

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, APRIL 11, 2017
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

AGENDA

1. Call to Order by Chairman, Steve Miller
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the March 28, 2017 regular meeting.
6. Approval of Minutes of the April 4, 2017 special meeting.

8. NEW BUSINESS:
 - A. Downtown sign review: 4' x 8' sign, for Gasthaus Cardi Restaurant, located at 1385 Sheridan Ave.
 - B. Site Plan Review: Retail Liquor Store, located at 3330 Big Horn Avenue.
 - C. Site Plan Review: Sprint/Powder River Development to install a self-contained cell tower on wheels (cow) trailer, behind the business located at 602 Yellowstone Avenue.

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

10. Council Update:

11. Staff Items:

12. 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, March 28, 2017

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, March 28, 2017 at 12:00 pm.

Present: Heidi Rasmussen, Acting Chairman; Richard Jones; Kayl Mitchell; Reese Graham; Curt Dansie; Sandra Kitchen, City Deputy Attorney; Glenn A. Nielson, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Steve Miller, Chairman; Buzzy Hassrick

Acting Chairman, Heidi Rasmussen called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

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

Reese Graham made a motion, seconded by Kayl Mitchell, to approve the minutes for the March 14, 2017 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

- A. Todd Stowell presented a site plan modification for Collier Group / Cody Bone Yard, LLC, for a 30' x 138 Storage Building, located at 343 33rd Street.

Richard Jones made a motion, seconded by Reese Graham, to approve the site plan modification for Collier Group / Cody Bone Yard, LLC, for a 30' x 138 Storage Building, located at 343 33rd Street, subject to the installation of a Knox box (key box) per the requirement of the Fire Marshall. Vote on the motion was unanimous, motion carried.

- B. Todd Stowell presented a site plan review for Verizon Wireless small cell installation at Walmart (rooftop), located at 321 Yellowstone Avenue.

Richard Jones made a motion, seconded by Kayl Mitchell, to grant zoning approval for the site plan for Verizon Wireless small cell installation at Walmart (rooftop), located at 321 Yellowstone Avenue. Vote on the motion was unanimous, motion carried.

- C. Todd Stowell gave a brief introduction on the Special Exemption Request for 236 Robert Street. He stated that he had received one more letter from a neighbor with no objection for the special exemption request, bringing the total to four letters, all with no objection.

The Public Hearing for a Special Exemption to reduce rear setback from 15 to 10 feet in order to construct a 10' x 50' patio cover, at 236 Robert Street, began at 12:08 p.m.

There were no comments from the Public.

The Public Hearing for a Special Exemption to reduce rear setback from 15 to 10 feet in order to construct a 10' x 50' patio cover, at 236 Robert Street, was closed at 12:11 p.m.

D. Todd Stowell reviewed the Special Exemption to reduce rear setback from 15 to 10 feet in order to construct a 10' x 50' patio cover, at 236 Robert Street.

Reese Graham made a motion, seconded by Curt Dansie, to identify the findings in the staff report (1-4) were met, and to approve the Special Exemption to reduce rear setback from 15 to 10 feet in order to construct a 10' x 50' patio cover, at 236 Robert Street.

E. Todd Stowell presented a site plan review for the Buffalo Center of the West to add housing for museums Raptor Program (Eagle and Falcon mews), located at 720 Sheridan Ave.

Reese Graham made a motion, seconded by Curt Dansie, to approve the site plan for the Buffalo Center of the West to add housing for the museums Raptor Program (Eagle and Falcon mews). Vote on the motion was unanimous, motion carried.

F. Todd Stowell presented the Final Plat Review for Trailhead 3, Planned Unit Development, Phase 7, located west of West Cooper Lane and south of Twin Creek Trail Avenue.

Curt Dansie made a motion, seconded by, Reese Graham to recommend that the City Council approve the construction plans and Final Plat for Trailhead 3 P.U.D., Phase 7, with the following conditions:

1. Approval of the construction plans is contingent upon final review and approval by Public Works.
2. The common areas shall be landscaped in accordance with the landscaping plan within one year of acceptance of the public improvements in the subdivision. After the landscaping of the common areas is completed, the developer will need to deed the common areas to the HOA.
3. Address the following corrections/modifications to the satisfaction of city staff and City Council:
 - a. The road name from Eagle Creek Court to Steamboat Court still needs reflected in one place on Sheet 7.
 - b. On the cover sheet and sheet 5, change "Clocktower" to "Clock Tower" Court.
 - c. Pursuant to 11-3-3(B)(3) of the City code, the plans must carry the approval stamp or signature of each utility provider. The signature lines need to be accompanied by language indicating that they are approving the plans, and the signatures need to be obtained.
 - d. Public Works needs to verify the construction plans for Steamboat Court—I suspect that the .5% slope on the cul-de-sac bulb crown is inadequate to prevent puddling problems.
 - e. Public Works needs to verify the type of sewer pipe proposed.
 - f. Public Works needs to verify the type of storm water pipe proposed (corrugated PVC is requested, when standard city specifications call for concrete pipe).
 - g. The signage plan is a new submittal and needs reviewed by Public Works.

4. On the final plat, modify easement Note 6 to read: “Utility and ingress/egress easements for the City of Cody across all common areas”.

5. On the final plat, modify Subdivision Note 4 to read: “Common areas, common area irrigation facilities, and common area detention facilities are to be maintained by the HOA.”

Vote on the motion was unanimous, motion carried.

P & Z Board Matters – none

Council Updates – none

Staff Items – none

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

There being no further business to come before the board, Acting Chairman Rasmussen adjourned the meeting at 12:26 p.m.

Bernie Butler, Administrative Assistant

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, April 4, 2017

A special meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 4, 2017 at 12:00 pm.

Present: Steve Miller, Chairman; Heidi Rasmussen; Richard Jones; Kayl Mitchell; Reese Graham; Scott Kitchen, City Attorney; Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Curt Dansie, Glenn A. Neilson, Council Liaison

Chairman, Steve Miller called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

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

NEW BUSINESS:

A. Todd Stowell presented the application for a two-lot subdivision, identified as North Cody Industrial Park Minor Subdivision #1. The property is located at 119 Road 2AB, where the existing Cody Laboratories warehouse is located (Lot 1), and the area where the Cody Laboratories pharmaceutical production facility will be located (Lot 2). The Board noted that the application is a final plat only.

Richard Jones made a motion, to recommend that the City Council approve the final plat for the North Cody Industrial Park Minor Subdivision #1 subject to the following conditions:

1. Address the following corrections/modifications to the satisfaction of city staff:
 - a. Provide a general access easement to the City of Cody to utilize the improved driving surfaces as necessary to access City of Cody utilities on both lots. This may be a new note on the plat, or a separate document.
 - b. The “right to drain” onto Lot 8A (lot to east) requires either ownership and dedication language to be added to the plat, or use of a separate document.
 - c. Access and operational easements must be granted back and forth between the two lots as necessary to maintain compliance with applicable building and fire codes. Those easements will be required to be established no later than the time of sale of Lot 2. The owners of the lots will also need easements for construction and operation of the planned facilities.
2. Cody Laboratories (or contractor) shall obtain a building permit for the modifications to the existing warehouse required to maintain compliance with codes pertaining to the property line location, prior to the mayor signing the final plat.

The motion was seconded by Heidi Rasmussen. Vote on the motion was unanimous, motion carried.

P & Z Board Matters – none
Council Updates – none
Staff Items – none

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

There being no further business to come before the board, Chairman Miller adjourned the meeting at 12:11 p.m.

Bernie Butler, Administrative Assistant

DRAFT

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

MEETING DATE:	APRIL 11, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	GASTHAUS RESTAURANT FREESTANDING SIGN: DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2017-05	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Chuck's Sign Company has submitted an application to install a 4-foot by 8-foot internally illuminated freestanding sign at 1385 Sheridan Avenue. (Building most recently occupied by "The Buckin Burger".) The sign, as depicted below, is for a new authentic German restaurant.

Existing:



Proposed Sign:



According to Google translate, "Gasthaus" means "guest house", and "Bierstube" is "beer pub". Cardi is apparently either a name, reference to "cardio", or short for cardigan. Chuck is apparently a name. The restaurant operator may be able to clarify.

REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection 9-2-2(B), *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants."*

The signs must also comply with applicable provisions of the sign code.

