

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
WEDNESDAY, JULY 25, 2017
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

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 July 5, 2017 special meeting.

6. NEW BUSINESS:
 - A. Continued Site Plan Review – New Steel Building (6000 sq. ft.), located at 183 Blackburn Avenue.
 - B. Public Hearing for a Special Exemption to minimum dwelling size, located at 1514 18th Street.
 - C. Special Exemption Review - Construct a 460 sq. ft.(22' x 21') dwelling, located at 1514 18th Street, within an existing 924 sq. ft. garage.
 - D. Minor Subdivision – Holm View Addition No. 6, a 2 lot subdivision, located at 2901 Sheridan Avenue.

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

8. Council Update:

9. Staff Items:

10. Adjourn

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

City of Cody
Planning, Zoning and Adjustment Board
Wednesday, July 5, 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 Wednesday, July 5, 2017 at 12:00 pm.

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

Absent: Buzzy Hassrick, Glenn A Nielson

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 Heidi Rasmussen, to approve the agenda for July 5, 2017. Vote on the motion was unanimous, motion carried.

Kayl Mitchell made a motion, seconded by Reese Graham, to approve the minutes for the June 27, 2017 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. The Public Hearing for the Conditional Use Permit to allow a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street, began at 12:02 p.m.

There were no comments from the public.

The Public Hearing for the Conditional Use Permit to allow a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street, was closed at 12:03 p.m. with no additional public comments submitted.

B. Todd Stowell presented a request for a conditional use permit from Kimberly Fowler, to install a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the conditional use permit to allow installation of the current manufactured home as requested, on a temporary foundation, on the condition that the land and home be under the same ownership; and, the foundation requirement attaches to the manufactured home (i.e. approval for the temporary foundation is limited to the proposed manufactured home only). Vote on the motion was unanimous, motion carried.

C. Todd Stowell presented a Site Plan Review for a new addition for Rawhide Mechanical, located at 3401 Big Horn Avenue.

Kayl Mitchell made a motion, seconded by Heidi Rasmussen, to approve the site plan for an addition to the Rawhide Mechanical building, located at 3401 Big Horn Avenue, subject to the following items:

1. The storm water plan must be modified to comply with the City storm water policy manual. Identify the chosen method (drywells or percolation trench), location, and sizing with the site plan submitted with the building permit.
2. The landscaping must be completed prior to a certificate of occupancy, unless extended due to weather in accordance with the entry corridor overlay code.
3. Maintain emergency pedestrian access to the west side of the building, as coordinated with the Fire Marshal.
4. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.
5. A building permit must be obtained within three years or this authorization will expire.

Vote on the motion was unanimous, motion carried.

D. Todd Stowell presented a Site Plan Review for a new steel building (6000 sq. ft.) located at 183 Blackburn Avenue.

Heidi Rasmussen made a motion to table the site plan application for a new steel building, located at 183 Blackburn Avenue, until the next meeting on July 25, 2017, seconded by Reese Graham, Vote on the motion was unanimous, motion carried.

E. Board Member, Reese Graham, asked to be recused from the discussion and voting, due to being employed by Y-Tex, Corp. Todd Stowell presented a Site Plan Review for a new storage bay for Y-Tex Corp., located at 1825 Big Horn Avenue.

Richard Jones made a motion, seconded by Curt Dansie, to approve the site plan application, subject to the following:

1. That storm water from the addition be directed to the vacant field north of the building, or otherwise managed in accordance with the storm water policy manual. Identify the plan with the building permit application.

Vote on the motion was unanimous, with Reese Graham, abstaining from the vote, motion carried.

P & Z Board Matters – none

Council Updates – none

Staff Items – The regular meeting for July 11, 2017 has been cancelled.

Heidi Rasmussen made a motion, seconded by Curt Dansie 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 12:45 p.m.

Bernie Butler, Administrative Assistant

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

MEETING DATE:	JULY 5, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: 6,000 SQ. FT. METAL STORAGE BUILDING 2418 G AVENUE. SPR 2017-17	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Ed Higbie has submitted an application for a 60-foot by 100-foot metal building to be constructed on a ¾ acre lot, located southwest of the Blackburn Street and G Avenue intersection. The proposed site plan and building plan are attached.

Existing Conditions:



REVIEW CRITERIA:

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

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.

STAFF COMMENTS:

The subject property is vacant and within the Blackburn PUD, which PUD was developed by the applicant. The surrounding area is as follows:

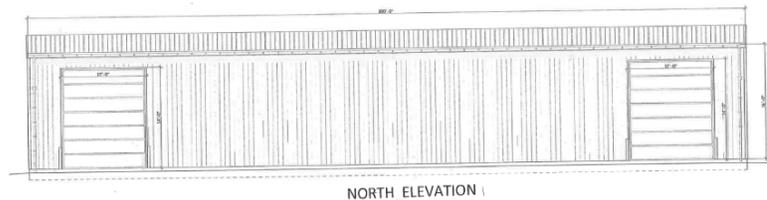
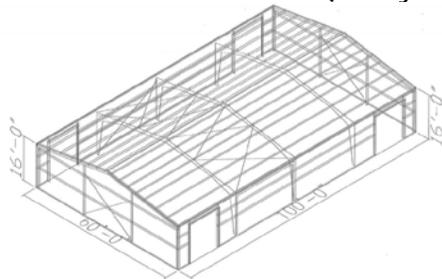
<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONE</i>
North	Shop with residence across G Avenue.	D-3
East	Storage Units across Blackburn.	D-3
South	Log finishing yard.	D-3
West	Vacant	D-3



Architecture:

Sample building elevations are below. The building would be a typical metal-sided and roofed building with 16-foot side walls and a 1:12 pitch metal roof. Total height to roof peak is about 19 feet. There would be two overhead doors as shown on the north side.

Not shown, but planned, would be two person doors, one located next to each of the overhead doors. There may also be a person door on the east side. No doors are proposed on the south or west side of the building. The exterior colors are “koko brown” with “crimson red” trim. The overhead doors would be white, and the entry doors bronze colored. (Verify roof color.)



Neighboring buildings are shown below. The photo on the left is of the shop/residence to the north, which uses multi-colored siding and awnings to give it a less industrial look. The photo on the right is of the storage buildings to the east, with the “native” grass landscaping. As the development is within a somewhat isolated, dead-end location, there is not the visibility factor that exists along an entry corridor. Nevertheless, there is the neighbor compatibility requirement that needs to be considered. Mr. Higbie did provide some entryways on his other buildings in the subdivision, which helped significantly with the architectural looks of those buildings.



The P&Z Board will need to determine if the proposed materials, colors, and architecture are architecturally compatible with the other buildings in the area.

Neighborhood Compatibility, Setbacks and Buffers, and Height Requirements

The tenant and use of the building is unknown, but will be marketed as a storage/light industrial use opportunity. Light industrial uses are typically permitted in the D-3 zone in which the property is located. A review of zoning appropriateness will be necessary before occupancy of any proposed business. As there is no adjacent residential zoning, there are no buffers, setbacks, or height requirements applicable to this project.

