a strict standard and is individually inspected before being shipped. Powdercoated in a choice of colors with available wood or polyurethane fillers.



POLY FILLED STALLS

Vertical Bars	Horizontal Bars	Solid
FRONTS		
ESFV1018NP	ESFH1018NP	-
STALL DIVIDER PANELS		
ESPV1018NP	ESPH1018NP	ESPH10S18NP

PLYWOOD FILL

Vertical Bars	Horizontal Bars	Solid
FRONTS		
ESFV1018NW	ESFH1018NW	-
STALL DIVIDER PANELS		
ESPV1018NW	ESPH1018NW	ESPH10S18NW

Priefert Expo Stalls are powder coated with a high quality, architectural grade powder with UV inhibitors that result in an attractive, durable and high-quality finish.

Priefert's high density polyurethane is specially formulated to be high impact resistant and made of a high percentage of recycled materials. 1/4" Standard Poly Bottoms are Sold Separate; textured on both sides. 3/8" Poly available by special order only.

Wheel White, Gunmetal Grey, Black, Barn Red, Forest Green, Blue and Saddle Brown.