

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MAY 8, 2018
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call to Order by Chairman, Heidi Rasmussen
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the April 24, 2018 regular meeting.
6. NEW BUSINESS:
 - A. Landscape and Architectural Review of the Cody High School Restroom Building Expansion and Ticket Booth.
 - B. Minor Downtown Architectural and Sign Review for Daisy Farm Décor and Cody Lodging, located 1371 Sheridan Avenue.
 - C. Downtown Architectural District Sign Review for the Bighorn Design, located at 1355 Sheridan Avenue.
 - D. Downtown Architectural District Sign Review for Budget Blinds and Vision Stone & Tile, located 1262 "B" 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
Tuesday, April 24, 2018

A meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 24, 2018 at 12:00 pm.

Present: Heidi Rasmussen, Chairman; Kayl Mitchell, Erynne Selk, Sandra Kitchen, Richard Jones, Curt Dansie, Sandi Fisher, Buzzy Hassrick, Sandra Kitchen, City Deputy Attorney; Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Glenn Nielson, Council Liaison

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

Buzzy Hassrick made a motion, seconded by Kayl Mitchell to approve the agenda for April 24, 2018. Vote on the motion was unanimous, motion carried.

Erynne Selk made a motion, seconded by Curt Dansie, to approve the minutes from the April 10, 2018 meeting, with corrections. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented a Downtown Architectural Sign Review for the Cody Heritage Museum, located at 1092 Sheridan Avenue, west side of building.

Richard Jones made a motion, seconded by Buzzy Hassrick, to approve the sign for the Cody Heritage Museum, located at 1092 Sheridan Avenue, west side of building. Vote on the motion was unanimous, motion carried.

B. Todd Stowell presented a Landscape and Architectural Review of the Cody High School restroom expansion and ticket booth.

Board Member Curt Dansie excused himself from this item, due to a conflict of interest.

Buzzy Hassrick made a motion, seconded by Richard Jones to table this item until the applicant could attend and discuss the paint color and the lighting. Vote was unanimous.

Todd Stowell asked the Board if the applicant could proceed with the building permit to start the project, excluding paint color and lighting.

Richard Jones made a motion to withdraw this item off the table, seconded by Erynne Selk. Vote on the motion was unanimous, motion carried.

Richard Jones made a motion, seconded by Buzzy Hassrick, to approve the Cody High School restroom expansion and ticket booth, excluding the paint color and the lighting. Vote on the motion was unanimous. The Board would like the applicant to attend the next meeting to discuss the paint color and the lighting.

C. Todd Stowell reviewed the Final Plat of the Higbie West 40 Subdivision, an 8-lot County Subdivision, located within one mile of the City of Cody.

Richard Jones made a motion, seconded by Curt Dansie, to recommend the City council approve the Higbie West 40 Subdivision, an 8-lot County Subdivision, subject to conditions 1-3 in the staff report.

P & Z Board Matters – None

Council Updates – None

Staff Items – None

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

There being no further business to come before the Board, Chairman Heidi Rasmussen adjourned the meeting at 12:28 p.m.

Bernie Butler, Administrative Assistant

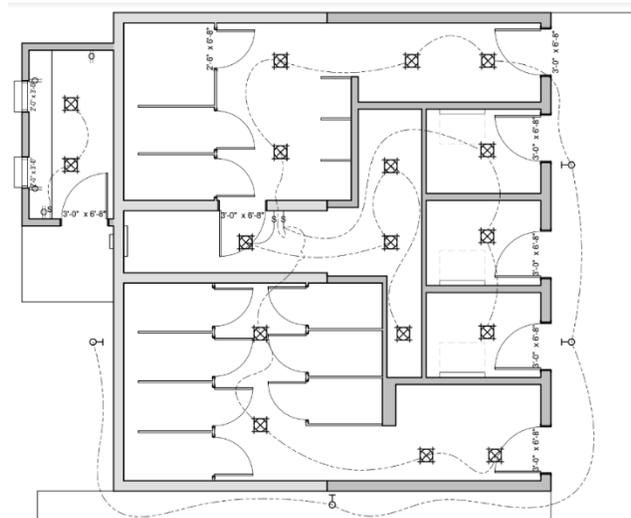
**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	MAY 8, 2018 (CONTINUED FROM APRIL 24, 2018)	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	LANDSCAPE AND ARCHITECTURAL REVIEW: HIGH SCHOOL RESTROOM BUILDING EXPANSION AND TICKET BOOTH. SPR 2018-13	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