STAFF COMMENTS:

The sign is classified as a freestanding sign. In the downtown sign district, the sign code allows the size and height (<25') of freestanding sign proposed. Internally-illuminated signs are allowed in the downtown sign district, and the location is entirely within the property boundaries and outside of any easements.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The design has a professional appearance and the colors reflect the flag of Germany, which helps identify the cuisine offered.

ALTERNATIVES:

As the sign meets minimum standards, approve the sign, with or without making recommendations and suggestions.

RECOMMENDATION:

Approve the sign for "Gasthaus Cardi" as presented.
A building permit has already been submitted.

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

MEETING DATE:	APRIL 11, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: LIQUOR STORE. SPR 2017-10	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Joe Boydston has submitted a site plan application for development of a liquor store at 3330 Big Horn Avenue, which is southwest of the Big Horn Avenue and Date Street intersection. The liquor store would measure 40 feet long and 17 feet in depth and contain both an indoor sales area and a drive-thru window. The property is .58 acres in size, with about 2/3 of the property used for this business and the south third for use associated with Joe's Auto. The liquor store license will be held by Soaring Peak Enterprises.

Existing Conditions:

View from Big Horn Approach:



View from Date St., SW corner of project:



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.

In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

STAFF COMMENTS:

The property is zoned Open Business/Light Industrial (D-3), which allows retail sales. The sale of liquor requires a retail liquor license, which the tenant is working with the City and State to obtain. This review does not involve the liquor licensing component of the project. The surrounding area is as follows:



<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Vacant immediately across Big Horn Avenue.	D-3 (Open Business/Light Industrial)
East	Commercial/Light Industrial Building across Date Street.	D-3
South	Repair business.	D-3
West	Joe's Auto and Excavation contractor.	D-3

Architecture:

The architecture of the building is described in the attached drawings. The roofing material is metal in a rust color (Cor-ten? rust-in-place?). Siding on the building is vertical metal paneling, with the exception of a natural wood wainscot proposed on the front of the building. The wainscot concept on the ends of the building is through the use of a dark brown metal siding on the lower portion of the wall and a stone-grey colored metal siding on the upper portion. Trim color is crimson red.

The front elevation is enhanced through an open-timber style canopy. The wood wainscot concept is borrowed from the Sherwin-Williams building down the street. Cort-ten roofing is relatively popular and used on a number of new metal buildings in the City. The stone-grey and red colors match the building at Joe's Auto. Not having a photo rendering or swatch with all the colors together, it is difficult to visualize whether all of the colors would match well together.

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

Landscaping:

The property is within the Entry Corridor Overlay district, which requires a minimum of 5% of the property to be landscaped. (Complete requirements are found in City of Cody Code 10-17-5.) The amount proposed is just over 5%, and would consist of juniper bushes spaced approximately every 22 feet in a 7-foot deep bed of river rock. Weed mat, drip irrigation, and a landscape timber border are proposed.

The landscaping plan appears to meet all requirements of the code, provided the Board determines that the plants are "of a sufficient size, number, and variety to give a three-dimensional presence (height, width, and depth) to the landscaped area(s)." The size and variety of the plants should be identified. Different juniper bushes have vastly different growth rates and mature sizes. It is presumed that spacing at 22 feet is based on the larger varieties.

Access and Parking:

The applicant has worked with staff on the access and parking layout, such that the current plan meets minimum dimensional standards, provided the ADA space is designated as van-accessible and widened to 11 feet. The required paved entrance is shown on Big Horn Avenue, and the Date Street approach is widened to 24 feet.

Five parking spaces are provided, which corresponds to the average number provided for liquor stores surveyed in the ITE Parking Generation Manual, and adjusted based on the size of the building. Surfacing of the parking lot will be gravel, with the exception of the concrete pads for the drive thru, ADA pad, and three spaces at the front of the building.

As the Big Horn Avenue approach is a shared approach, a shared access easement should be established over it.

The building is located within the property so that there can be one vehicle at the drive-thru window and two behind, without interfering with the access drive. It is expected that this will be sufficient stacking length.

Exterior Lighting

Architectural lighting on the front of the building is proposed to be from recessed can lights in the underside of the front roof structure. Other exterior lighting includes two fixtures on the back of the building for the drive-thru, and one on the west end of the building. The light on the west end of the building is not specified, but should be of a full cut-off style to avoid glare impacts to drivers on Big Horn Avenue.

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:

Because the total amount of impervious surface on the lot is less than 5,000 square feet (4,870 sq. ft. proposed), an engineered storm water plan is not required, provided the amount of retention identified in the City's storm water manual is provided. Staff calculated the required size of the infiltration swale to be 15 feet wide and 33 feet long, using the 22-inch depth specified on the plans. In addition, we suggest the swale be turned 90 degrees and shifted to the south property line.

The general grading plan has been provided on the "Site Drainage" sheet. The requirement is that storm water be able to flow towards and into the infiltration swale. Due to the slope of the property, it appears that this can be accomplished, although specific grading details are lacking. Staff can field verify the grading of the site as part of the construction process.

Snow Storage

The snow storage area is shown in the southeast portion of the property, and it is noted that area in the northeast and southeast corners would also be available.

Fence

The project includes a 6-foot tall chain link fence with brown vinyl slats along the south side of the drive-thru lane. While a fence is appreciated, it is noted that the style proposed does not meet the requirements to allow storage of disabled, unlicensed or junk vehicles, or vehicle parts, in the area south of the fence. So long as that does not occur, there is no issue. If it continues, there will be a nuisance violation to enforce. Only vehicles that are actively being repaired for customers, or operable and licensed vehicles can be stored in that area. See City of Cody Code 4-3-2(B) for the nuisance ordinance language applicable to vehicles.

Utility Services

The building will utilize domestic water, power, gas, and sewer service, as shown on the site plan and/or indicated in the applicant's narrative. It is noted that usage of the power service at the southeast corner of the property is limited to 200-amp single phase. If more power is needed, it becomes much more complex and costly and the applicant would need to coordinate with the electrical division to determine the needed work.

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

Signs

While signs are planned, the design and application for such have yet to be submitted.

Hydrants/Fire Line

The building relies on the fire hydrant near the northeast corner of the property for fire protection.

Frontage Status

Curb, gutter, and streetlights exist along the full property frontage. Sidewalk is missing along much of Date Street and is proposed to be installed as part of this project, as specified in the recent subdivision of the property.

Garbage

The dumpster location is at the east end of the fence, which appears acceptable.

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. Modify the infiltration swale to be 15' by 33' and 22 inches deep, or an equivalent capacity authorized by the City engineer. Provide the 3:1 side slopes as proposed. The swale should be turned 90 degrees and moved towards the south property line.
2. The applicant and staff shall field verify the proper grading of the site as part of the construction process.
3. Any applicable city utility fees (water, sewer) are to be paid prior to building permit issuance—coordinate with Public Works.
4. Any exterior lighting fixture visible from Big Horn Avenue must be recessed or full cut-off in style.
5. Modify the ADA space to be 11 feet wide to meet van-accessible requirements, and include appropriate signage.
6. A city encroachment permit must be obtained by the contractor for work within the Date Street right of way.
7. An easement or other legal agreement must be established for the shared approach/drive prior to occupancy of the building. Use of the shared approach by this property must be verified by WYDOT.
8. (Any modification to the architecture or landscaping?)
9. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.
10. A building permit must be obtained within three years or this authorization will expire.

Description of Proposal: Vaughn Place – Retail Store - 3328 Big Horn Avenue

This property is zoned D-3

New construction of 40' x 17'-0" building for retail sales located at 3328 Big Horn Ave.

Exterior finish of the building will be metal siding with wood plank accent and timber truss entrance.

Roof	Metal - Rust
Siding	Metal - Stone Grey & Wood plank - Dark Brown
Trim	Metal – Crimson Red

Access will be from the Big Horn Avenue and Date Street. Concrete pads are proposed for parking areas and drive up window, other areas will be WYDOT grading GR gravel.

All utilities are presently located on site. Standard single phase power will be provided from an existing electrical box in se corner of property.

Signage is not planned for this project at this time, an application w/ P&Z will be applied for at a later date.

Landscaping will include weed mat, round river rock, -3" screened, natural colors, & 6-7 juniper bushes 36" high max. Drip irrigation from a frost free hydrant will be used for watering. Landscape timbers will be used for borders.

Exterior lighting- Front of building (north side) will be lights in the roof soffit. Lights will be directed downward and will not shine toward the highway.
Back of building drive up will have a single downward direction wall light (brand & model to be decided) located in the gable of the building. Lighting will not shine beyond owner's property.

