

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, NOVEMBER 22, 2011
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

- ❑ Call to Order by Chairperson Greg Gaspers
- ❑ Roll Call, excused members
- ❑ Approval of Minutes for the November 8, 2011 - Regular Meeting

PRESENTATION OF COMMUNICATIONS:

- A. A commercial site development application has been submitted by Robert Martin, dba Bzar Chameleon, for property located at 3534 Big Horn Avenue. The applicant is proposing to construct a storage addition to the south of the building and relocate the building entrance with future plans to reside the entire building.

Applicant/Spokesperson: Robert Martin

Staff Reference: Steve Payne –Public Works Director

Staff Comment: *The applicant proposes to construct a 40’x80’ addition to the rear of the building to be used as storage. The existing building will be converted to a restaurant and furniture store. The entrance is proposed to be moved from the north to the west side of the building. The existing gravel parking area will be retained. Sidewalks will be constructed on the north and west of the building and ADA accessible parking spaces will be constructed on the west near the new entrance. A metal awning will be constructed along the north and west of the building. The new metal siding is planned to be “Ash Grey” with “Patriot Red” and “Black” accents. The parking area supports 62 parking spaces and the uses, based on information supplied by the applicant, requires 61 parking spaces. The applicant is adding some on-site drainage control to address the parking area runoff and the excess that will develop as a result of the addition.*

ACTION/MOTION: Approval, Approval with conditions, or Denial of the site plan review application for Robert Martin, dba Bzar Chameleon, for property located at 3534 Big Horn Avenue.

Staff recommends approval of the site plan review application submitted by Robert Martin, dba Bzar Chameleon, for property located at 3534 Big Horn Avenue with the following conditions:

- 1. The applicant will submit a complete set of construction plans to the building department for their review and approval.**
- 2. The applicant will pay all assigned building and utility permit fees.**
- 3. The applicant will work with City staff on sanitation collection if the proposed site becomes challenging.**

- B. A commercial development application has been submitted by Tim Leininger on behalf of CWDT, LLC for property located at 534 Yellowstone Avenue. The applicant proposes to construct a 20’x25’ addition to the south of the existing Aaron’s Furniture building.

Applicant/Spokesperson: Tim Leininger –Tim Leininger Construction

Staff Reference: Steve Payne –Public Works Director

Staff Comment: *The applicant proposes to construct a 20’x25’ addition to the south of Aaron’s Furniture. The addition will include an overhead door and will be used for storage. The addition will be sided to match the existing building with “Surrey Beige” metal wall panels and “Hunter Green” doors, trim and gutters.*

The roof will be in white metal to match the existing roof as well. No exterior lighting is proposed. The current number of parking spaces will be reduced by 3 spaces.

ACTION/MOTION: Approval, Approval with conditions, or Denial of the site plan review application for CWDT,LLC for property located at 534 Yellowstone Avenue.

Staff recommends approval of the site plan review application submitted by CWDT, LLC for property located at 534 Yellowstone Avenue with the following conditions:

- 1. The applicant will submit a complete set of construction plans to the building department for their review and approval.**
- 2. The applicant will pay all assigned building and utility permit fees.**

C. P&Z Board Matters

D. Council Update: Steve Miller

E. Approved Sign Applications

1. None.

F. Staff Update

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD

Minutes of the Regular Meeting Held November 8, 2011 at 12:00 PM

CALL TO ORDER: Chairperson Greg Gaspers called the meeting to order at 12:01 PM.

ROLL CALL

PRESENT: Jacob Ivanoff; Greg Gaspers, Chairperson; Bud McDonald; Justin Lundvall; Steve Miller, Council Liaison; Sandee Kitchen, Deputy City Attorney; Steve Payne, Public Works Director; Jolene Osborne, Engineering Administrative Assistant;

EXCUSED ABSENCE: Kim Borer, Vice Chairperson; Rick Brasher;

ABSENT: None

Bud McDonald made a motion seconded by Justin Lundvall to approve the minutes of the October 25, 2011 regular session meeting.

Vote on the motion was unanimous, motion carried.

PUBLIC HEARING

A public hearing was held to determine if it is in the public interest to grant a special exemption to John and Jamie Parsons at 1613 Cedar View Drive. The applicant is requesting an exemption from the front setbacks to construct an attached two car garage.

Chairman Greg Gaspers opened the public hearing at 12:02 p.m.

After calling for public comment three times and hearing none, Chairman Greg Gaspers closed the public hearing at 12:03 p.m.

PRESENTATION OF COMMUNICATIONS:

A. As the board finds the following requirements of Section 10-14-2C(2):

- a. As there were minimal neighborhood objections, the special exemption will not produce an undesirable change in the neighborhood;
- b. The setback exemption will be compatible with adjacent land uses and the neighborhood as the neighborhood is residentially oriented and there were no neighborhood objections;
- c. An exemption from the setback requirements is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the building;
- d. It would be unfeasible for the applicant to move the building as it is already under construction;
- e. There are adequate services and infrastructure available to serve the building; and
- f. The exemption from the setback requirements has no impact on the goals, policies and future land use map of the master plan;

Jacob Ivanoff made a motion seconded by Bud McDonald to approve of the special exemption from the setback requirements for property located at 1613 Cedar View Drive with the following conditions:

1. The Special Exemption will run with the property unless the building is demolished or otherwise destroyed beyond repair in a catastrophic event. Then if the building is rebuilt, it would have to conform to current zoning ordinances.