Landscaping:

No landscaping is proposed. The south half (approx.) of the lot will remain unimproved for now. The area around the building will be graded and graveled, as is typical for similar development.

Storm Water Plan:

The PUD subdivision improvements were designed to allow up to 10,000 square feet of impervious surface on each lot, with the balance graveled. The proposal is within this allowance. The lot will be graded to run storm water to the north, where it will be captured by the street curb, carried to inlets, and piped to the infiltration swale that serves the subdivision. The plan is acceptable.

Parking:

A light-industrial use of the building would trigger the requirement for seven parking spaces, one of which would need to be ADA van-accessible. The standard parking spaces would be provided on the north side of the building on a gravel surface. The 25 feet from the building to the north property line provides sufficient room to provide a 4-foot wide walkway and 20-foot long parking spaces. Wheel stops will be required and must be placed to delineate the 10-foot wide parking spaces and be about 5 ½ feet from the wall of the building, to provide for the walkway. As there is eleven feet from the property line to the curb, even long pickups will have plenty of room to be off of the street. It is noted that the situation of the parking spaces backing directly onto the street can be permitted due to the street classification (local access) and that the street is private.

With the building elevation about sixteen inches above the G Avenue curb, the standard parking area will be too steep to meet ADA parking requirements for maximum slope. To accommodate this problem, the ADA parking space will be provided off of Blackburn Avenue on the east side of the building. The parking pad must be concrete or asphalt, measure at least 20' by 20', and not exceed 2% slope in any direction. A concrete or asphalt access from the ADA space into the building must be provided to ADA standards. While the concept appears to work, the applicant will need to provide details.

Due to the intersection proximity, storm water inlets, and the transition from barrier curb to rolled curb, the vehicle access to the ADA space will be about 30 feet south of the north property line, which is sufficient to avoid sight-distance issues at the intersection.

If truck deliveries will be made to the building, the parking ordinance requires that the unloading area be on the property. (No semi trucks half way into the street.) If such is anticipated, it may make sense to shift the building to the east, so that truck access can be provided around the building.

This is probably a good time to also note that the proposed bathroom will need to be ADA accessible.

Utility Services

Sewer, water, and gas are stubbed at the southeast corner of the lot. The site plan properly shows the sewer lift pump which will be needed.

For electrical, the developer will need to pay for a new transformer and vault once the building service voltage is determined. Three-phase or single-phase power is available to this lot. An estimate of the cost will be provided once details of the electrical service are received. The developer is responsible for the provision and installation of primary electrical conduit from the existing vault at the northwest corner of the property to the

final transformer site. If the transformer is outside of the street right-of-way, an easement will also be needed.

Gas service will need to be coordinated directly with Black Hills Energy. Phone and telecommunications must be coordinated directly with those providers.

The site plan does not show the routes for the utility services. All of the service lines must be run directly to the back of the utility and sewer easement (perpendicular to the street) before being directed to the building. The service lines cannot be run down the utility easements.

The requirement for a fire hydrant near the building is provided by the existing hydrant on G Avenue.

Lighting

The applicant has verbally indicated that one wall pack will be installed over each of the two overhead doors. If additional lighting is needed over the entry doors, it will be provided, but no lighting is anticipated on the south or west sides of the building.

Due to the residential use across the street, the lighting fixtures should be full cut-off style and sufficiently bright to be functional, but not excessive.

Signage

No signage is proposed at this time.

Garbage Collection

Garbage collection will need to be coordinated with the sanitation division. The subdivision plan was to have dumpsters located on the north side of G Avenue.

Snow Storage

Snow storage area is available along the west and south sides of the building.

ATTACHMENTS:

Site plan.

ALTERNATIVES:

Approve or deny the site plan application, with or without changes.

RECOMMENDATION:

Approve the application subject to the following.

1. The applicant must provide an updated site plan in conjunction with, or prior to, the building permit. The site plan must include ADA parking, access, and signage details; dimensioned parking spaces with wheel stops; surfacing details;

the routes of all utility service lines; and, truck unloading area if needed. Staff is authorized to review the updated plan for compliance.

2. All exterior lighting must be full cut-off style, and modest in intensity.
3. (Any architectural or landscaping concerns?)
4. The project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes.

G Avenue

Curb Elevation 4900'

Electric Service

35.02 FT

Gas

Handicap

Parking

North

Top of Building Pad 4901' 4"

