

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, JULY 24, 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 July 10, 2018 regular meeting.
6. NEW BUSINESS:
 - A. Review the 12th Street Subdivision Preliminary and Final Plat, located at 1220 12th Street.
7. P & Z Board matters (announcements, comments, etc.)
8. Council Update
9. Staff Items
11. Adjourn

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

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 10, 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, July 10, 2018 at 12:00 pm.

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

Absent: Curt Dansie, Glenn Nielson, Council Liaison

Chairperson, 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 July 10, 2018. Vote on the motion was unanimous, motion carried.

Kayl Mitchell made a motion, seconded by Buzzy Hassrick, to approve the minutes from the June 21, 2018 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented the Downtown Architectural District Sign Review for Alpine Services LLC, located at 1349 Sheridan Avenue.

Richard Jones made a motion, seconded by Sandi Fisher, to approve the wall sign and temporary banner for Alpine Services LLC, located at 1349 Sheridan Avenue. Vote on the motion was unanimous, motion approved.

B. Todd Stowell presented a Sign Review for Cody Regional Health Cancer Center, located at 1025 9th Street.

Erynne Selk made a motion, seconded by Buzzy Hassrick, to approve the sign for Cody Regional Health Cancer Center at 1025 9th Street. Vote on the motion was unanimous, motion approved.

C. The Public Hearing for the Sign for Budget Blinds and Vision Stone & Tile, located at 1262 "B" Sheridan Avenue, began at 12:12 p.m.

There were no comments from the public. The Public Hearing was closed at 12:13.

D. Todd Stowell presented a request for a 6-foot privacy fence in the front yard of 1901 14th Street.

Richard Jones made a motion, seconded by Sandi Fisher, to approve the request for a 6-foot privacy fence located in the front yard of 1901 14th Street as presented. Vote on the motion was unanimous, motion approved.

E. The Public Hearing for a request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1, began at 12:16 p.m.

Comments from the public were as follows:

Thea Marx, the applicant and owner of 1219 Sunshine Avenue, spoke about her long-term plan with the property and explained why she was requesting a rezone from R-1 to Limited Business D-1.

Janell Andre of 1213 Sunshine Avenue (next door neighbor to the west) spoke in opposition to the rezoning of 1219 Sunshine Avenue with concerns about future possible businesses, traffic, and parking.

Goldy Dawson of 1244 Sunshine Avenue (next door to 1220 Sunshine Avenue) is opposed to the rezoning of 1219 & 1220 Sunshine Avenue. She spoke of the history of the 1220 Sunshine Avenue medical office building and that she opposed it in the 1980's when it was built. She is also concerned about the property values of the neighborhood decreasing if the rezone is allowed.

Thea Marx further explained her request of the rezone. She would like to use the current property as a short-term rental during the summer months, with a long-term renter for the remaining 8-9 months. The short-term option is expected to generate more revenue than long-term rental. She would like to operate a homeopathic medical clinic at the residence when she returns from medical school in five years.

The Public Hearing was closed at 12:31 p.m.

Board member Sandi Fisher, recused herself from the meeting at 12:31 p.m. for a conflict of interest.

F. Todd Stowell presented a request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1. Todd Stowell answered question from the Board.

Jeff Andre asked if the rezone would allow a multi family residence on the property. Todd Stowell responded that multi-family development is allowed. He stated his concerns with this, and also with the parking impacts that may occur.

Thea Marx addressed the Board explaining that a year-round, long-term rental will only allow here maintain her home. A short-term rental would bring in the income needed to support her family while they are away.

Discussion occurred about the potential for a development agreement to address some of the neighbor concerns.

Buzzy Hassrick made a motion seconded by Richard Jones, to recommend that the City Council not approve the request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1. Vote on the motion was unanimous, motion approved.

P & Z Board Matters – Todd Stowell informed Board Members of an open house on Monday, July 16th, 2018, from 5-7 p.m. at the Cody Auditorium regarding the intersection of 17th Street and Sheridan Avenue.

Council Updates – None

Staff Items – None

Erynne Selk 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, Chairperson Heidi Rasmussen adjourned the meeting at 1:02 p.m.