2. The Special Exemption Permit must be executed and recorded with the Park County Clerk and recorded within 10 days of approval.

Vote on the motion was unanimous, motion carried.

B. Bud McDonald made a motion seconded by Jacob Ivanoff to recommend to Council approval of the Preliminary and Final Plat of the Blackburn PUD with the following conditions:

1. A waiver of the requirement for Alleys.
2. A waiver of the Sidewalk Requirement.
3. Receipt and approval by staff and the City Attorney of By-laws for the Home Owners/Subdivision Lot Owners Association. The by-laws need to spell out how the maintenance of the curb and gutter and landscaping for the boulevard/island will be handled, how the costs will be attributed to the various lots, how monies will be put aside for the various impending costs, how the operation and maintenance of the irrigation system will be handled and how costs will be allocated, etc.
4. Approval by staff and the City Attorney of the Covenants for the Subdivision.
5. The applicant will be required to pay all tap and hook-on fees prior to the signing of the final plat.
6. Receipt of a Signed and Sealed set of both the Preliminary and Final Plat.

Vote on the motion was unanimous, motion carried.

C. P&Z Board Matters:

1. Bud McDonald referenced the recent interviews of three good candidates for City Planner. Steve Payne stated that two of the candidates will be reviewed further and a recommendation for hiring is expected by next week.
2. The off-street parking requirements were addressed by the committee last week. Generally, the changes proposed will be less restrictive in a number of areas. There may also be a proposal to expand the downtown area that does not require off street parking to an additional half block to the north and south, plus the north side of Rumsey Avenue and south side of Beck Avenue. There was additional discussion regarding a possible monetary payment of a certain percentage of off street parking that the council could use to augment additional off street parking.

D. Council Update: Steve Miller thanked all of those involved with the City Planner candidate interviews yesterday.

The meeting was adjourned at 12:32 PM.

Respectfully submitted,

Jolene Y. Osborne
Engineering Administrative Assistant



**PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION
FOR LANDSCAPING, ARCHITECTURAL & SIGN PLANS**

STAFF USE
File: SPR 11-39
P&Z Invoice: 617-2

Applicant's Name: ROBERT MARTIN Business Name: BZAR CHAMELEON
 Applicant's Address: 96 SUNSET RIM City: CODY State: WY Zip: 82414
 Phone: WORK 587-3462 cell: 899-4630 Fax: _____ Email: _____
 Property Owner's Name: ROBERT & CINDY MARTIN
 Property Owner's Address: 96 SUNSET RIM City: CODY State: WY Zip: 82414
 Project Address: 3534 BIGHORN AVE Legal Description: LOT D, BIK 1, KINDER SUB. Zone: D-3
 Description of Proposal and Proposed Use of Project: RESTAURANT - IN THE FUTURE
RESIDE WITH METAL - BLACK ON BOTTOM - GREY ON TOP
WITH RED TRIM: STORAGE AND DOOR - SIDEWALK - AWNING
 Estimated Construction Start Date: ASAP
 Representative Attending P&Z Meeting: ROBERT MARTIN

The Planning, Zoning and Adjustment Board meets the 2nd and 4th Tuesday at 12:00 noon at the City Hall Council Chamber.
Twelve (12) copies of the application, plans, and any other information folded into 8-1/2" x 11" size AND A digital file containing PDFs of each document must be submitted to Planning Department by 4:00 PM.
Please see submittal Date and Fee schedule included in this document.

The **Architectural & Landscape plan** should be incorporated into the Site Development Plan required for a building permit. It must be dimensioned to scale.

1. Please include all of the following Architectural components:

BLACK - GREY - RED TRIM

- Provide elevation views of each building face to illustrate scale, materials, color and roof lines including dimensions.
- Indicate lot lines, setbacks, easements and rights of way. Include a vicinity map with vicinity information describing surrounding land use, structures and zoning.
- Show parking layout (pavement limits, curb and gutter), pedestrian circulation and onsite parking with ADA compliance. Include information to support number of parking spaces provided and how it satisfies the city code requirement.
- Identify fencing on site (location, height, materials).
- Identify the site access points with dimensions.
- Depict the general site lighting techniques (please provide location, size, type of lighting, and cut sheets).
- Show the general grading and drainage scheme. Identify the location of drainage facilities and drainage basins. **Drainage computations must be supplied with all commercial applications.** Identify the direction of flow onsite, buildings and types of surface improvements. All drainage reports must be stamped by a PE.

2. Please include all of the following Utility components:

- Same Identify all existing and proposed water, sanitary sewer, storm water, electrical power, raw water, gas, telephone and cable utility lines.
- Same Provide specific electrical information - new service entrance size (in amps) and location on building, required service voltage, three phase or single phase service, electric load size-total connected load and expected coincident load, underground or overhead service to building(s), transformer location, and **estimated dates for temporary and permanent service installations.** On the site plan, include locations and layout of existing electrical power lines, electrical equipment and utility easements on or adjacent to the project site.
- NA. Please complete the included Electrical Division Review Comments Form
- Identify all locations of trash/dumpster and any proposed screening.
- NA. Identify the location for snow removal.