183 Blackburn Avenue

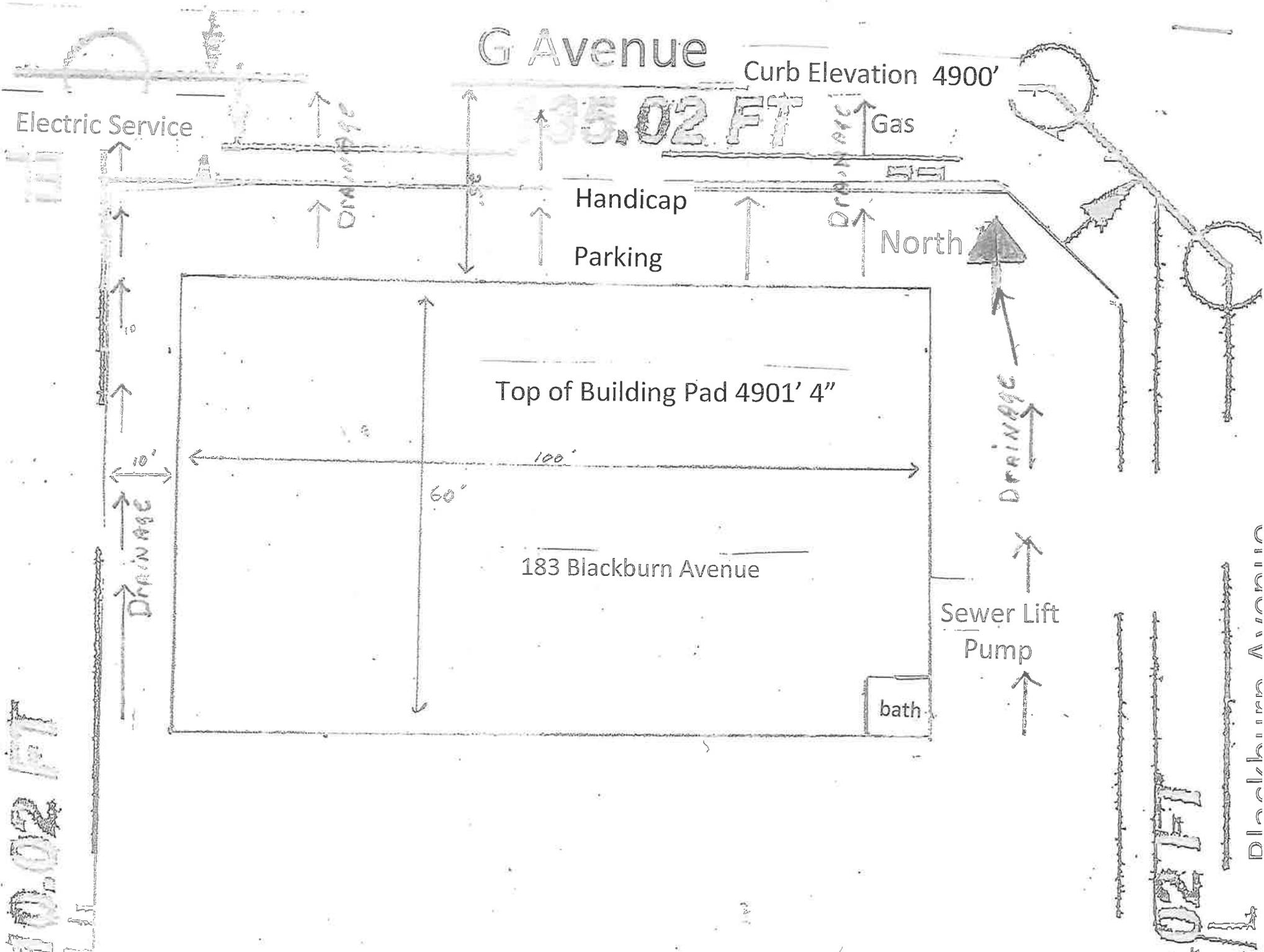
bath

Sewer Lift Pump

10.02 FT

10.02 FT

Blackburn Avenue

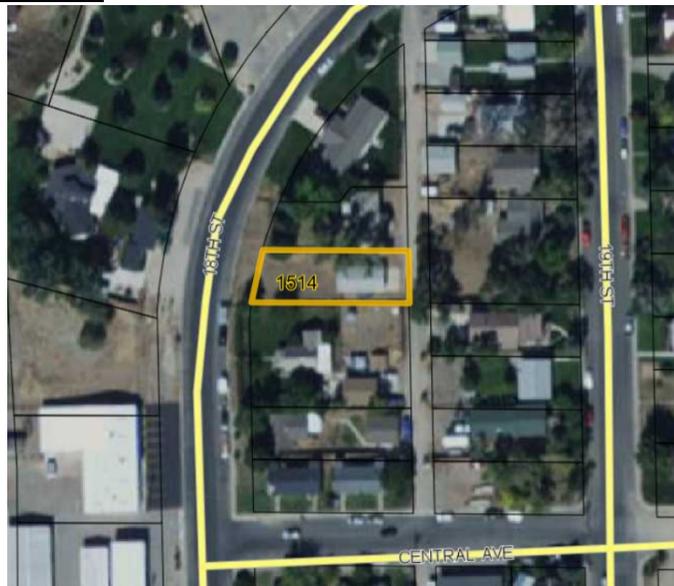


**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JULY 25, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION TO MINIMUM DWELLING SIZE, 1514 18 TH STREET. SUP 2017-08	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION & BACKGROUND:

John Cordes has submitted an application requesting a reduction to the minimum dwelling size, in order to construct a 460-square foot dwelling (22' by 21') within an existing 924-square foot garage at 1514 18th Street, and use alley access. The property is within the Medium-High Density (R-3) zoning district, which specifies a minimum dwelling size of 720 square feet (excluding garage). The existing garage is the only structure on the property.



The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on June 26, 2017; and by publication in the newspaper on July 11, 2017.

Existing Conditions (views from 18th Street and from alley):



REVIEW CRITERIA:

Pursuant to Section 10-14-2(B)(1)(b) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to the dwelling size requirement. The standards for approval of a special exemption are as follows, with staff comments provided.

No special exemption shall be approved unless the planning and zoning board finds:

- a. *The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties;*

Staff Comment: The Board has historically considered neighbor comment as one of the primary methods for determining the extent of any undesirable change to the character of the neighborhood. Thirteen neighboring property owners were notified of the proposal. As of the time of this staff report, we have received six responses of "no objection" and one response of a provisional no objection that is counted as an objection. The map of the responses is included here, with pink indicating "objection", green "no objection", and white no response.



The "objection" letter indicated that the dwelling would need to be an accessory dwelling unit to a principle dwelling unit on the same lot, otherwise they object.

As the application does not involve a primary residence, the proposed situation does not constitute an accessory dwelling. It is noted that if a primary residence existed on the property, the proposal would be classified as an accessory dwelling unit, and could be permitted without Board review.

Staff understands the objection, as minimum dwelling sizes typically establish the general character of the neighborhood. A small home in the middle of a lot in the middle of a subdivision with large homes has the potential (but not guarantee) to disrupt the neighborhood character. However, in this instance, we note the following for the benefit of the applicant:

- a) The dwelling is within a structure that is 924 square feet in size, so although the dwelling is smaller than the minimum, it would appear even smaller if it were a stand-alone 460 square-foot structure.
- b) Many of the homes in the neighborhood (5 of 6 on this half block) do not have attached garages, so total sizes of most of the buildings are not that large to begin with. Other house sizes without garages on this half block are 960 sq. ft., 1,048 sq. ft., 1,248 sq. ft., and four 624 square foot dwellings in a duplex configuration.

c) The structure is located such that it does not prevent a “full-size” house from being constructed on the property at some point in the future.

b. The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood;

Staff Comment: The residential use of the structure is not zoning concern, as the property is in a residential zone. Also, applicable setbacks are met.

The structure itself is of typical residential construction—with lap siding, pitched roof, eaves, and four windows. It does not have the full appearance of a house, as it lacks the typical house “front” with an entry door and path/sidewalk, yet those items are not specifically required to be on the front of the house.

c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use;

Staff Comment: The application does not address this point.

If any more of the existing structure were included in the living area it would eliminate the ability to utilize the other half of the structure for a private parking garage. Outdoor parking is an option, but less desirable. Expansion of the existing building could be an option, but would involve additional work and cost that the applicant is attempting to avoid.

d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption;

Staff Comment: Conversion of the proposed garage area to living area, expansion of the building, or replacement of the existing structure with a larger structure are all methods that would achieve compliance with the code. Purchasing a property in a zone that allows smaller homes would allow the applicant to have a 460-square foot (or smaller) home (240 sq. ft. allowed in R-4 and commercial zones). The Board should discuss with the applicant whether any of those alternatives are “feasible”. At this point, they are probably not.

e. Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use;

Staff Comment: Utility services (sewer, water, and power) are available and will need to be extended to the structure at the applicant’s cost. Utility connection fees will apply.

f. The special exemption is consistent with the goals, policies and future land use map of the master plan.

Staff Comment: The only relevant policy is 3.1.c, which states:

"Protect the existing character in stable residential areas. New residential, office, commercial or industrial development that is not in harmony with the existing or desired future character of these neighborhoods should be discouraged."

The standards of the ordinance are intended to promote that harmony. The special exemption process is available to authorize variations to the standards when due to unique or special circumstances, the project will still maintain the character of the neighborhood.