Parking spaces- 1 ADA compliant space and 4 regular spaces.

Add approx 125' x 60" concrete sidewalk along Date Street including per city of Cody standards.

Install 135-140' 6' high chain link fence with brown privacy slats on the south side of project.

The dumpster location will be at the southeast corner of property along Date Street.

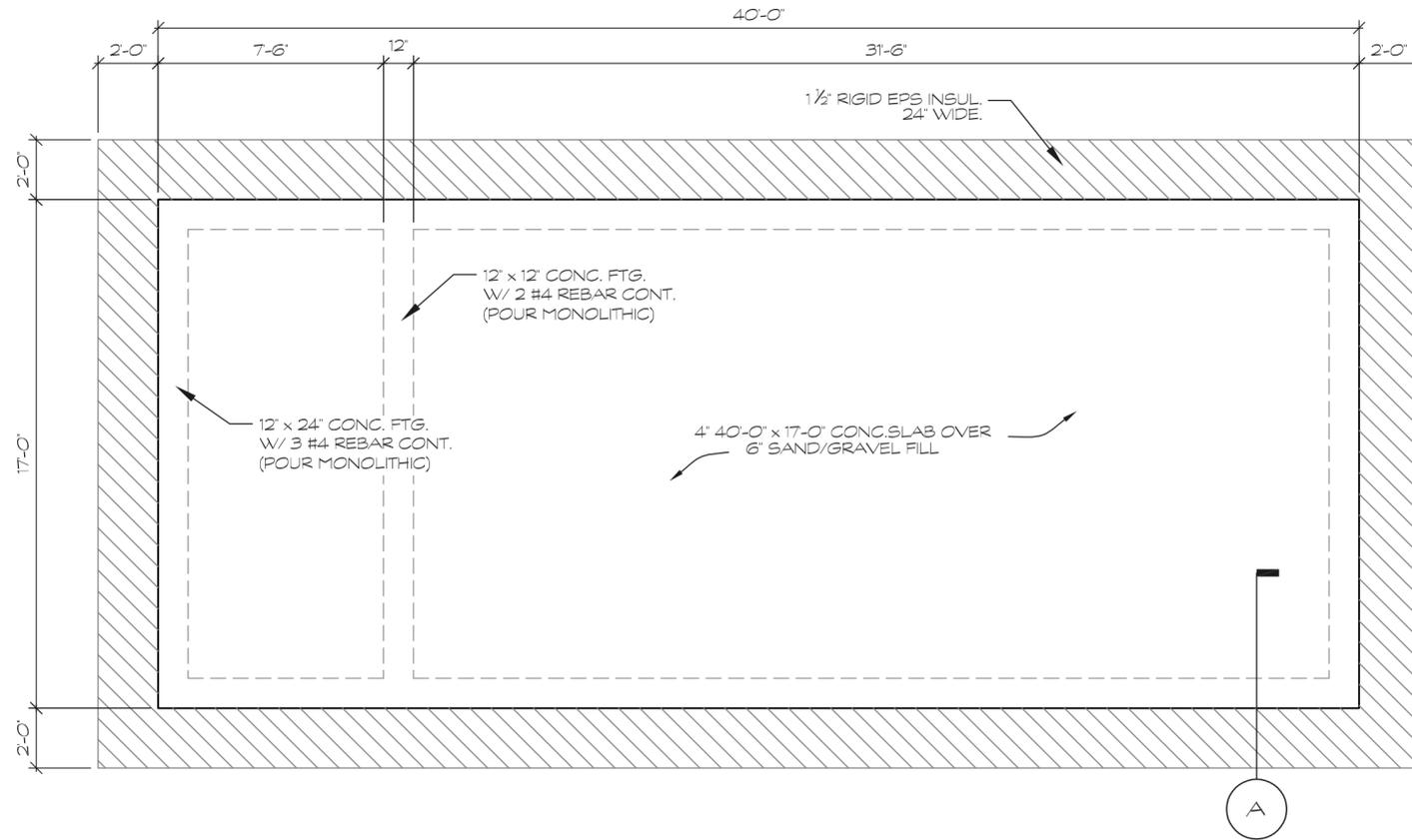
Snow removal areas are non-parking areas in the north east corner & south areas of the lot.

Existing mail boxes will be relocated on site per Post Master approval.

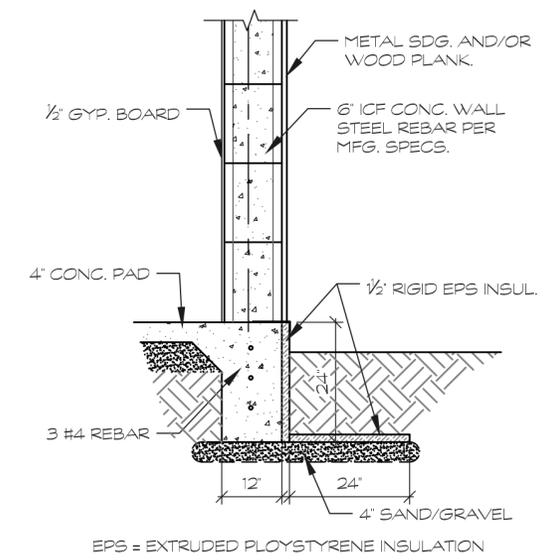
Adjacent properties: The building area is completely surrounded properties Zoned D-3.

North: Big Horn Avenue
East: Date Street
South: T&T Inc. commercial business Zoned D-3
West: J & J Construction commercial business Zoned D-3

Thank you for your consideration of this project.