3. Please include all of the following Landscape components:

- NA. Provide a landscape plan to include location of landscape, type and size of plant or rock materials, type of mulch and irrigation layout.

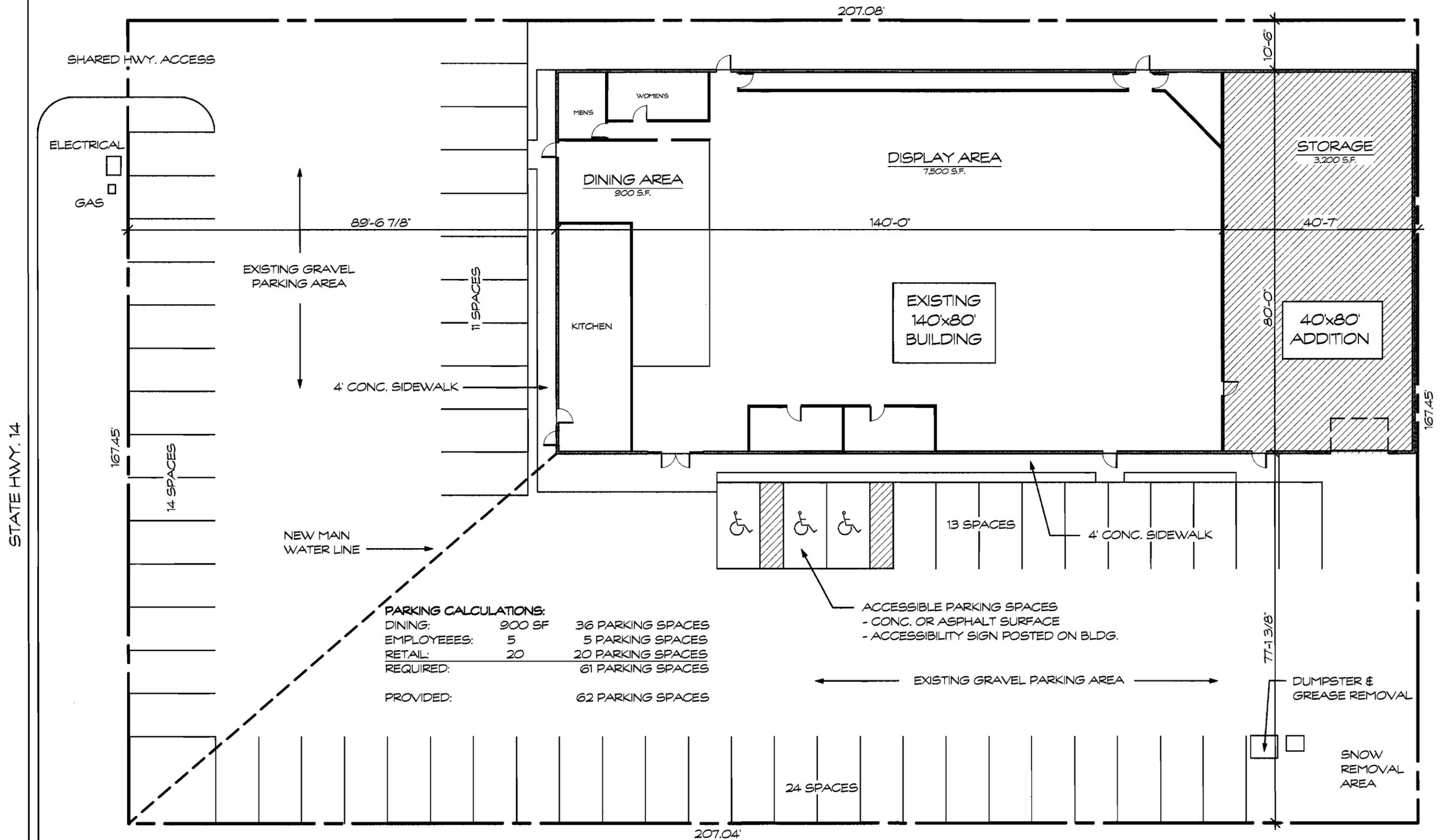
RECEIVED

NOV 10 2011

CITY OF CODY

MARTIN BUILDING REMODEL

CODY, WYOMING



N SITE PLAN

0 5 10 FT

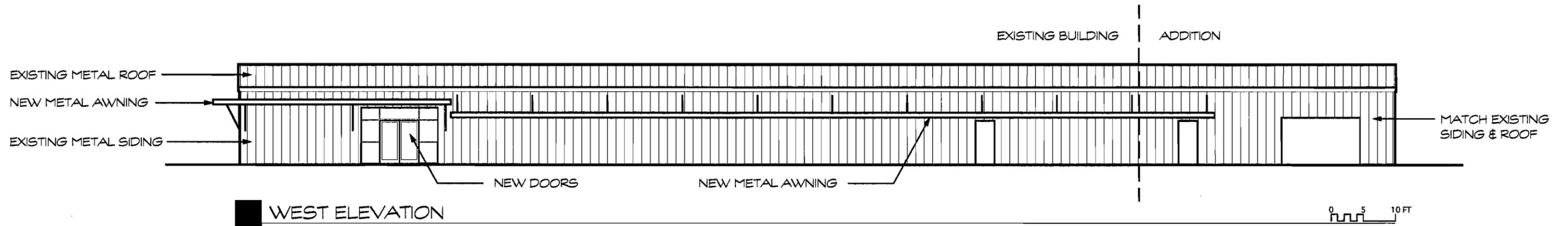
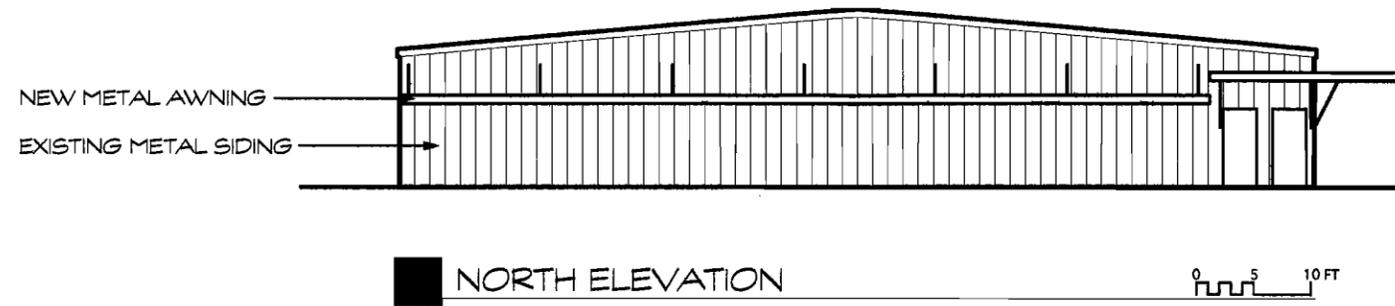
LOT D, BLK 1, KINDER SUBDIVISION
CODY, WYOMING

KEITH PRYOR
ARCHITECT
1413 WYOMING AVE. CODY, WY 82414
307-587-3509

A1

MARTIN BUILDING REMODEL

CODY, WYOMING



LOT D, BLK 1, KINDER SUBDIVISION
CODY, WYOMING

QUALITY

METAL ROOFING AND SIDING COLORS

RESIDENTIAL
AGRICULTURAL
LIGHT COMMERCIAL



White (30)



Polar White (80)



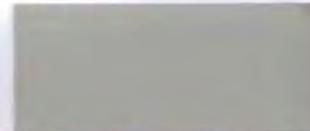
Light Stone (63)



Mocha Tan (22)



Carlsbad Canyon (10)



Ash Grey (25)



Burnished Slate (49)



Charcoal (17)



Ocean Blue (35)



Patriot Red (73)(26ga Only)



Burgundy (15)



Fern Green (07 Low SRV)



Forest Green (26)



Patina Green (58)



Native Copper (E95)



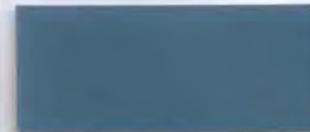
Galvalume® (41)



Red (24)(23 Low SRV, 29ga only)



Brown (12)(11 Low SRV, 29ga only)



Blue (09)(29ga only)



Mocha Brown (13)(29ga only)



Ivory (28)(29ga only)



Dark Blue (21)(29ga only)



Black (06)(29ga only)

metal sales
manufacturing corporation



29 GAUGE & 26 GAUGE COLORS

Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available by request. All colors provided in MS Colorfast45 coating system. Trim is available in all colors. All colors carry a 45-year limited paint warranty. *SRV: Sun Reflective Value. For all specific warranty, application, installation, and technical information regarding these products, contact your representative. MS(1R)Spring 2008



**PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION
FOR LANDSCAPING, ARCHITECTURAL & SIGN PLANS**

STAFF USE
File: _____
P&Z Invoice: _____

Applicant's Name: North West Group LLC Business Name: CWDT LLC
 Applicant's Address: 9045 S. 1300 E City: Sandy State: UT Zip: 84094
 Phone: 208-9833-8435 Cell: _____ Fax: _____ Email: kerry@northstarfunding.net
 Property Owner's Name: North West Group LLC
 Property Owner's Address: 9045 S. 1300 E. City: Sandy State: UT Zip: 84094
 Project Address: 534 Yellowstone Ave. Legal Description: _____ Zone: D4
 Description of Proposal and Proposed Use of Project: 25 x 20 addition to south side of Aarons Furniture. To be used for storage.

Estimated Construction Start Date: ASAP
 Representative Attending P&Z Meeting: Tim Leininger 208-9833-8435 leiningerconstruction@yahoo.com

The Planning, Zoning and Adjustment Board meets the 2nd and 4th Tuesday at 12:00 noon at the City Hall Council Chamber. **Twelve (12) copies of the application, plans, and any other information folded into 8-1/2" x 11" size AND A digital file containing PDFs of each document must be submitted to Planning Department by 4:00 PM.**

The **Architectural & Landscape plan** should be incorporated into the Site Development Plan required for a building permit. It **must** be dimensioned to scale.