ALTERNATIVES:

Approve, deny or approve with conditions.

ATTACHMENTS:

Submittal letter, site plan, and neighbor responses.

RECOMMENDATION:

That the Planning and Zoning Board make the following findings:

(Draft, subject to information received at public hearing.)

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request;
4. That the proposal is somewhat unique in that it is within an existing structure that is larger than the minimum dwelling size, and the structure is located such that it does not preclude construction of a "full-size" dwelling on the lot in the future.
5. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(C)(2) are met.

AND,

Approve the Special Exemption to allow construction of a 460 square foot dwelling within the existing garage at 1514 18th Street, as proposed, subject to:

1. Application for a building permit, and compliance with all applicable building and fire codes.
2. Applicable utility fees are to be paid at the time of building permit.

NOTE: If approved, the applicant will need to complete and record the special exemption permit at the County Clerk's office. It would be appropriate to delay recording the document until the time the building permit is obtained. Staff would draft the permit.

Members of the Planning, Zoning, and Adjustment Board,

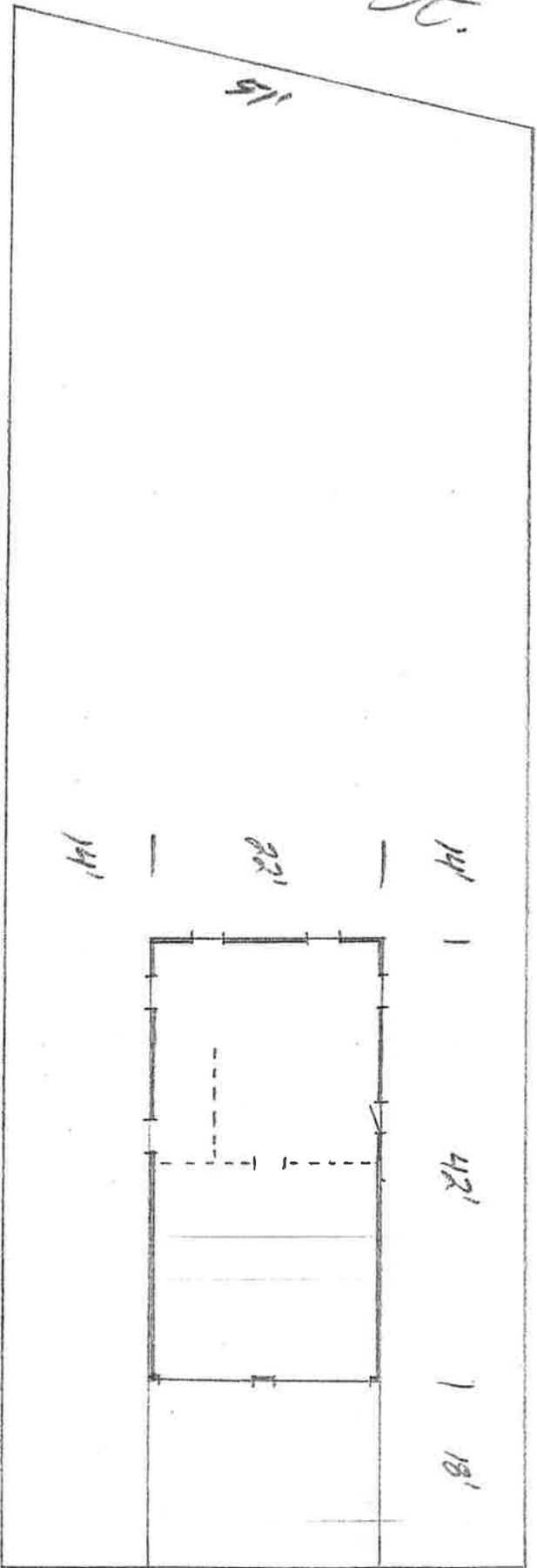
I am seeking approval of an exemption, at 1514 18th Street, to the city ordinance which stipulates that minimum dwelling size shall be 720 square feet. I would like to create a modest home within the confines of the existing structure while preserving the aesthetics of the original building. The finished project will amount to a "living area" 462 square feet with an attached garage of the same size. It is my humble opinion that your standards for approval as stated in Section 10-14-2(C)(2) will be satisfied. Thank you for your consideration.

A handwritten signature in blue ink that reads "John Cordes". The signature is written in a cursive style with a large initial "J" and "C".

John Cordes



18th St.



138'

150'

14'

14'

22'

14'

42'

18'

50'

1/16" = 1'

Notice to Owners of Neighboring Properties:

Please return this letter by July 18, 2017 to:

Date: June 27, 2017

Cody City Planner
P.O. Box 2200
Cody, WY 82414

RE: **SPECIAL EXEMPTION REQUEST**

THE CITY OF CODY HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL EXEMPTION. YOUR COMMENTS WOULD BE APPRECIATED.

Applicant Name(s): John Cordes

Address or Location/Legal Description: 1514 18th Street, Cody (Lot 86 East Henson's Terrace Amended)

Description of Request: Construct a 460-square foot dwelling within an existing garage at 1514 18th Street, and use alley access. The minimum dwelling size is 720 square feet in the zoning district where the property is located.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, July 25, 2017, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is ALLAN ENNIS and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1502/1504 18th STREET
(Address or property location)

I have **NO OBJECTION** to the Special Exemption Request.

Name: ALLAN ENNIS, P.E., AICP (RETIRED)

Address: 1504 18th STREET, CODY, WY 82414-4436

* Comments: (PROVIDED) THIS IS AN ACCESSORY DWELLING UNIT (i.e. MOTHER-IN-LAW APT. OR EQUIVALENT) TO A PRINCIPAL DWELLING UNIT ON THE SAME LOT

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

request, please provide your email address: E-mail address: aennis@bellsouth.net

OTHERWISE, I OBJECT.

I **OBJECT** to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

request, please provide your email address: E-mail address: _____

Notice to Owners of Neighboring Properties:

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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Dear Planning and Zoning Board Members:

My name is Ted Williams and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1519 18th Street
(Address or property location)

I have NO OBJECTION to the Special Exemption Request.

Name: Signal Hill Company, LLC (Ted Williams, Owner)

Address: PO Box 3220, Cody, WY 82414

Comments: n/a

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

I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is JOHN PARSONS and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1613 CEDAR VIEW DR.
(Address or property location)

I have NO OBJECTION to the Special Exemption Request.

Name: JOHN PARSONS

Address: 1613 CEDAR VIEW DR. CODY WY 82414

Comments: _____

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

I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is DAVIDS EIWORTH and I am familiar with the proposal by John Cordes

(Printed name)

for the special exemption described above. I am the legal owner of 1525 19TH ST CODY

(Address or property location)

LOTS 44 PLUS E HENSON TERRACE

I have NO OBJECTION to the Special Exemption Request.