Bernie Butler, Administrative Assistant

DRAFT

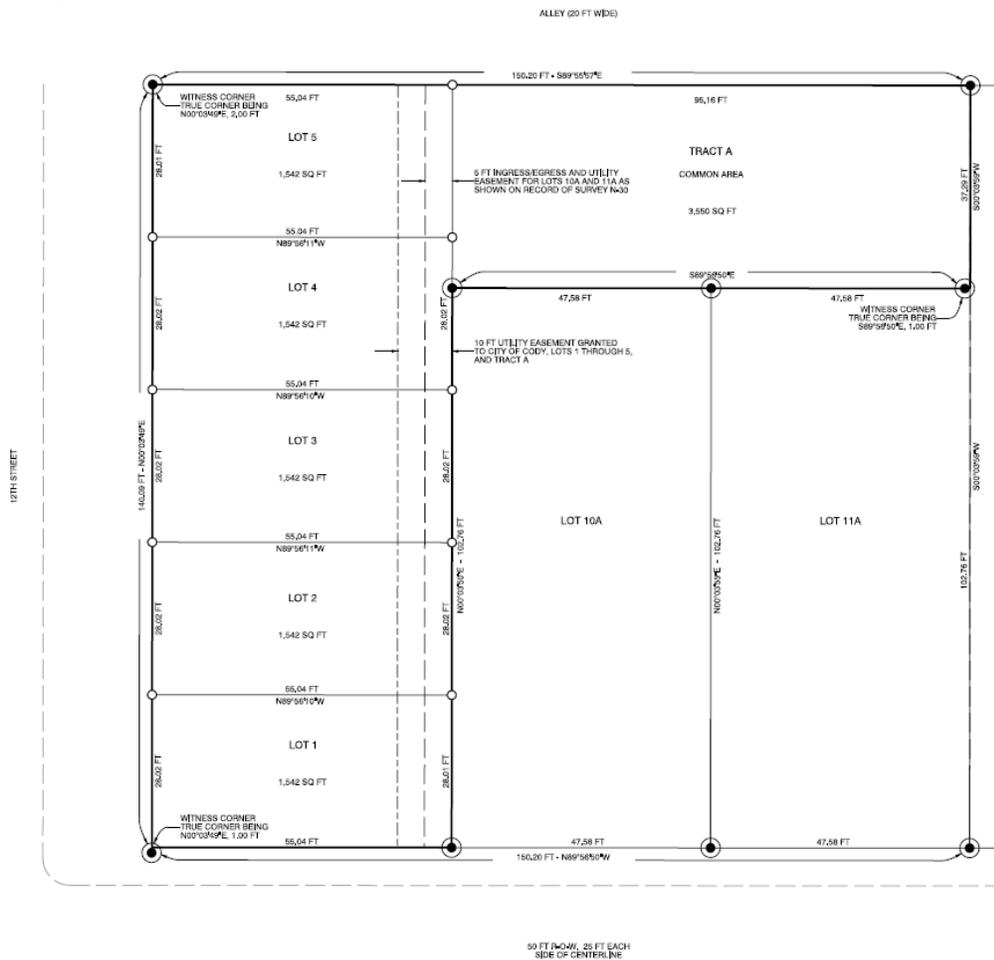
**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	JULY 24, 2018	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	12 TH STREET SUBDIVISION FOR THE WAY WEST LLC. SUB 2018-02.	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

The property is located northeast of the 12th Street and Alger Avenue intersection. It was recently involved in a boundary line adjustment that reconfigured three lots into the configuration shown below. The proposal is to divide the west lot (9A) into five buildable lots, and one common area tract.

Proposed:



Existing frontage:



The property is zoned General Business (D-2) and presently contains a former residential building that has been used for storage, and a commercial building (A.A. meeting location). A garage is located in Tract A. The zoning would allow residential or commercial use of the proposed lots, provided applicable requirements are met. The current plan is apparently to utilize all five lots for residential use (townhouses).

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.

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

Comments- Both 12th Street and Alger Avenue are fully constructed to applicable street standards and do not require any additional right-of-way.

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 applicant requests a variance to this requirement. It is noted that a utility easement and pedestrian access will be available on the back side of the lots. Due to the characteristics of the subdivision and garbage collection in the alley on the north side of the subdivision there is no need for a drivable alley along the back of the new lots.

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. ...