1. Please include all of the following Architectural components:

- Provide elevation views of each building face to illustrate scale, materials, color and roof lines including dimensions.
- Indicate lot lines, setbacks, easements and rights of way. Include a vicinity map with vicinity information describing surrounding land use, structures and zoning.
- Show parking layout (pavement limits, curb and gutter), pedestrian circulation and onsite parking with ADA compliance. Include information to support number of parking spaces provided and how it satisfies the city code requirement.
- Identify fencing on site (location, height, materials).
- Identify the site access points with dimensions.
- Depict the general site lighting techniques (please provide location, size, type of lighting, and cut sheets).
- Show the general grading and drainage scheme. Identify the location of drainage facilities and drainage basins. **Drainage computations must be supplied with all commercial applications.** Identify the direction of flow onsite, buildings and types of surface improvements. All drainage reports must be stamped by a PE.

2. Please include all of the following Utility components:

- Identify all existing and proposed water, sanitary sewer, storm water, electrical power, raw water, gas, telephone and cable utility lines.
- Provide specific electrical information - new service entrance size (in amps) and location on building, required service voltage, three phase or single phase service, electric load size-total connected load and expected coincident load, underground or overhead service to building(s), transformer location, and **estimated dates for temporary and permanent service installations.** On the site plan, include locations and layout of existing electrical power lines, electrical equipment and utility easements on or adjacent to the project site.
- Please complete the included Electrical Division Review Comments Form
- Identify all locations of trash/dumpster and any proposed screening.
- Identify the location for snow removal.

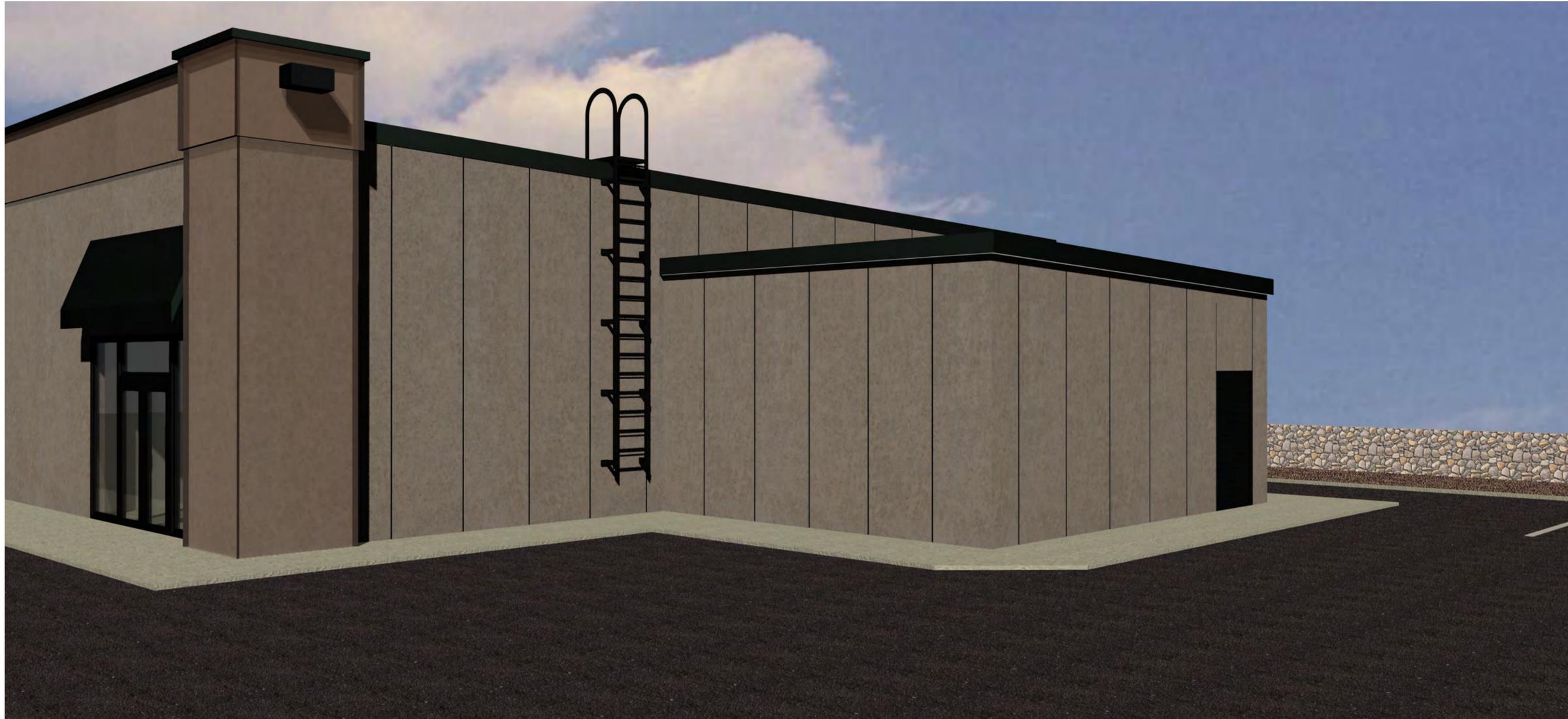
3. Please include all of the following Landscape components:

- Provide a landscape plan to include location of landscape, type and size of plant or rock materials, type of mulch and irrigation layout.