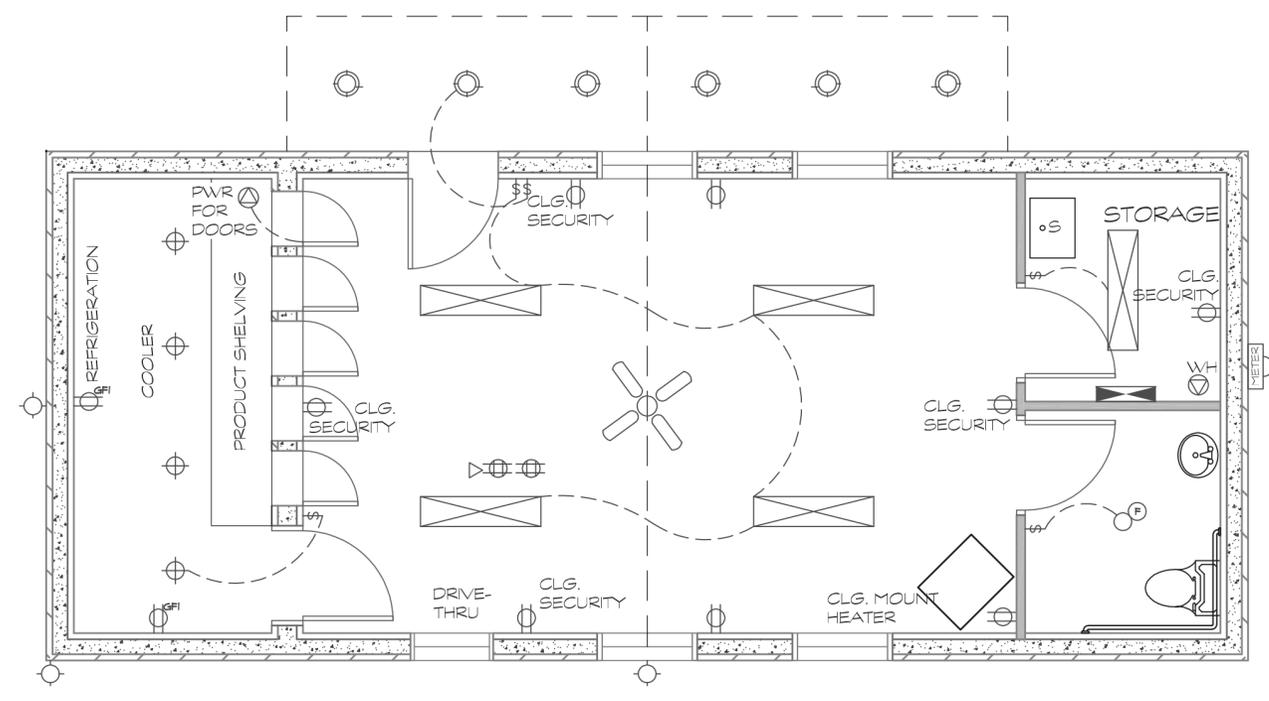


1 FOUNDATION PLAN SCALE: 1/4"=1'-0"



A FND/WALL SEC. SCALE: NTS

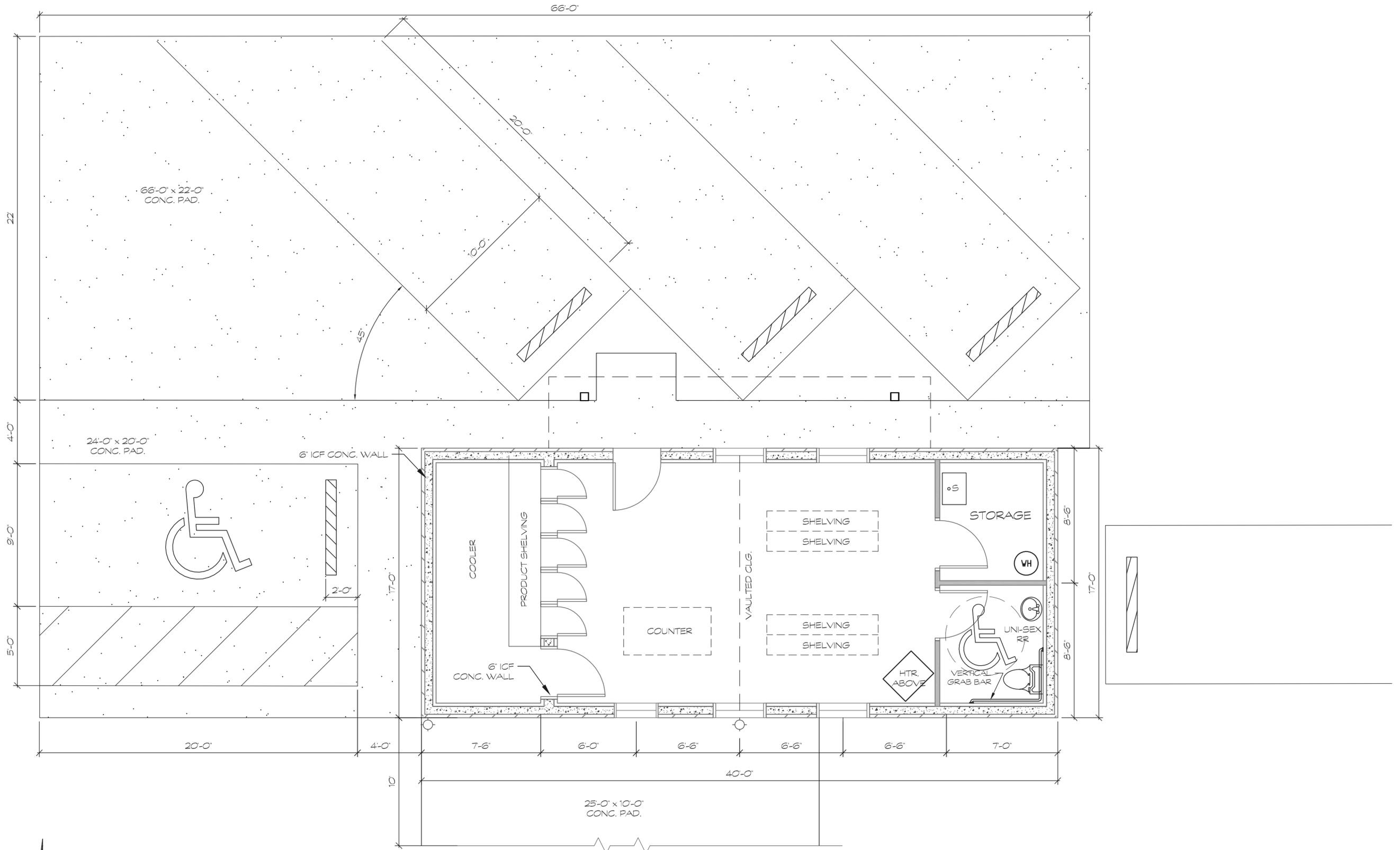
- NOTES:
1. CONC. COMPRESSIVE STRENGTH @ 28 DAYS TO BE 3000 PSI.
 2. RECOMMENDED SLUMP OF 4".
 3. ALL FTGS. REST ON NATURAL UNDISTURBED SOIL.
 4. ASSUMED SOIL BEARING PRESSURE IS 3,000.
 5. SLOPE GRADE AWAY FROM FOUNDATION WALLS MIN. OF 6" IN 10'.
 6. REINFORCE CONC. PAD W/ 6x6-8/8 OR GRADE 40, #3 @ 15' OC BOTH WAYS IN CENTER OF SLAB OR EQUIVALENT.
 7. ALL TARGET STRENGTHS SHALL BE IN ACCORDANCE WITH CHAPTER 4 OF ACI 318 BLDG. CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 8. CONTRACTOR TO VERIFY WITH OWNER ALL DIMENSIONS AND LOCATIONS FOR OTHER BLOCK OUTS BEFORE CONSTRUCTION.
 9. LOCATIONS OF CONC. PAD DRIVEWAY & SIDEWALKS TO BE VERIFIED ON SITE BY CONTRACTOR & OWNER.



2 ELECTRIC PLAN SCALE: 1/4"=1'-0"

- Ⓢ SINGLE POLE SWITCH
- Ⓢ3 3 WAY SWITCH
- ⓈP SPECIAL PURPOSE OUTLET
- ⓈD DUPLEX OUTLET
- ⓈGFI GROUND FAULT INTER.
- ⓈWFO WEATHERPROOF OUTLET
- ⓈQO QUAD OUTLET REC.
- ⓈL LIGHT FIXTURE
- ⓈWMLF WALL MOUNT LIGHT FIXTURE
- ⓈCLF CAGED LIGHT FIXTURE
- ⓈFV FAN-VENT OUT
- ⓈSD SMOKE DETECTOR
- ⓈPD PHONE/DATA
- ⓈRLF RECESSED LIGHT FIXTURE
- ⓈELEC. PANEL
- ⓈELEC. METER
- Ⓢ4BLB 4 BULB LED FIXTURE (BUBBLE)
- ⓈCLFAN CLG. FAN

Drawings
by
Mountain States Consulting
24 Jo Anns Rd.
Cody, Wyoming 82414
(307) 889-6400



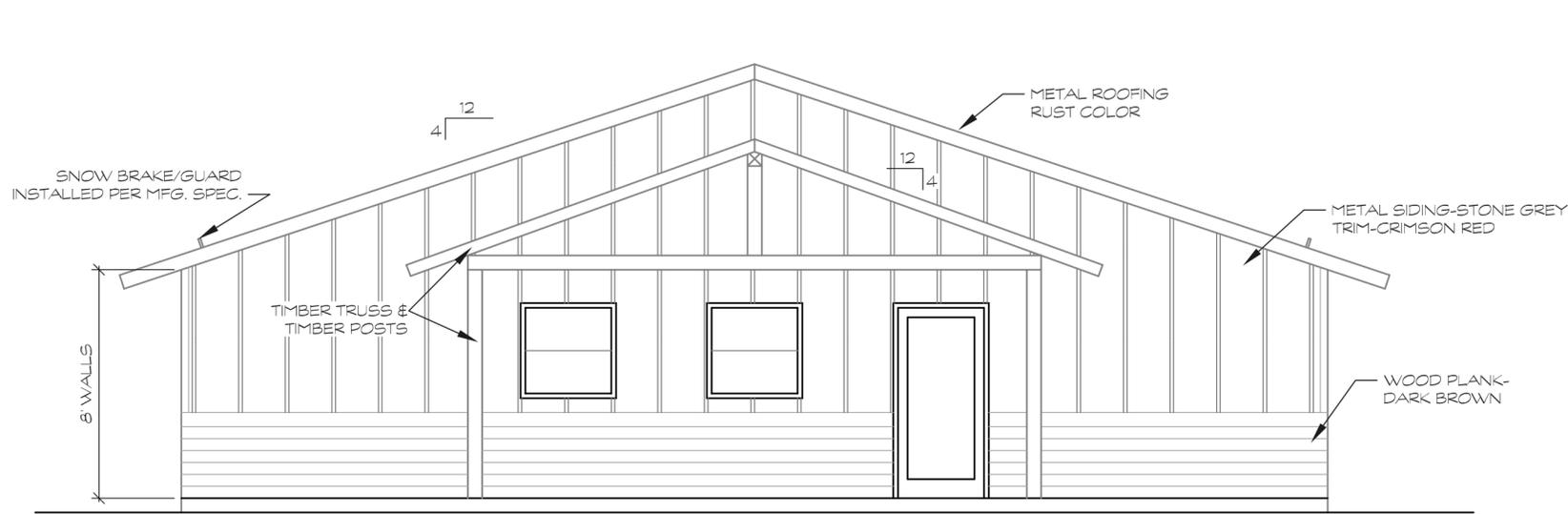
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MAIN FLOOR PLAN