Name: DAVIDS EIWORTH MARGARET A EIWORTH

Address: 4865 N SALINA WICHITA KS 67209

Comments: _____

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

I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

Notice to Owners of Neighboring Properties:

Please return this letter by July 18, 2017 to:

Date: June 27, 2017

Cody City Planner
P.O. Box 2200
Cody, WY 82414

RE: **SPECIAL EXEMPTION REQUEST**

THE CITY OF CODY HAS RECEIVED THE FOLLOWING REQUEST FOR A SPECIAL EXEMPTION. YOUR COMMENTS WOULD BE APPRECIATED.

Applicant Name(s): John Cordes

Address or Location/Legal Description: 1514 18th Street, Cody (Lot 86 East Henson's Terrace Amended)

Description of Request: Construct a 460-square foot dwelling within an existing garage at 1514 18th Street, and use alley access. The minimum dwelling size is 720 square feet in the zoning district where the property is located.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, July 25, 2017, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is Brenda Cronk and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1602 18th Street
(Address or property location)

I have NO OBJECTION to the Special Exemption Request.

Name: Brenda Cronk

Address: 1602 18th Street, Cody

Comments: _____

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

I OBJECT to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is Ken Swope and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1501 18th St
(Address or property location)

I have **NO OBJECTION** to the Special Exemption Request.

Name: Ken + Fran Swope

Address: 1501 18th St

Comments: None

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

I **OBJECT** to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

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Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:

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

Dear Planning and Zoning Board Members:

My name is DAVID BELL and I am familiar with the proposal by John Cordes
(Printed name)

for the special exemption described above. I am the legal owner of 1531 19TH ST
(Address or property location)

I have **NO OBJECTION** to the Special Exemption Request.

Name: DAVID BELL

Address: 1531 19TH ST

Comments: NO OBJECTION

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

I **OBJECT** to the Special Exemption Request:

Name: _____

Address: _____

Reason for Objection: _____

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

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

MEETING DATE:	JULY 25, 2017	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PRELIMINARY PLAT REVIEW— HOLM VIEW ADDITION NO. 6 MINOR SUBDIVISION. SUB 2017-03	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Roy Holm, representing Holm View Addition, LC has submitted a preliminary plat to divide a 16.5-acre parcel into two lots. The proposed name is "Holm View Addition No. 6 Minor Subdivision." Lot 1 would be 6.6 acres and located directly north of Sheridan Avenue and the 29th Street intersection. Lot 2 would be 9.9 acres and located immediately south of the Cougar Avenue right-of-way and the Stone Street intersection.

Both lots are currently vacant. The preliminary plat drawing is attached.

The flatter portions of the property are within the Medium-High Density Residential (R-3) zoning district. The hillside area, which is really not developable is zoned R-2.

The application requests several variances which if granted effectively would mean the lots would be created with no improvements being required as part of the subdivision process. The applicant has verbally indicated that the primary purpose of the subdivision is to allow each lot to be marketed and sold separately for further development. This is desired primarily due to the physical separation of the two developable areas by the hillside (approx. 80-foot elevation difference), but it would also allow development of Lot 1 without being burdened by the needed Cougar Avenue improvements.



While the concept seems harmless enough, it is noted that the subdivision process is intended to identify “all improvements reasonably expected and required by the city” for full development of a property. The R-3 zoning of the lots would allow full development without the need for further subdivision. If the improvements are not identified as part of the subdivision process there is no clear procedure for determining what is “reasonably expected and required”. Therefore, staff is taking the approach that the improvements be identified to the extent possible at this time, and if the Board and Council agree, to allow the timing of installation of the improvements to be delayed until further development of the lots with anything more a single-family dwelling. If further subdivision occurs the improvements can be revisited at that time, but if further subdivision does not occur, the improvements identified now would apply.

SUBDIVISION REGULATIONS

Applicable subdivision ordinance requirements are as follows. Staff comments follow each requirement. When a variance from the standard is involved, it is noted.

11-4-2: STREETS, ALLEYS AND EASEMENTS:

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.

Comment- No new public streets or alleys are proposed.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.

Comments- Sheridan Avenue is fully improved to applicable street standards. Cougar Avenue has the required right-of-way and has been engineered to be constructed, but is not built to the standards of the Master Street Plan. It is currently a gravel lane that is not open for public travel west of Stone Street.

The Master Street Plan identifies Cougar Avenue as a major collector across the frontage of this property. Ideally, the property owners that border Cougar Avenue would get together and cooperate financially to build it all at once. However, this is unlikely (one of the owners is the City and funds are not available). Therefore, to attempt to distribute responsibility for construction of Cougar Avenue among the property owners that border it staff recommends use of the half-street concept, with each owner responsible for the construction of the half street along their frontage. Normally half-streets are too narrow to function properly and are therefore generally prohibited by the city code (11-4-2(i)). However, a major collector has a 47-foot pavement width. If a 24-foot wide “half street” is provided, it is wide enough for two-way traffic.

A variance to the construction of Cougar Avenue was requested (overlaps with item “Q” below). Staff recommends a partial variance related to the timing, but not a complete waiver.

Items "C" through "O" are standards that relate to construction of new public streets and are not applicable to this project.

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys...

Comment: The alley requirement is requested to be waived in this instance. Due to the large lot sizes, it seems appropriate.

Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B of this title by the planning and zoning board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Comment: As noted in "B" above, a waiver to this requirement was requested. Staff recommends a partial variance, as would be reflected by a note on the plat, as follows: "The owner of Lot 2 is responsible for construction of Cougar Avenue along the lot frontage to a half street standard, with a minimum 24-foot wide asphalt width, plus curb, gutter, streetlights, and storm water system. Construction shall be in accordance with the engineered plans for Cougar Avenue now held by the City. This construction of Cougar Avenue shall occur upon further development of the property with anything more than a single-family residence and related accessory buildings, and be completed prior to occupancy of such development. In lieu of direct construction, the owner of Lot 2 may participate proportionally in any project that includes full construction of Cougar Avenue along the property frontage to City standards. This note shall not preclude the City from constructing or participating in the construction of Cougar Avenue with other sources of funding."

Items "R" through "T" are standards that relate to streets and drainage that are not applicable to this project.

U. Lot Requirements:

1. Lots shall be sited to meet the requirements of the appropriate zoning.

Comment: Met

2. Every lot shall abut upon or have access to an approved street or cul-de-sac.

Comment: Lot 2 does not have direct access to an improved street. It can access Stone Street by crossing the Cougar Avenue right-of-way. The situation is likely adequate for a single-family dwelling, but not full development of Lot 2.

3. Side lot line shall be at approximately right angles to the street line on which the lot faces.

Comment: Met.

4. *Strip lots...will be prohibited.*

Comment: Met.