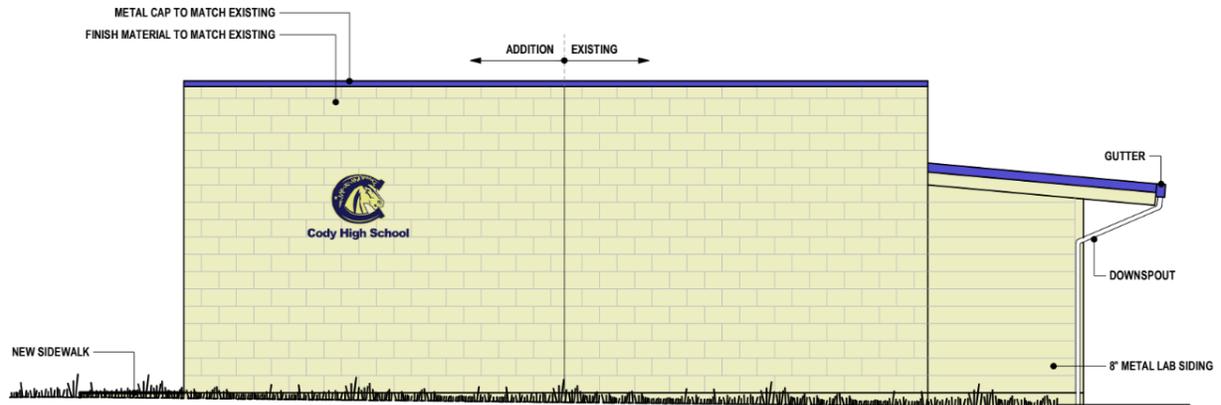
UPDATE:

The Board tabled this application at their last meeting in order to allow discussion with the applicant regarding lighting and painting options, as the applicant’s representative was not able to attend that meeting.

The architect and city staff were not previously aware that the school district has just completed a plan to re-do their exterior lighting at all of the district’s schools with LED lighting (almost all of which is dark-sky compliant). That project will occur this summer. The previously noted light fixture will not be used, but the following fixture, which is one of the fixtures they will be using on the larger lighting project. The complete specifications are attached. There will be four exterior lights—one on the west wall, one on the south wall and two on the east wall. The full cut-off nature of the fixture is appreciated and the lighting pattern will keep the illumination directed within the property.



The painting plan has been changed by adding a school logo to the north side of the building, changing the base color to “restrained gold” (think of the color on the school uniforms), and using a blue-colored metal wall cap.



The staff report from last meeting follows for your reference.

PROJECT DESCRIPTION:

Point Architects and Park County School District #6 have submitted an application for an expansion of the existing restroom building located northwest of the football field/ track/soccer field. The proposal would approximately double the size of the building and increase the number of toilets/urinals from four to sixteen. In addition, a ticket booth would be added to the west side of the building. A site plan, architectural elevations, and a floor plan are attached.



Existing:



REVIEW CRITERIA:

The proposal is located in the General Business (D-2) zoning district. Pursuant to 10-10B-4 of the City of Cody Code, "all structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval."

In addition, any applicable development standards must be met.

STAFF COMMENTS:

Architecture:

The architecture of the proposed restroom addition consists of painted, 12-foot tall concrete block flat walls and a flat/parapet style roof—an expansion of exactly what is already there. This addition has no architectural enhancements and is designed strictly to function for its intended use.

The ticket booth addition is a wood-framed and metal sided structure. The roof would be a continuation of the existing flat roof and extend four feet past the west wall of the ticket booth to form a protected cover. Metal siding would be applied horizontally to the walls, with ribs at 8" on center to match the spacing of the concrete block.

While the building is somewhat visible from the intersection of 8th Street and Beck Avenue, it is relatively small in size (approx. 900 sq. ft., plus the 72 sq. ft. ticket booth), it is not the primary building on the property, and it is partially screened from view from the traveling public by the school's trees along 8th Street. The flat style roof matches that of the primary school buildings.

While a building addition by nature is somewhat limited architecturally by what is already there, if the Board has concerns they could discuss additional screening or creative color/painting methods as low-cost methods of enhancing the look or compatibility of the building. At this point, the plan is to have it all off-white in color.