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

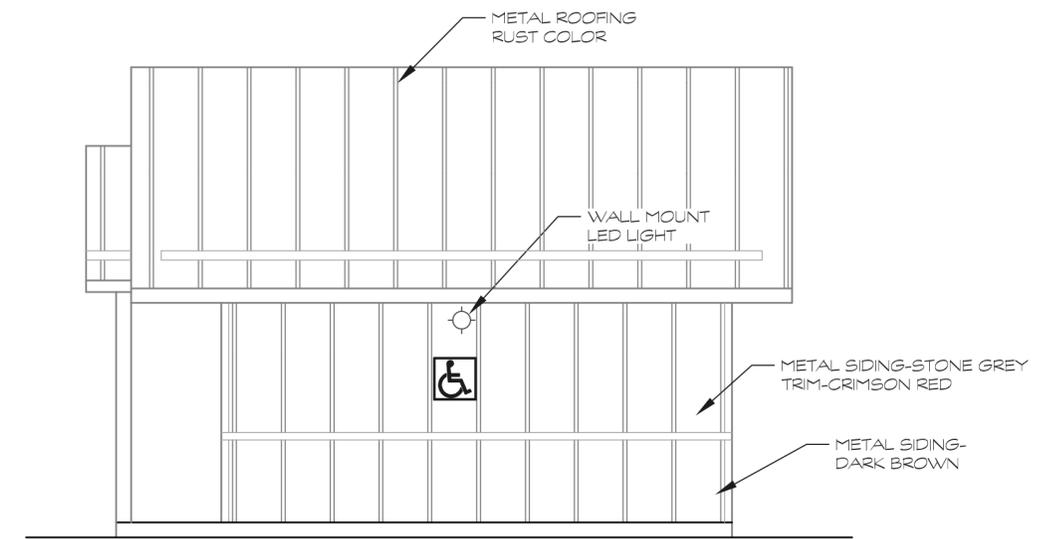
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Drawings
by
Mountain States Consulting
24 Jo Anns Rd.
Cody, Wyoming 82414
(307) 889-6400



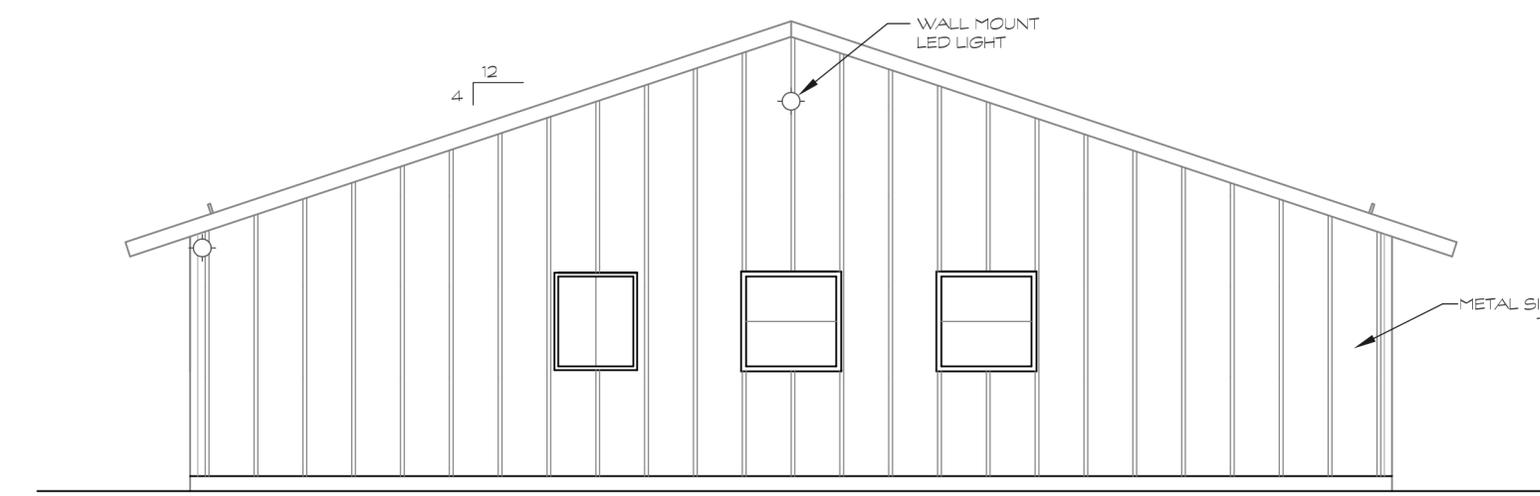
1 NORTH ELEVATION

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



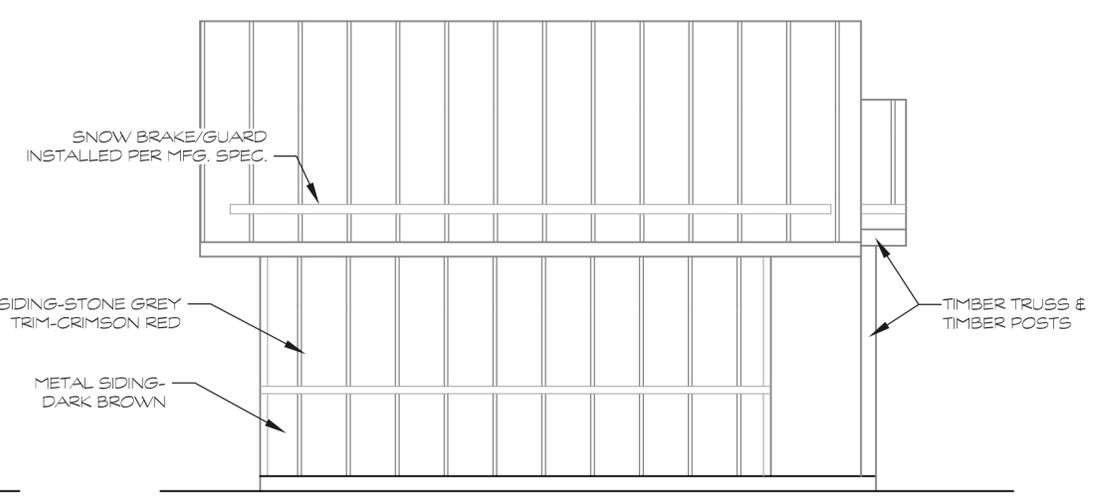
3 WEST ELEVATION

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



2 SOUTH ELEVATION

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



4 EAST ELEVATION

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



COLOR EXAMPLES:
SIDING- STONE GREY
TRIM- CRIMSON RED



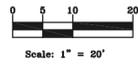
WAINSCOT & TRUSS AT ENTRANCE:
WOOD PLANK-DARK BROWN,

NOTES:

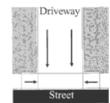
1. LOT IS ZONED D-3
2. LOT IS 25265 SF± (0.58 AC.)
3. OWNER/CONTR. TO VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. LANDSCAPE WILL INCLUDE: WEED MAT, SCREENED ROUND RIVER ROCK (-3") NATURAL COLORS, & 6-7.36" MAX. JUNIPER BUSHES. DRIP IRRIGATION FROM A FROST FREE HYDRANT WILL BE USED FOR WATERING. 3" LANDSCAPE TIMBERS FOR BORDER.

LEGEND

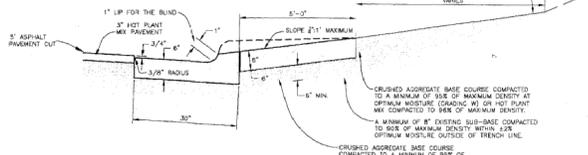
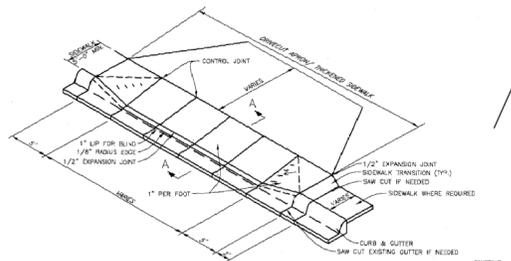
RECORDED PARK COUNTY PROPERTY LINE	R=	---
TREATED WATER	TW	---
SEWER	SA	---
GAS	GAS	---
TELEPHONE	TEL	---
ELECTRIC	PWR	---
UTILITY EASEMENT	---	---
CODE SETBACK	---	---
24" - 36" JUNIPER BUSH	⊙	



NOTE: ADA PARKING SPACE, UNLOADING AREA & THE SIDEWALK WILL COMPLY TO ADA SLOPE REQUIREMENTS >2%.