V. *Blocks:...* Comment: Met.

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

F. Sanitary Sewer: ...Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available...

Comment: A variance is requested, as it is unknown how the lots will be further developed and where the sewer taps will want to be made. Sewer is available at the end of Stone Street and west of the 29th Street intersection. A variance to delay sewer is not a concern because the City is the utility provider can require whatever improvements are necessary from the developer in the future. However, a note advising future purchasers is recommended. If all utility related variances are granted, the note would be as follows: "Utility services have not been provided to the lots. The developer is responsible for engineering and installing all necessary improvements (main extensions, service extensions, etc.) to provide development of their lot with sewer, water, power and other desired utilities in accordance with the requirements of the utility providers."

G. Storm Sewer...

Comment: Minor subdivisions are exempt from the storm water policy, but future development is not.

H. Water...

Comment: Water mains are in both the Sheridan Avenue and Cougar Avenue rights-of-way. The developer will need to purchase the minimum tap for each lot (3/4" service) at the time of subdivision. Installation will not occur until requested by the lot owner(s).

I. Fire Hydrants...

Staff Comment: Depending where construction occurs on the lots, the existing hydrants may or may not be sufficient. However, the building code duplicates this requirement, so if future construction of the lots requires additional hydrants it can be addressed through the building permit process.

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

Comment: There are two ditches—a private ditch shown on Lot 1 and the Watkins Ditch lateral. The applicant requests a variance to piping the ditches. An irrigation plan to irrigate both lots will be presented for approval with the final plat, and will address the private ditch. As with Cougar Avenue the piping of the Watkins Ditch should occur upon full development of the Lot, but it is not necessary warranted until that development occurs. The following note on the plat is recommended: "The owner of Lot 2 is responsible to pipe the Watkins Ditch Lateral across the lot at such time as the lot is developed with anything more than a single-family residence and related accessory buildings. Construction shall be to the requirements of the Cody Canal Irrigation District."

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

Comments: Variance requested. Covered by the note recommended in "F" above.

M. Street Lighting...

Comment: Street lighting exists along Sheridan Avenue. It would be part of the Cougar Avenue improvements at the North Street and Blackburn Street intersections.

N. Public Use Areas: ...

Comment: Minor subdivisions are exempt from this requirement.

Other:

Note 8 on the preliminary plat refers to setback requirements that are not accurate. The setback requirements are not required to be noted. It is recommended that the note be deleted.

RECOMMENDATION:

Recommend that the City Council grant the variances to the extent recommended in the staff report, and approve the preliminary plat of the Holm View No. 6 Minor Subdivision, subject to the following conditions:

1. Pay applicable utility fees (Minimum two, ¾" water tap fees) prior to the mayor signing the final plat.
2. Remove Note 8.

3. Include the Future Road Improvement District language of 11-4-2(Q) on the final plat in the Owner's Certificate, committing Lot 2 to participate in any future improvement district for Cougar Avenue.
4. Place the following notes on the final plat:
 - a. The owner of Lot 2 is responsible for construction of Cougar Avenue along the lot frontage to a half street standard, with a minimum 24-foot wide asphalt width, plus curb, gutter, streetlights, and storm water system. Construction shall be in accordance with the engineered plans for Cougar Avenue now held by the City. This construction of Cougar Avenue shall occur upon further development of the property with anything more than a single-family residence and related accessory buildings, and be completed prior to occupancy of such development. In lieu of direct construction, the owner of Lot 2 may participate proportionally in any project that includes full construction of Cougar Avenue along the property frontage to City standards. This note shall not preclude the City from constructing or participating in the construction of Cougar Avenue with other sources of funding.
 - b. Utility services have not been provided to the lots. The developer is responsible for engineering and installing all necessary improvements (main extensions, service extensions, etc.) to provide development of their lot with sewer, water, power and other desired utilities in accordance with the requirements of the utility providers.
 - c. The owner of Lot 2 is responsible to pipe the Watkins Ditch Lateral across the lot at such time as the lot is developed with anything more than a single-family residence and related accessory buildings. Construction shall be to the requirements of the Cody Canal Irrigation District.

ATTACHMENTS:

Preliminary Plat

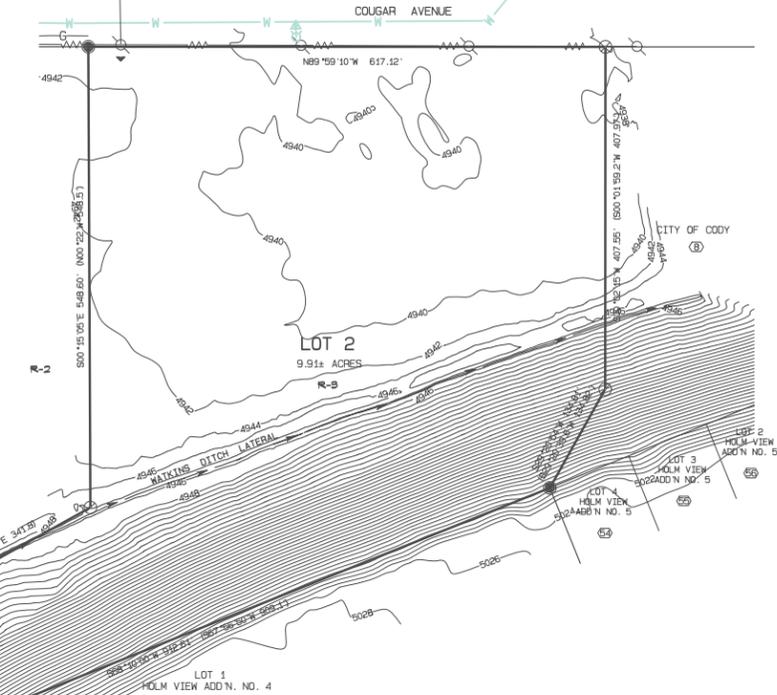
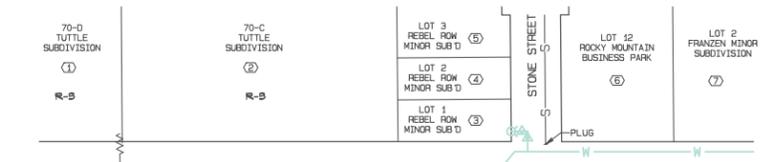
T. 53 N., R. 101 W.
(RESURVEY)