BUILDING ADDITION

FOR: AARONS FURNITURE
The Shoppes at Cody LLC

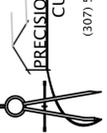
534 Yellowstone Avenue
 Cody, Wyoming 82414



COLOR PERSPECTIVE

Shoppes at Cody
 SHOPPES AT CODY, WYOMING LLC.
 Yellowstone Highway
 Cody Wyoming 82414

General Contractor:
 Leininger Construction
 Tim Leininger
 400 Deep Creek Road
 Keuterville ID. 83522
 Cell: (208) 983-8435

 PRECISION PLAN AND DESIGN INC.
 CUSTOM PLAN SERVICE
 (307) 587-6227 (307) 272-5709
 Rick Lambert
 Member
 ILBA no. 1271
 930 12th Street
 Cody, Wyoming 82414

Project # 794

DATE:
 November 16, 2011

CHANGE ORDER	DATE
#	

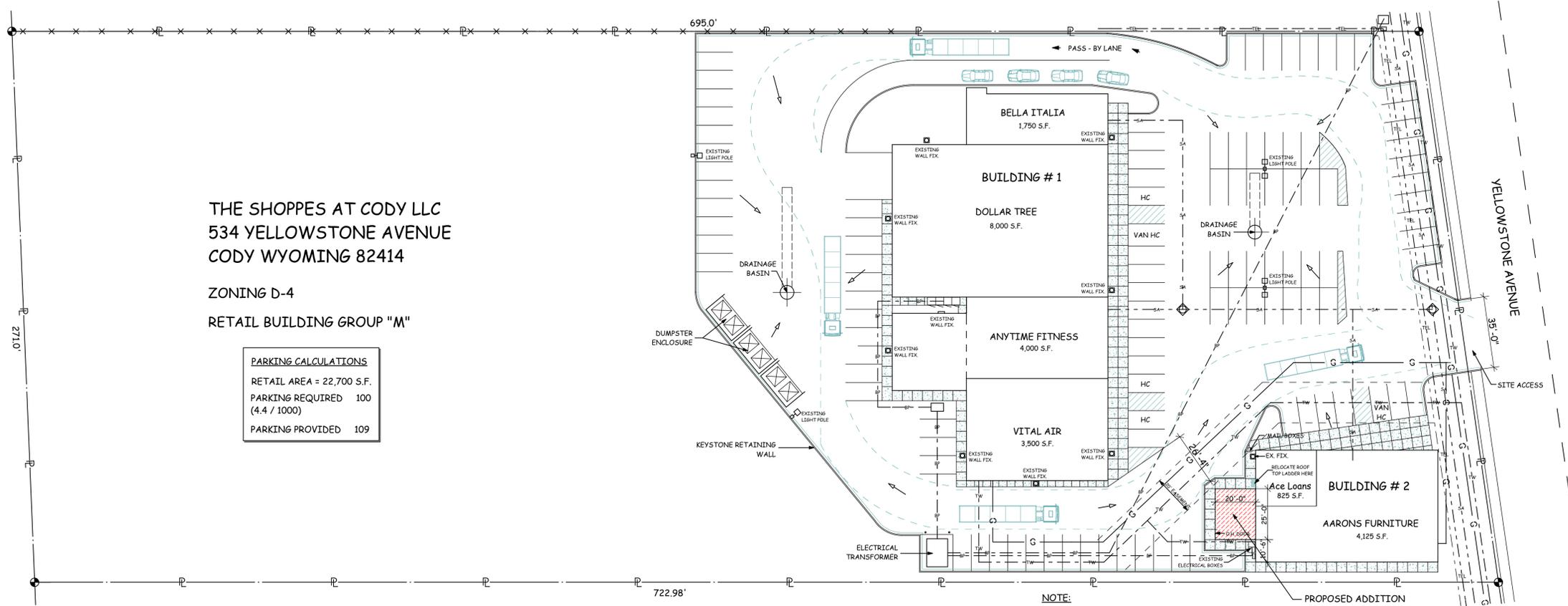


COVER PAGE PERSPECTIVE IS FOR PRESENTATION
 ONLY PLEASE REFER TO ELEVATION PAGES FOR ALL
 EXTERIOR DETAIL.

EXTERIOR COLORS: ALL TO MATCH EXISTING

- WALLS: COLOR, "SURREY BEIGE" AZTECO EMBOSSED METAL WALL PANELS
- DOORS: HUNTER GREEN FLUSH PANEL
- TRIM / FACIA: HUNTER GREEN
- GUTTERS: HUNTER GREEN
- METAL ROOF: METAL STANDING SEAM, COLOR WHITE

C1
 SHEET #
 1 OF 10



THE SHOPPES AT CODY LLC
534 YELLOWSTONE AVENUE
CODY WYOMING 82414

ZONING D-4
RETAIL BUILDING GROUP "M"

PARKING CALCULATIONS	
RETAIL AREA =	22,700 S.F.
PARKING REQUIRED	100 (4.4 / 1000)
PARKING PROVIDED	109

NOTE:
BEFORE DIGGING LOCATE ALL ACTUAL PLACEMENT OF UTILITY LINES AND EASEMENTS.