Comment: While all such improvements are currently in place, it is noted that the applicant will be responsible for replacing curb, gutter, sidewalk, and pavement damaged during installation of the subdivision utilities and related construction. Replacement to city standards will be ensured through the encroachment permit process with public works.

Items R, S and T are standards for street cross sections and valley gutters 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: Met.

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

Comment: Met.

4. Strip lots with the intent of restricting access to streets or alleys 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: All five lots will be provided with 4" sewer services per the utility plan.

G. Storm Sewer...

Comment: Minor subdivisions are exempt from the storm water policy, but future commercial development is not. To address the issue, the applicant is encouraged to consider a plan for dealing with storm water so it has somewhere to go that will not affect the building foundations. A plan that would collect roof runoff from the back of the buildings and take it to an infiltration trench in the common area is one idea. (Runoff from the front could simply be diverted to the grass park strip along 12th Street.) The eventual installation of a parking lot in the common area should also include a method of infiltration for the storm water from the parking lot.

H. Water Mains: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six inch (6") diameter main by the use of a minimum three-fourths inch (3/4") copper service line. The service lines shall be extended from the main to the property line according to city standards. These mains will be connected to the city system....

Comment: The applicant proposes to serve all five lots from individual water taps in the main line in Alger Avenue. While the concept of such a layout is found in the residential infill subdivision regulations, this subdivision does not fall within that category because it is in a commercial zone. As such, the layout would require a variance to the water main standard because the main does not extend to the property line of each lot.

Two water taps are existing and are planned to be used if in suitable condition. Three new taps would serve Lots 1-3. The applicant will need to coordinate the water tap and fees with public works and pay them prior to the mayor signing the final plat.

I. Fire Hydrants...

Staff Comment: A hydrant exist on west side of 12th Street, near the Alger Avenue intersection, which meets the fire hydrant requirement.

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:

Power. Electrical service is available near the northwest corner of the property. The plan is to install a transformer on the overhead pole, and have power run as shown on the utility plan. The cost estimate for the city portion of the work has been sent to the applicant and will need to be paid prior to the mayor signing the final plat.

Cable/TV/Internet. The utility plan indicates phone and cable will be run in the same trench as the gas line in the back of the lot. We have not yet received verification from the utility providers that this is acceptable to them. Verification from the utility providers is needed.

Natural Gas: Natural gas is proposed to be run from the alley along the back of the lots.

N. Public Use Areas: ...

Comment: As this subdivision only creates five buildable lots, the common area is not being considered a lot, and there for is within the definition of a minor subdivision (up to 5 lots). Minor subdivisions are exempt from this requirement.

OTHER:

Irrigation: Irrigation water is available from the city's raw water line located in the park strip along 12th Street. The applicant will need to decide if raw water is desired for the lots. At this point it is not shown as being provided. If not provided, irrigation can occur from the city's domestic water system, but there will be no reduction in rates for use of that water (water policy/water policy light not applicable).

The property does not have individual water rights from the Cody canal system.

Common Area:

The common area for this subdivision is also an ingress/egress and utility easement for adjacent Lots 10A and 11A. Apparently, an agreement for that area exists between the three existing lots, but we have not received a copy of the document. The agreement should be presented to and reviewed by the Board—the applicant will need to provide it for the meeting.

With the division of the subject property into the five lots, the ownership and management of the common area needs to be more clearly defined. While staff has discussed this with the applicant, it was not until writing this staff report that it was identified that Section 11-3-3(B)(3) of the subdivision ordinance requires covenants for areas of the subdivision that are to be in common use or ownership. Those covenants have not yet been developed. It is recommended that the covenants/agreement be drafted and reviewed before the final plat is approved by city council.

In addition, the plat should provide more guidance than it does on the common area. At a minimum, the area must be clearly dedicated as common area in the owner's certificate.