NOTES

1. PRIMARY CONTACT FOR CORRESPONDING WITH OWNER IS ROY R. HOLM, MORRISON-MAIERLE, (307) 587-6281, CODY, WYOMING.
2. NAME OF PROPOSED SUBDIVISION IS HOLM VIEW ADDITION NO. 6.
3. PROPERTY OWNER IS HOLM VIEW ADDITION, L.C. 1003 LODGEPOLE COURT, POWELL, WYOMING 82435. ENGINEERS AND SURVEYORS ARE MORRISON-MAIERLE, 1402 STAMPEDE AVENUE, CODY, WYOMING.
4. BEARINGS ARE BASED ON THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE.
5. TOTAL ACREAGE OF HOLM VIEW ADDITION NO. 6 IS 16.52 ACRES (28,065 SQUARE FEET).
6. THERE ARE NO KNOWN FLOOD AREAS WITHIN THE PROPOSED HOLM VIEW ADDITION NO. 6.
7. PROPERTY IS ZONED R-3. LAND USE IS RESIDENTIAL.
8. BUILDING SETBACK LINES IN THE RESIDENTIAL R-3 ZONE ARE: FRONT YARD OF NOT LESS THAN 25 FEET, REAR YARD OF NOT LESS THAN 15 FEET, SIDE YARD OF NOT LESS THAN 10 FEET FOR A RESIDENCE AND NOT LESS THAN 5 FEET FOR ALL OTHER BUILDINGS, PROVIDING, THAT A DETACHED ACCESSORY BUILDING MAY BE PLACED WITHIN 5 FEET OF AN ALLEY LINE, PROVIDING FURTHER, THAT THE SIDE YARD ON THE STREET SIDE OF A BUILDING (CORNER LOT) SHALL BE 15 FEET.
9. IT IS PLANNED TO KEEP THE CODY CANAL WATER RIGHTS ON THE PROPERTY. AN IRRIGATION PLAN WILL BE CREATED USING SPRINKLER IRRIGATION FOR BOTH LOTS.
10. ADJACENT LANDS AND OWNERS WITHIN 200 FEET OF THE PROPOSED SUBDIVISION ARE SHOWN HEREON. THE CURRENT ZONING FOR BOTH LOTS IS R-3 RESIDENTIAL. NEARLY ALL OF THE ADJACENT LANDS ARE RESIDENTIAL WITH THE EXCEPTION OF PROPERTY NORTH OF COUGAR AVENUE WHERE SOME COMMERCIAL ZONING EXISTS.
11. THE PURPOSE OF THIS MINOR SUBDIVISION IS TO ENABLE THE OWNERS TO MARKET SEPARATELY THE PROPERTY ABOVE THE HILL ALONG SHERIDAN AVENUE AND THE PROPERTY BELOW THE HILL ALONG COUGAR AVENUE. THE OWNERS HAVE NO INTENTION TO DEVELOP EITHER LOT AT THIS TIME. ANY PURCHASER WILL BE REQUIRED TO PROVIDE CONSTRUCTION OF UTILITIES ETC. AS NECESSARY.

UTILITIES

1. ELECTRIC POWER, OVERHEAD, CITY OF CODY.
2. NATURAL GAS, BURIED 30 INCHES +/-, BLACK HILLS ENERGY.
3. SANITARY SEWER, APPROXIMATE DEPTH 8 FEET, CITY OF CODY.
4. TREATED WATER, APPROXIMATELY 6 FOOT BURY, CITY OF CODY.
5. STORM SEWER, APPROXIMATELY 3 FEET BURY, CITY OF CODY.
6. IRRIGATION WATER, SURFACE DITCHES, CODY CANAL.



LEGEND

- REBAR WITH ALUM. CAP FOUND
- BRASS CAP FOUND
- BRASS CAP SET
- HIGHWAY MONUMENT FOUND
- BREAK IN LINE
- OWNER OF RECORD
- RECORD DIMENSIONS SHOWN THIS ()
- HOLM VIEW ADDITION NO. 6 (LINE WEIGHT)
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE POLE
- ELECTRIC BOX
- TELEPHONE BOX
- DROP INLET
- FIRE HYDRANT
- WATERLINE VALVE
- GAS VALVE
- OVERHEAD UTILITY LINE
- STORM SEWER
- WATER LINE PIPELINE
- NATURAL GAS PIPELINE
- SANITARY SEWER
- BURIED TELEPHONE CABLE
- BURIED ELECTRIC CABLE

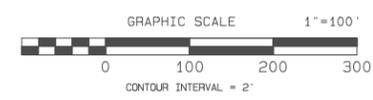
VICINITY MAP
SCALE: 1" = 400'

OWNERSHIPS OF RECORD

Name	Mailing Address	Document Number
1 Valerie B. J. and Seron S. Kerrigan	3018 Leprechaun Lane, Cody, WY 82414	2015 DAF 3375
2 Joseph M. Fach, Successor Trustee	POB 165, Meeteetse, WY 82433	2012 AFF 2484
3 What's Left, LLC	301 17th Street, Cody, WY 82414	2015-2296
4 What's Left, LLC	302 17th Street, Cody, WY 82414	2016-492
5 What's Left, LLC	303 17th Street, Cody, WY 82414	2015-2296
6 What's Left, LLC	304 17th Street, Cody, WY 82414	2015-2296
7 2015 Cody, LLC	4605 Dovetail Drive, Madison, WI 53704	2014 WD 4844
8 City of Cody	P.O. Drawer 220, Cody WY 82414	2010 WD 2495
9 Higbie Family Revocable Living Trust	213 North 44th Street, Cody, WY 82414	2014 QGNS 1767
10 City of Cody	P.O. Drawer 220, Cody WY 82414	2003 CONV 03342
11 Glenn Borkenhagen	POB 1525, Cody, WY 82414	2005 WD 08625
12 Glenn Borkenhagen	POB 1525, Cody, WY 82415	0145 CONV 00376
13 Glenn Borkenhagen	POB 1525, Cody, WY 82415	2006 WD 2051
14 Thea L. Morgan	2101 Shoshone Trail North, Cody WY 82414	2015 WD 5029
15 Amy M. Trenk	2906 Sheridan Avenue, Cody WY 82414	2014 WD 3089
16 Heather L. Feeley	2924 Sheridan Avenue, Cody WY 82414	2103 WD 5068
17 Jonathan M. Boe	2908 Sheridan Avenue, Cody WY 82414	2009 WD 9415
18 Higbie Family Revocable Living Trust	213 North 44th Street, Cody, WY 82414	2011 QGNS 175
19 Cynthia Tracey	2008 Public Street, Cody WY 82414	1997 WD 1576
20 Dale R. and Lonri L. Franz	2102 10th Street, Cody WY 82414	2009 WD 3172
21 George Turechek	2928 Sheridan Avenue, Cody WY 82414	2012 WD 1808
22 Georgene G. Hert	2926 Sheridan Avenue, Cody WY 82414	2002 CONV 04995
23 Laura Tempilin	2924 Sheridan Avenue, Cody WY 82414	2012 WD 489
24 Sheila Long	2922 Sheridan Avenue, Cody WY 82414	1998 WD 07006
25 Andrea J. Reimer	2920 E Sheridan Avenue, Cody WY 82414	2001 WD 03357
26 Connie Miller	2918 Sheridan Avenue, Cody WY 82414	0139 CONV 00064
27 Jeffrey Scott Pulse	2916 E Sheridan Avenue, Cody WY 82414	0197 WD 00950
28 David Richard and Amber Marylee Bryant	2930 Sheridan Avenue, Cody WY 82414	2010 WD 1354
29 Marge and Terry Lee Poulsen	2932 East Sheridan Avenue, Cody WY 82414	2011 QGNS 5622
30 Carl F. and Barbara L. Pike	4216 Pat O'Hara Way Drive, Cody WY 82414	2016 WD 1042
31 Lor Ann Swanson	525 21st St. Apt B, Cody WY 82414	2012 WD 7303
32 Maple Properties, LLC	1238 Sage Avenue, Cody WY 82414	2007 WD 7897
33 Fenimore-Gilbert Family Trust	3441 Poly Drive Apt #19, Billings, MT 59102	2004 CONV 07563
34 Steven P. and Debra Ann Bowers	2942 Sheridan Avenue, Cody WY 82414	2002 CONV 02959
35 Fenimore-Gilbert Family Trust	3441 Poly Drive Apt #19, Billings, MT 59102	2014 QGNS 261
36 Gordon F. Tomlinson	POB 461, Cody WY 82414	0274 WD 00403
37 Grant and Janet Stambaugh Trust	25 Road 60W, Cody WY 82414	2008 WDNS 7159
38 Melissa D. Kurz	2948 Sheridan Avenue, Cody WY 82414	2001 WD 03604
39 Staggs Trust	13410 N 173rd Terrace, Overland Park KS 66062	2014 WDNS 1043
40 Nevacon, LLC	PO Box 2967, Cody WY 82414	2016 WD 3537
41 Douglas D. Blough	2956 Sheridan Avenue, Cody WY 82414	0088 CONV 00966
42 Dagmar Rohde	2958 Sheridan Avenue, Cody WY 82414	2003 WD 03396
43 KincheCO2, LLC	PO Box 1015, Cody WY 82414	2015 WDNS 0311
44 Kenneth D. Kowlok	2962 Sheridan Avenue, Cody WY 82414	2013 AFF 1125
45 KincheCO2, LLC	PO Box 1015, Cody WY 82414	2015 WDNS 0311
46 Christopher Y Lam	2968 Sheridan Avenue, Cody WY 82414	2008 QGNS 9108
47 Jennifer Lam	4 Lafayette Street, Quincy MA 02169	2004 WD 05445
48 Holly A. Fairman	POB 2956, Cody WY 82414	2010 WD 2375
49 Joyce Nation Revocable Trust	149 N Eastridge Drive, St. George UT 84790	2014 WDNS 4787
50 Harvey R. Jr. and Ronald H. Willis	126 Crossfire Trail, Powell WY 82435	2007 WD 8284
51 YSB Partnership	607 Olive Glenn Drive, Cody WY 82414	2007 WDNS 1114
52 Wilder Enterprise	902 Runsey Avenue, Cody WY 82414	2014 QGNS 6299
53 Holm View Addition, LC	1003 Lodgepole Ct, Powell WY 82435	271 WDNS 651
54 James A & Margaret Sommers Trustee	28 Panorama Lane, Cody WY 82414	2015 WD 775
55 Richard M. Pike & Barbara L. Pike	1107 Willow Lane, Cody WY 82414	2015 WD 4842
56 Richard L & Delaine A. Anthony	7340 E Plata Avenue, Mesa AZ 85212	2015 WD 4959
57 Holm View Addition, LC	1003 Lodgepole Ct, Powell WY 82435	271 WDNS 651
58 School District #6	919 Cody Avenue, Cody WY 82414	2005 WD 5803