SITE PLAN
SCALE 1" = 30'-0"



LEGEND

BURIED POWER	---
GAS LINE	— G —
TREATED WATER	---
SANITARY SEWER	---
TELEPHONE LINE	---
PROPERTY LINE	— P —
EXISTING FENCE	— X —
TW EASEMENT	---
DBL. LIGHT POLE	□ □
SINGLE LIGHT POLE	□
BASIN GRATE	⊙



VICINITY MAP

N.T.S.



AERIAL VIEW

N.T.S.

SITE PLAN

Shoppes at Cody
SHOPPES AT CODY, WYOMING LLC.
Yellowstone Highway
Cody Wyoming 82414

General Contractor:
Leininger Construction
Tim Leininger
400 Deep Creek Road
Keuterville ID. 83522
Cell: (208) 983-8435

PRECISION PLAN AND DESIGN INC.
CUSTOM PLAN SERVICE
(307) 587-6227 (307) 272-5709
Rick Lambert
Member
ILBA no. 1271
930 12th Street
Cody, Wyoming 82414

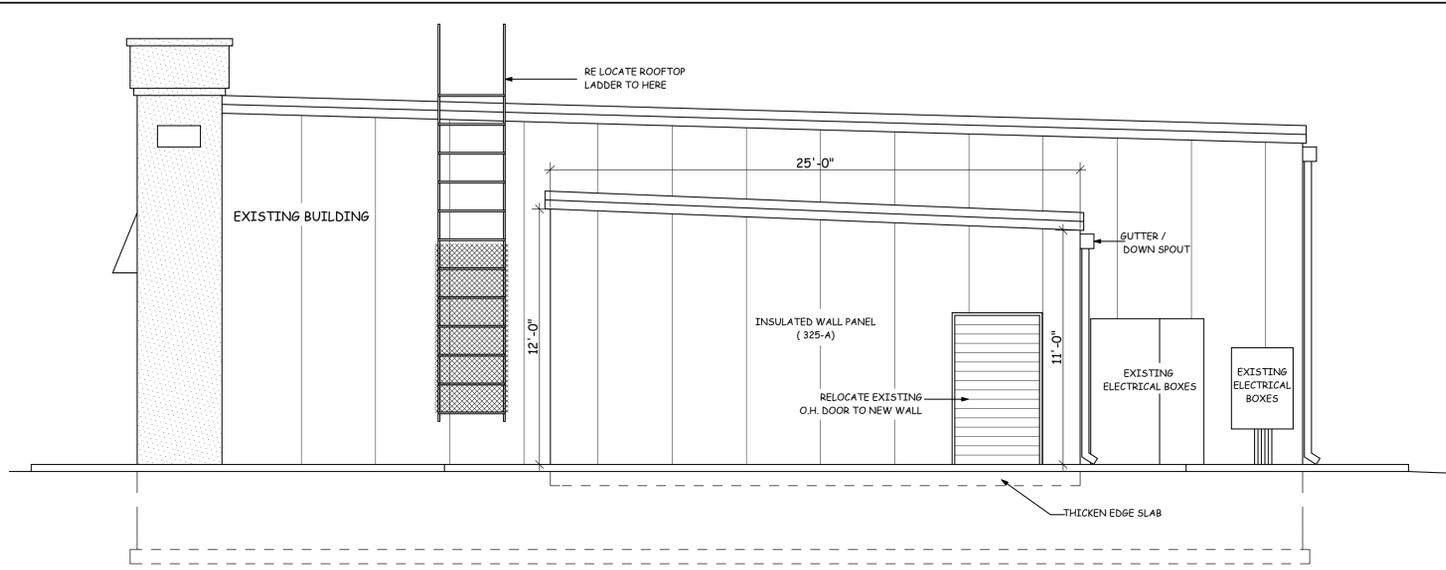
Project # 794

DATE:
November 16, 2011

CHANGE ORDER #	DATE

A1

SHEET #
2 OF 10



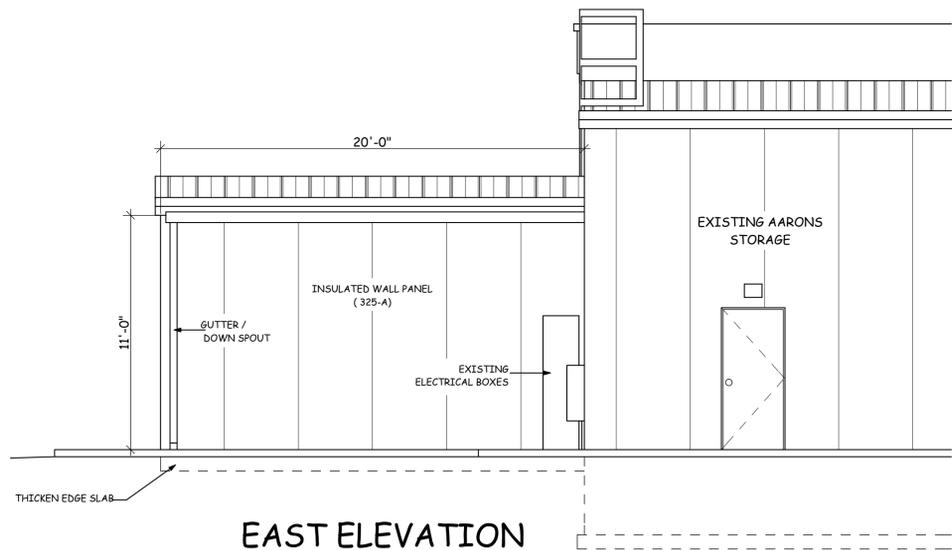
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