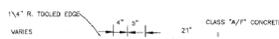


Acceptable Design: Driveway crossing with ramps parallel to the sidewalk and sidewalk at grade with the street

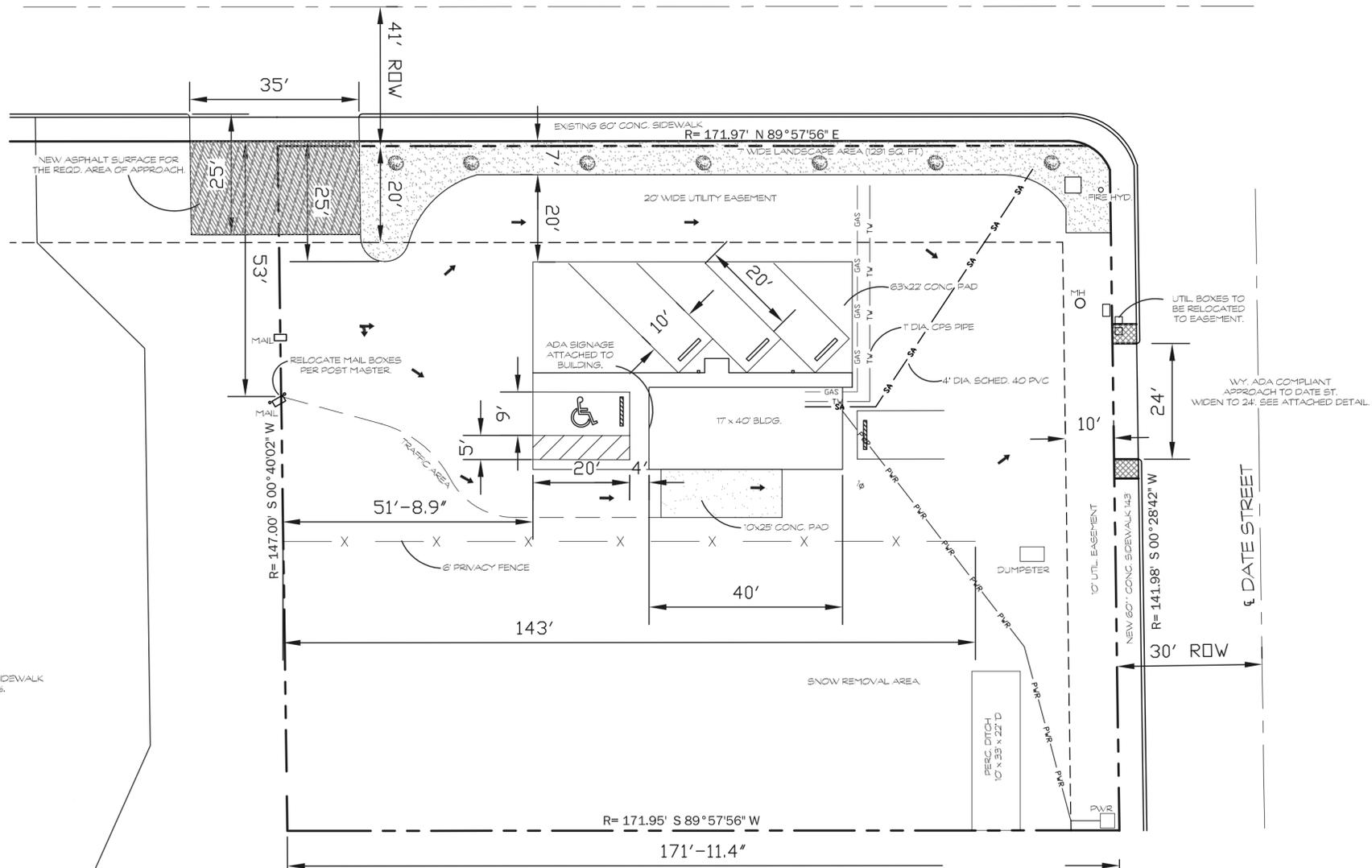


SECTION A-A
TYPICAL DRIVECUT-SIDEWALK

NOT TO SCALE



€ BIG HORN AVENUE

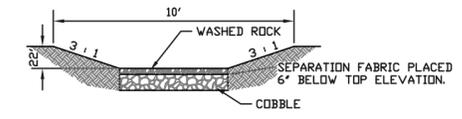
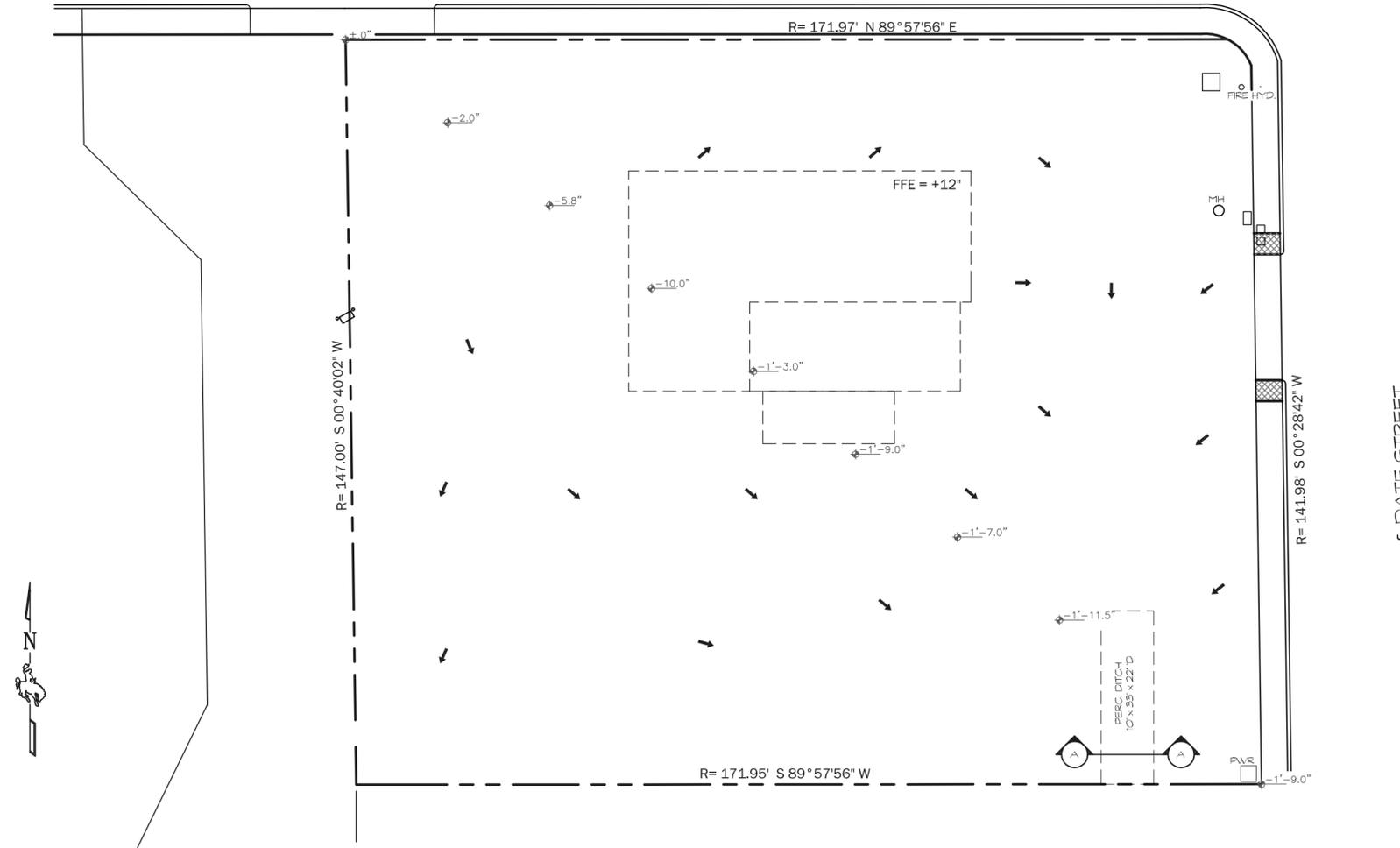


1 SITE PLAN

SCALE: 1"=240'

BOYDSTON, JOSEPH C. 2014 REVOCABLE LIVING TRUST
 3328 BIG HORN AVENUE
 CODY, WY 82414
 BOYDSTON MINOR SUB. LOT 1 (25,265 SF)

€ BIG HORN AVENUE



A-A PERC TRENCH
SCALE: NTS

NOTE:
EXISTING SLOPE IS A DRAINAGE TO THE SOUTHEAST CORNER OF THE PROPERTY. THE PROJECT PROPOSES TO SLOPE THE GRADE AWAY FROM THE CONCRETE SIDEWALKS AND PARKING AREAS AT LEAST 6" IN THE FIRST 10'-0" AND THEN TOWARD A COLLECTION AREA IN THE SOUTHEAST CORNER OF PROPERTY.