VARIANCES REQUESTED FROM TITLE 11
SUBDIVISION REGULATIONS

1. 11-4-2 NO PROPOSED NEW STREETS (NO VARIANCE REQUIRED).
2. 11-4-2-P ALLOW SUBDIVISION WITHOUT ALLEYS. ALLEYS ARE IMPRACTICAL IN THIS SITUATION.
3. 11-4-2-Q ALLOW SUBDIVISION WITHOUT CURB, GUTTER, SIDEWALKS, AND PAVED STREET, REFERRING TO COUGAR AVENUE. COUGAR AVENUE IS GRAVEL PRESENTLY WITHOUT CURB, GUTTER AND SIDEWALK. SHERIDAN AVENUE IS PAVED AND HAS CURB, GUTTER AND SIDEWALK.
4. 11-5-1-F ALLOW SUBDIVISION WITHOUT SANITARY SEWER MAIN EXTENSIONS AND SERVICES. SANITARY SEWER IS AVAILABLE IN SHERIDAN AVENUE FOR LOT 1. THIS PROPERTY WILL LIKELY BE FURTHER SUBDIVIDED AT A LATER DATE. THIS VARIANCE IS REQUESTED AS SPECIFIC LOCATIONS FOR SERVICES ARE NOT KNOWN AT THIS TIME.
5. 11-5-1-G ALLOW SUBDIVISION WITHOUT STORM SEWER ON COUGAR AVENUE. PRESENTLY THERE IS NO STORM SEWER IN COUGAR AVENUE IN THIS VICINITY. SHERIDAN AVENUE HAS STORM SEWER.
6. 11-5-1-H ALLOW SUBDIVISION WITHOUT PROVIDING TREATED WATER SERVICES. THIS PROPERTY WILL LIKELY BE FURTHER SUBDIVIDED AT A LATER DATE. THIS VARIANCE IS REQUESTED AS SPECIFIC LOCATIONS FOR SERVICES ARE NOT KNOWN AT THIS TIME.
7. 11-5-1-I ALLOW SUBDIVISION WITHOUT ADDITIONAL FIRE HYDRANTS.
8. 11-5-1-J ALLOW SUBDIVISION WITHOUT CLOSING THE OPEN DITCHES. IT IS PLANNED TO RETAIN THE WATER RIGHTS ON THE LAND AND AN IRRIGATION PLAN WILL ACCOMPANY THE FINAL PLAT.
9. 11-5-1-K ALLOW SUBDIVISION WITHOUT CONSTRUCTING UTILITY (ELECTRIC, NATURAL GAS, TELEPHONE, CABLE TV) SERVICES. THESE UTILITIES ARE AVAILABLE IN THE STREETS.
10. 11-5-1-M ALLOW SUBDIVISION WITHOUT ADDITIONAL STREET LIGHTS.



HOLM VIEW ADDITION, L.C.
CODY, WYOMING
PERLINARY PLAT SHOWING
HOLM VIEW ADDITION NO. 6
MINOR SUBDIVISION
BEING PART OF TRACTS 70 AND 71
T. 53 N., R. 101 W. 6th P.M. RESURVEY
WITHIN THE CITY OF CODY, WYOMING

<p>Morrison Maierle engineers-surveyors-planners-actinists</p>	<p>1408 Stampede Avenue Cody, WY 82414 Phone: 307.587.8861 Fax: 307.587.8882</p>	<p>1/4 SEC. TRACT 70 AND 71</p>	<p>TOWNSHIP 68 NORTH</p>	<p>RANGE 101 WEST</p>
	<p>DATE: JUNE 20, 2017 SCALE: AS SHOWN PROJ. #: 6802001</p>	<p>6th PRINCIPAL MERIDIAN PARK COUNTY, WYOMING</p>	<p>CLIENT: HOLM VIEW ADDITION, L.C. Plotted: Jul 5, 2017</p>	<p>SHEET 1 OF 1</p>

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