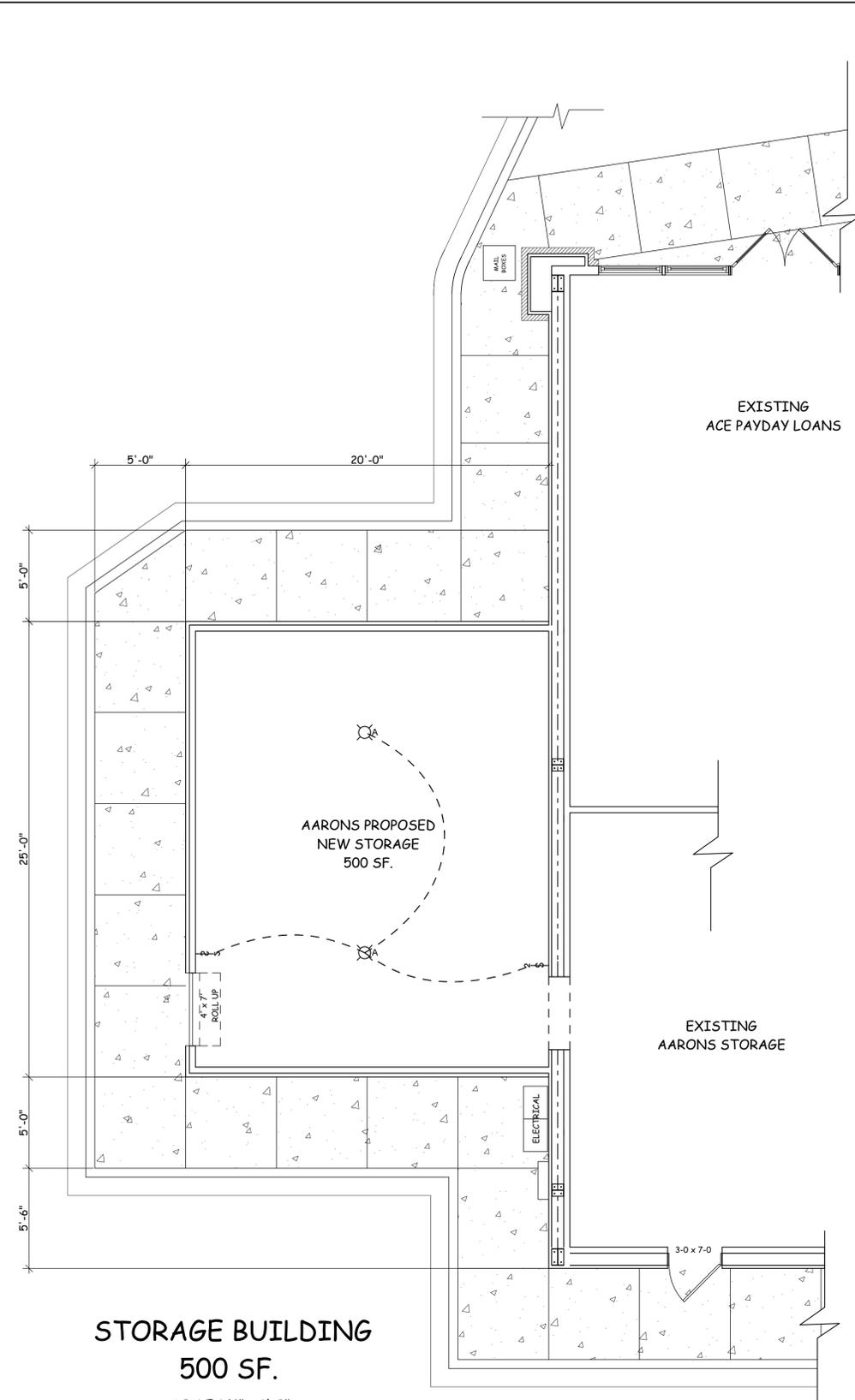
WEST ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



STORAGE BUILDING

500 SF.

SCALE 1/4" = 1'-0"



FLOOR PLAN

Shoppes at Cody
 SHOPPES AT CODY, WYOMING LLC.
 Yellowstone Highway
 Cody Wyoming 82414

General Contractor:
 Leininger Construction
 Tim Leininger
 400 Deep Creek Road
 Keuterville ID. 83522
 Cell: (208) 983-8435

PRECISION PLAN AND DESIGN INC.
 CUSTOM PLAN SERVICE
 (307) 587-6227 (307) 272-5709
 Rick Lambert
 Member
 ILBA no. 1271
 930 12th Street
 Cody, Wyoming 82414

Project # 794

DATE:
 November 16, 2011

#	CHANGE ORDER	DATE

A2

SHEET #
 3 OF 10