→ = PROPOSED DRAINAGE DIRECTION.

1 SITE DRAINAGE

SCALE: 1"=240'

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

MEETING DATE:	APRIL 25, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: TEMPORARY CELL ON WHEELS TOWER SPR 2017-09	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Powder River Development, representing Sprint Corporation, has submitted an application to install a 100-foot tall (approx. 105' to top of antenna) temporary cell on wheels (portable cell tower) at 602 Yellowstone Avenue. The temporary cell on wheels is proposed to be in place between 6 and 12 months while Sprint locates a permanent replacement location.

The design of the tower is shown on the attached drawing. Guy wires would be used to help secure the tower (based on verbal conversation). The proposed location is shown with the "pin" on the attached Google earth photo, which location is about 300 feet south of Yellowstone Avenue, and about 35 feet in elevation higher than Yellowstone Avenue. The higher bluff immediately next to the site is about 60 feet above Yellowstone Avenue. Total height of the 105-foot structure would extend approximately 140 feet above the elevation of Yellowstone Avenue. The ground equipment is all mounted on the trailer.

REVIEW CRITERIA:

The property is located within the Open Business/Light Industrial (D-3) zoning district.

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

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

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.

The zoning ordinance does not clearly address communication sites and towers in the commercial zoning districts. Current sites in commercial zoning districts include the tower at the Law Enforcement Center (Industrial E zone), various antennas at the Mountain States Telephone and Telegraph property at 1326 Sheridan Avenue (D-2 zone), the lattice tower at the county courthouse (D-2 zone), the roof-mounted communication equipment on the Paul Stock Recreation Center (D-2 zone), and the Verizon tower near Cottonwood Avenue (D-3 zone). Planning staff believes that there is sufficient precedent that communication sites can be considered permitted uses in the D-3 zoning district.

STAFF COMMENTS:





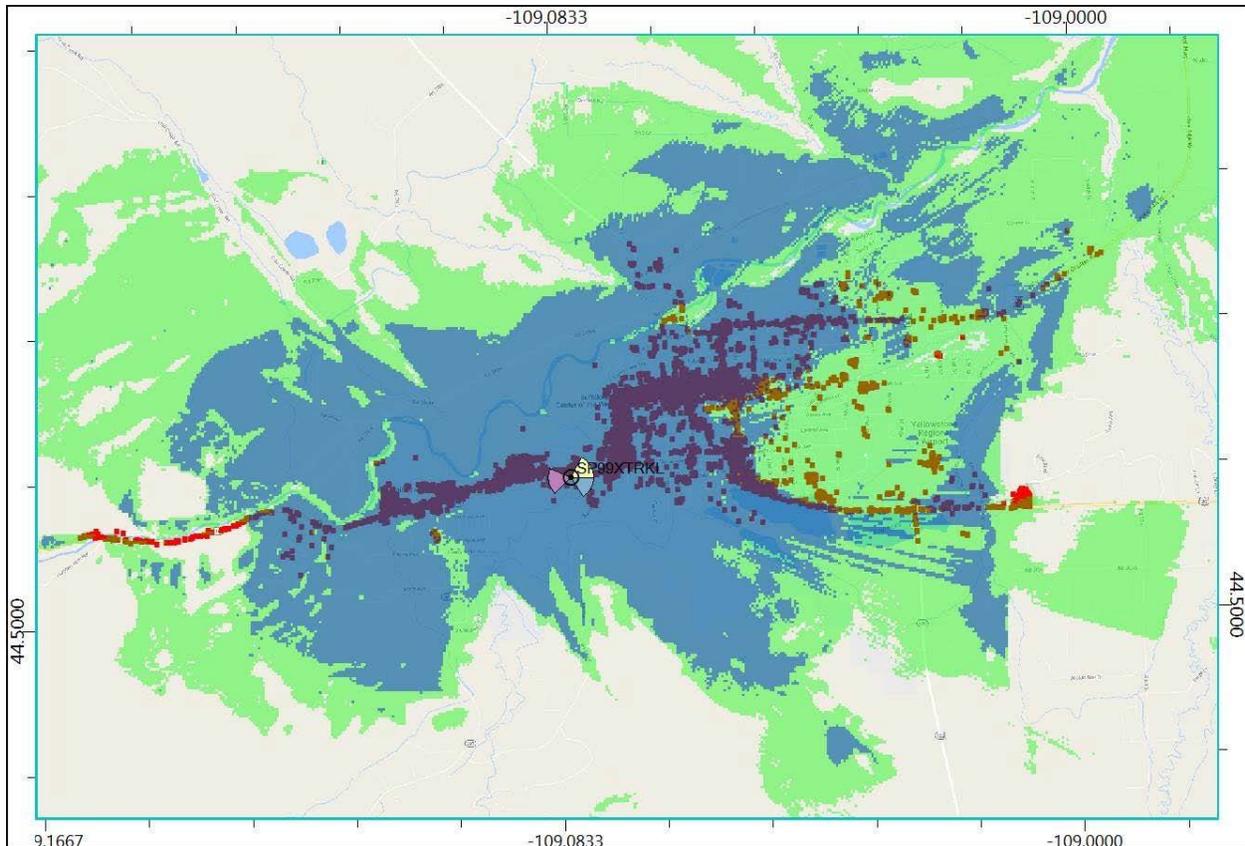
Typically, the primary concern with communication towers relates to visual impacts, particularly to scenic viewsheds and proximity to residential areas.

The temporary cell-on-wheels situation is somewhat unique, in that the company does not currently provide service to this area and they are starting with a single temporary tower to cover all of Cody and the surrounding developed area. More established cell providers are able to use multiple towers, which can typically be much shorter and placed in less visible locations.

Staff requested a coverage map to show the anticipated coverage provided by the proposed tower, which has been compared to a 60-foot tower at the same location.

The map on the following page can be interpreted as follows:

- Blue plot = coverage with 60-foot tower.
- Blue + Green plot = coverage with 100-foot tower.
- The agoop points under the blue layer (points that look violet colored) are covered by both 60 ft. and 100 ft. towers.
- The agoop points under the green layer (points that look brownish) are the ones only covered by 100 ft. tower (they would lose these if went from 100 ft. to 60 ft.).
- The red agoop points are not covered even with the 100-foot tower.



Architecture

There is not much that can be done architecturally with a temporary cell on wheels other than ensure the height is no taller than necessary, consider screening of the ground equipment if there is a visual concern, and prohibit any lighting unless specifically required by FAA. With the height proposed, no lighting is anticipated to be required.

Landscaping

Although the property is within the Entry corridor overlay zone, the size of the project is below the threshold for triggering landscaping.

Parking

Parking for a service vehicle is available in the access to the site.

Lighting

No lighting is indicated.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

There are no specified zoning setbacks or height limits for the D-3 zone. As the lease area is not immediately adjacent to the residential area to the south, it is staff's interpretation that the 6-foot fence and vegetative buffer requirement found in Section

10-10C-4 of the City code is not applicable. If the Board disagrees, they could consider a variance to the buffer standard.

Storm Water Plan

Due to the nature of the facility, no storm water plan is required.

Utility Services

Only power is needed for the site, which is available at Yellowstone Avenue. The plan for extending power to the site has not been identified. The applicant will need to work directly with the electrical division on the plan. Private service lines cannot be run down the City utility easement that contains the water main on the east side of property (access road).

Signage

No signage, other than required safety notices, is proposed. Logos or other signage should not be displayed on the tower.