It is noted that screening the north end of the building would be somewhat limited due to the close proximity of the pole vault/high jump lane to the north.

Landscaping:

The expansion will result in removal of some grass, but overall the affect is minimal and does not cause any conflict with the City's landscaping requirements. No trees, shrubs, or existing screening are affected.

Storm Water:

The existing building has a small gravel swale on the west side of the building, which would appear to overflow to the grassy area to the north. The proposal would allow the south half of the building to continue to drain to the swale where it would puddle, while the north half of the building and ticket booth would be guttered to direct roof runoff to the grassy area north of the building. Following this plan is expected to avoid any significant change in storm water runoff rates or quantities due to the small sizes of the additions and the retention of the current storm water flow paths and surfaces.

Parking:

Parking for school facilities is not based on restrooms, so an increase in restrooms does not trigger additional parking requirements.

Utilities:

No new city utility connections are proposed. However, it is noted that it is not evident where the restroom sewer line is currently located. Provided the line is interconnected with the rest of the school sewer lines that tie into the City sewer main located about 600 feet to the east, the City has no concerns. Excavation for the addition foundation will need to consider that the sewer line may cross through the area of excavation. Protection and/or relocation of any school utility lines (sewer line, irrigation lines, etc.) will occur by the contractor as needed.

Lighting:

For exterior lighting, the following light fixture or similar is planned. Locations are shown on the elevation drawings and electrical layout. While the building location is relatively isolated from residential areas and main roadways, staff would prefer that the lens cover be opaque rather than clear, or that bulb intensity be lower than the 100-watt bulb capacity. Past projects have used a 60-watt incandescent (or equivalent) as the maximum for clear glass exterior light fixtures, in order to minimize glare. This would not require a different fixture, only a less intense bulb (likely a 6-9 watt LED, or 40-60 watt incandescent would be adequate). It is also noted that the applicant may want to consider LED downlights (sample shown on right) in the ticket booth overhang, as they would completely avoid any glare issue and easily work with the 2x6 roof framing.



Signage:

The proposal includes adding a Cody Bronc logo to the south side of the addition. The logo would be approximately 5 square feet in size. Staff's interpretation is that the sign meets the exemption of 10-15-6(A)(17), as it is a school sign on school property, so it is exempt from sign review.

ATTACHMENTS:

Application materials.

ALTERNATIVES:

Approve or deny the proposal, with or without changes.

UPDATED RECOMMENDATION:

Approve the project as proposed, subject to the following condition:

- 1) Direct at least half of the roof runoff to the grass area north of the building; or present a plan to otherwise retain the storm water from the additions on the school property.
- 2) ~~Illumination in any clear glass exterior lighting fixture is limited to maximum 60-watt incandescent bulbs or equivalent (800 lumens).~~



WSQ LED

Architectural Wall Sconce



Inverted available with WLU option only.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSQ LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

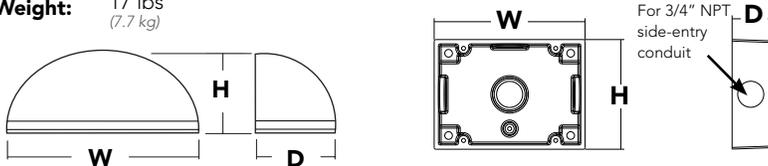
Specifications

Luminaire

Height: 9-3/8" (23.8 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



North and south sides

Ordering Information

EXAMPLE: WSQ LED 2 10A700/40K SR3 MVOLT DBBTXD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ³	Finish (required)
WSQ LED	1 One engine (10 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II	MVOLT ¹	Shipped included	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup, non CEC compliant ^{6,7} WLU Wet location door for up orientation ⁸ PIR Motion/ambient light sensor ⁹ DS Dual switching ¹⁰	DBBXX Dark bronze DBLXX Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
	2 Two engines (20 LEDs)		SR3 Type III	120 ¹	Shipped separately²		
			SR4 Type IV	208 ¹	BBW Surface-mounted back box		
				240 ¹	UT5 Uptilt 5 degrees		
				277 ¹			
				347			
				480			

East over door

Emergency Battery Operation

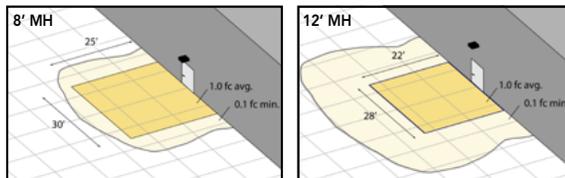
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of [NFPA 70/NEC 2008 - 700.16](#)

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
 MVOLT ELCW
 10' x 10' Gridlines
 8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBBW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- Cannot be used in California. Not qualified under CEC T20 requirements.
- WLU not available with PIR or ELCW.
- Specifies the [SensorSwitch SFOD-7-ODP](#) control (photocell included); see [Motion Sensor Guide](#) for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Performance Package	System Watts (MVOLT ¹)	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
1 (10 LEDs)	10A700/--K	24W	SR2	2,005	1	0	1	84	2,159	1	0	1	90
			SR3	2,029	1	0	1	85	2,160	1	0	1	90
			SR4	1,959	1	0	1	82	2,069	1	0	1	86
2 (20 LEDs)	10A700/--K	47W	SR2	3,944	1	0	1	84	4,265	1	0	1	91
			SR3	4,028	1	0	1	86	4,355	1	0	1	93
			SR4	3,851	1	0	1	82	4,123	1	0	1	88

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WSQ LED 2 10A700** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

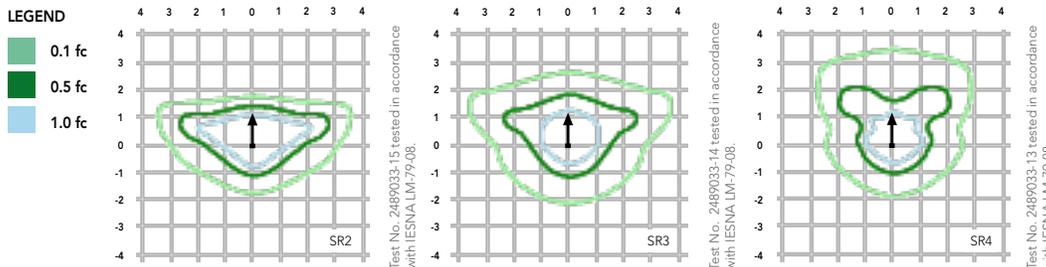
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

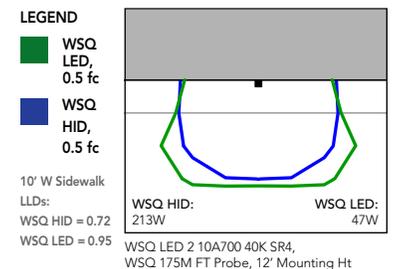
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSQ LED homepage](#).

Isfootcandle plots for the WSQ LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12").



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSQ LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WSQ LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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

MEETING DATE:	MAY 8, 2018	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	MINOR DOWNTOWN ARCHITECTURAL AND SIGN REVIEW: DAISY FARM DECOR AND CODY LODGING. SPR 2018-14	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Tammy Collins of Daisy Farm Decor and Sandi Fisher of Cody Lodging Company have submitted an application for an awning and signage at 1371 Sheridan Avenue. The “Chicago style” awning would measure 8’ 5” long and approximately four feet tall and extend eighteen inches out from the wall of the building. Due to applicable WYDOT regulations, there will be ten feet of clearance below the awning. The awning and proposed signs are depicted in the photo—the awning height will need to be adjusted for the clearance requirement. The font of the “Daisy Farm Decor” signs is shown to the right. It would be located on the bottom fringe of the awning on the front and each end.



REVIEW CRITERIA:

Pursuant to 10-10B-4 of the City of Cody Code, all structures within the zoning district are to be architecturally compatible and architectural and landscaping plans are to be submitted to the planning and zoning commission for approval.

Pursuant to Subsection B of 9-2-2, within the Downtown Architectural District, *“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.

STAFF COMMENTS:

Architecture/Lighting:

The only architectural components of this project are the awning and gooseneck light fixtures. Since they extend over the WYDOT right-of-way an encroachment permit is needed. The applicant has already contacted WYDOT and has been notified that they are requiring the full ten feet of clearance.

Awnings are standard on the north side of main street mostly because of the afternoon sun glare. This awning, due to the limited depth combined with the higher mounting height, will not be as effective for that purpose, but will still provide a decorative addition. The tan color will match well with the capstone on the wall and the brick on the building to the west.