ATTACHMENTS:

Application materials.

ALTERNATIVES:

Approve or deny the project, with or without changes.

RECOMMENDATION:

Due to the lack of specific standards, staff sees little authority to deny the project based on the fact that they could have found a much less visibly-intrusive site. Also, they have largely justified the height proposed, based on the one-tower situation. Fortunately, the application is for a temporary facility and hopefully they can be more considerate in selection of the permanent facility(ies). Approval of the current application should be subject to the following:

1. Authorization of the facility shall expire May 31, 2018, after which the facility shall be removed from the property.
2. No logos or other advertising signs are permitted on the communication tower and antennas.
3. Lighting of the communication tower is not authorized, unless specifically required by the FAA.
4. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.



Powder River Development Services, LLC
219 S Wooddale Avenue
Eagle, ID 83616
(208) 938-8844 office
(208) 938-8855 fax
www.powderriverdev.com

March 15, 2017

City of Cody - Planning
Attn: Todd Stowell
PO Box 2200
Cody, WY 82414

Mr. Stowell-

Please find attached the commercial zoning application for the Sprint Cell on Wheels (COW) that we are requesting to park temporarily on Yellowstone Ave. The application is to allow the trailer, details attached, to rest behind the commercial building located at 602 Yellowstone Ave, Cody WY.

The overall height of the COW once fully extended is 100', but do the placement on the side of the hill, the effective visibility will be less than 60' in height. The height is needed to meet the RF objective of providing cell signal to the overall community and tourism traffic below the tower placement. This temporary solution is needed while Sprint locates a permanent replacement location. The expectation is that the COW will be in place somewhere between 6 months and 12 months.

Please let me know if you have any additional questions or concerns. Also, I will be happy to pay the associated fees for this application but there was no place on the application to list credit card info.

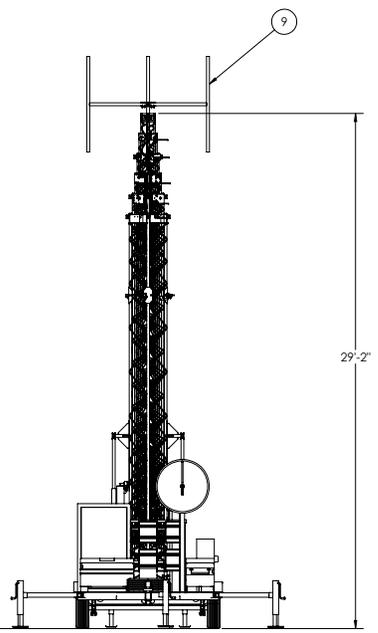
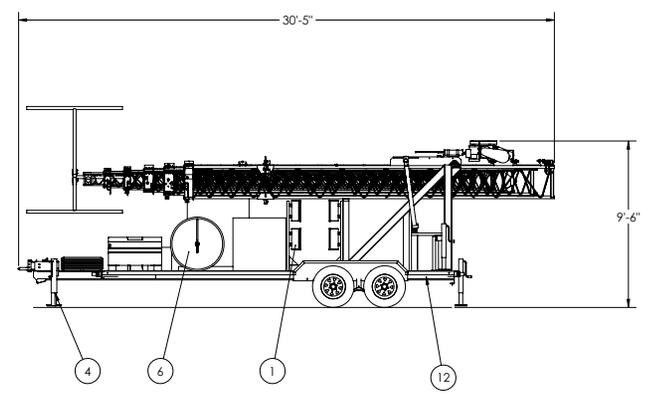
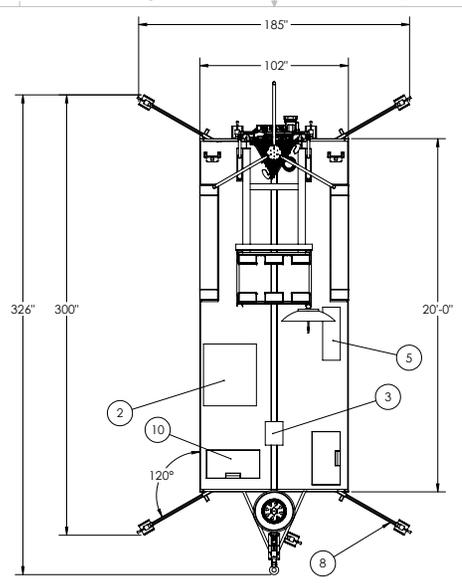
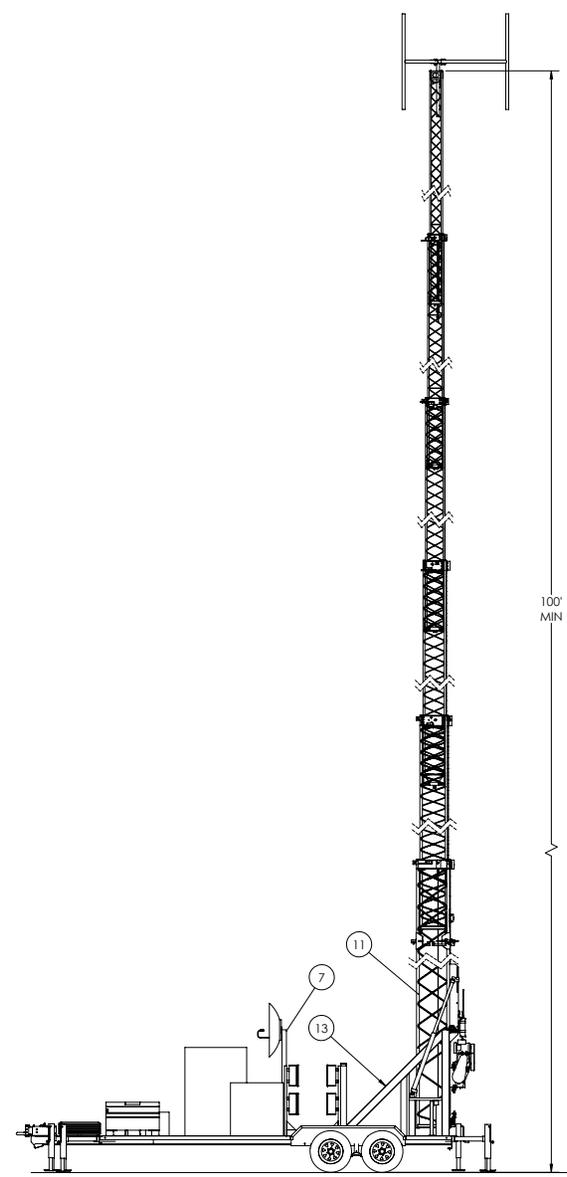
Thank you,

Scott Alpha
Sr. Project Manager
scott.alpha@powderriverdev.com

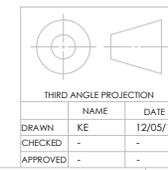
RECEIVED
MAR 21 2017
CITY OF CODY



REVISION HISTORY				
ZONE	REV	DESCRIPTION	DATE	APPROVED
-	-	-	-	-



ITEM NO.	DESCRIPTION	QTY.
15	OUTRIGGER JACK WELDMENT, 7,000 LB	2
14	HYDRAULIC CYLINDER	2
13	UPRIGHT/H-FRAME	1
12	TRAILER FRAME	1
11	TOWER ASSEMBLY	1
10	TOOL BOX	2
9	THREE WAY ANTENNA MOUNT ASSEMBLY	1
8	SLIDE-OUT OUTRIGGERS	4
7	SATELLITE DISH POLE	1
6	SATELLITE DISH	1
5	PPC	1
4	JACK STAND, FRONT	1
3	CABLE REEL	1
2	BTS	1
1	BATTERY BOX	12



DO NOT SCALE THIS DOCUMENT
UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES.
MACHINE SURFACES WILL BE 125/
TOLERANCES:
± 1/16" ON ALL FRACTIONAL DIMENSIONS
± .05" ON ALL XX DIMENSIONS
± .015 ON ALL XXX DIMENSIONS
± 1/2" ON ALL ANGLE DIMENSIONS

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CONSENT OF US TOWER CORPORATION.

1099 W. ROPES AVE.
WOODLAKE, CA 93085
(951) 544-6000
FAX: (951) 544-6009
www.us-tower.com

TITLE:
**3100
TOWER/TRAILER**

SCALE: 1:42

SIZE: CAGE CODE DWG. NO. REV
D OBB47 **TBD** -

SHEET 1 OF 1