The three black gooseneck light fixtures match well with the black background sign. The style is becoming a popular choice for the downtown area. The exact fixture has not yet been selected. Provided the light source is recessed above the metal shroud, it will be a full-cutoff design and minimize light impacts. The contemplated illumination levels are in the range of a 60-watt incandescent bulb or equivalent, so illumination should not be excessive.

Signage:

Cody Lodging Company:

The proposed sign measures 2' by 11' and consists of black metal background and copper metal lettering. The font style has a natural old-time look. The sign would be illuminated from above by the three gooseneck light fixtures. The 22 square foot size of the sign is well within the 37.5 square feet allowed (1.5 sq. ft. for the 25 feet of frontage).

Daisy Farm Décor:

The three proposed signs along the bottom fringe of the awning are well within the allowable limits of 25 square feet per sign, and no more than 50 square feet on the awning.

ATTACHMENTS:

None.

ALTERNATIVES:

Approve or deny the proposal, with or without changes.

RECOMMENDATION:

Approve the project as proposed, subject to the following conditions:

- 1) That the lighting fixtures are full cutoff (bulb not extend below bottom) and that lighting levels are not excessive.
- 2) That the necessary permission/permit is obtained from WYDOT and a copy provided to the City. Clearance below the awing shall be as specified by WYDOT.

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

MEETING DATE:	MAY 8, 2018	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW: BIGHORN DESIGN. SGN 2018-09	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Bighorn Design Studio has submitted a sign application for their new location at 1355 Sheridan Avenue (formerly HQ Sports). The proposed sign is a vinyl application to the existing metal awning.

Existing:



Proposed:



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 sign(s) must also comply with applicable provisions of the sign code.

STAFF COMMENTS:

The downtown sign district allows individual awning signs of up to 25 square feet, and a total of 50 square feet on the awning. The proposed sign is 25 square feet in size.

The applicant was somewhat limited in designing the sign by the need to cover the former HQ Sports sign, as the coating on the awning has faded to leave the outline of the old sign. The new sign will just cover those variations.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign design has been professionally designed and is located on a newer metal awning, which location does not disrupt any historical architectural features. It has a modern look much like the HQ sports sign it is replacing. It will meet applicable code requirements for size and location.

ALTERNATIVES:

Approve the awning sign, with or without making recommendations and suggestions.

RECOMMENDATIONS:

Approve the awning sign as proposed.

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

MEETING DATE:	MAY 8, 2018	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW. BUDGET BLINDS AND VISION STONE & TILE. SGN 2018-10	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Nathan Merrill of Vision Stone & Tile and Jake Robertson of Budget Blinds have applied to permit their signs at 1262 "B" Sheridan Avenue. The two businesses occupy a portion of a building that is also shared with Zapata's restaurant. Budget Blinds and Vision Stone & Tile each request permission for 3-foot by 6-foot metal wall signs. Zapata's has no wall signs on the front of the building (only awning signs), but a painted wall sign on the east side of the building.



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

STAFF COMMENTS:

The downtown sign district permits 1.5 square feet of wall sign per foot of street frontage. With 50 feet of frontage, the property is entitled to 75 square feet of wall signage. In the case of a multi-tenant building, which is the situation here (3 tenants in the same building) the allowable square footage is allocated based on the frontage of each business. The 16' 4" of frontage that forms the storefront and entrance to Budget Blinds and Vision Stone & Tile would permit 24.5 square feet of wall signage for those two businesses, yet 36 square feet is proposed.

The Zapata's portion of the frontage would permit 50.5 square feet of wall signage under the current sign code. The existing painted sign on the east wall appears to be approximately 90 square feet (5' by 18')—however it predates the existing sign code and is non-conforming (grandfathered). That being the case, it is allowed to remain, but it means there is no additional amount of wall signage available other than what is permitted by the frontage of the new storefront—24.5 square feet.



The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The signs are of professional construction and do not hide any significant architectural features, but they do exceed applicable code requirements for size.

The applicant would have the option of cutting the signs down from 36 to 24.5 square feet, or removing them and coming up with a new sign plan. To avoid just tossing the signs, it is noted that they could be placed inside of the building, even in the front window, and be exempt from the sign code.

ALTERNATIVES:

If no viable alternatives are identified and proposed, the applicant should be directed to either apply for a special exemption or modify the proposal.

RECOMMENDATION:

The signs cannot be approved as proposed, since they exceed the total amount of wall signage permitted. However, options may exist for modifying or redesigning the signs. The applicant would like to discuss options with the Board.