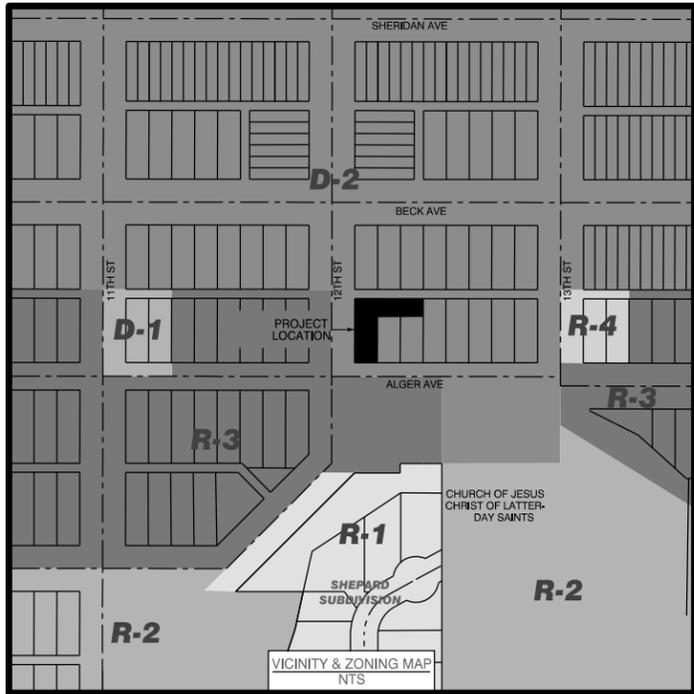
RECOMMENDATION:

Recommend that the City Council:

- I. Grant the variances requested (no alleys, no water main extension, and lot frontages of less than 50 feet);
- II. Allow up to one year from city council approval to record the final plat;
- III. Not act on the subdivision application until the applicant provides draft covenants for the management and maintenance of the common area for staff review prior to consideration of the plat by city council; and,
- IV. Approve the preliminary and final plats of the 12th Street Subdivision, subject to the following conditions:
 1. The final plat cannot be recorded until after the buildings on the lots are demolished (does not include garage on common area) and all survey monumentation is set.
 2. Add language to the owner's certificate dedicating Tract A as common area.
 3. Note 6 on the final plat can be removed, as the brass caps will be set before the final plat is recorded. Change the symbols on the final plat accordingly.
 4. Add additional leaders and/or modify the note in Tract A to clearly show that the existing ingress/egress easement encumbers all of Tract A as well.
 5. The utility service plan must be approved by all utility providers, as evidenced by either their approval signatures on the plan, or written letters, prior to the mayor signing the final plat. At least one telecommunication utility must be provided to each of the lots.
 6. The contractor must obtain encroachment permits for all work within the public right-of-way and comply with the requirements thereof.
 7. Pay applicable utility fees (water tap fees, electrical estimate, and raw water if connection is to be made) prior to the mayor signing the final plat.
 8. The developer shall otherwise complete the improvements noted on the preliminary plat prior to or in conjunction with a building permit, pursuant to 11-2-2(B).
 9. All public improvements damaged by installation of the utilities (e.g. sidewalk, curb and gutter, asphalt) must be replaced by the developer to city standards.

ATTACHMENTS:

Preliminary Plat, Utility Plan, Final Plat



VARIANCE REQUESTS

- CITY ORDINANCE 11-4-2(p): ALLEYS.
 A. NO ALLEYS ARE PROPOSED AS PART OF THE 12TH STREET PROJECT SUBDIVISION.
- CITY ORDINANCE 11-1-3: FRONTAGE ON PUBLIC R-O-W.
 A. LOT WIDTHS TO BE 28 FEET, MORE OR LESS (50 FT REQUIRED)

SUBDIVISION NOTES

- SUBDIVISION AREA IS 0.26 ACRES.
- NO AREAS WITHIN THE SUBDIVISION ARE SUBJECT TO FLOODING OR WETLANDS.
- SUBDIVISION ZONING IS ZONE D-2.
- ADJACENT ZONING IS ZONE D-2 AND R-3.
- EXISTING COMMERCIAL BUILDING ON THE CORNER OF 12TH STREET AND THE ALLEY TO THE NORTH OF LOT 9A AND EXISTING STORAGE BUILDING ON THE CORNER OF 12TH STREET AND ALGER AVENUE ARE TO BE DEMOLISHED BEFORE PROPERTY LINES ARE ESTABLISHED BY THE RECORDING OF FINAL PLAT.
- EXISTING UTILITIES:
 - SANITARY SEWER MAIN LOCATED WITHIN 12TH STREET R-O-W AND ALLEY TO THE NORTH OF SUBDIVISION.
 - TREATED WATER MAIN LOCATED WITHIN ALGER AVENUE R-O-W.
 - UNDERGROUND POWER LOCATED ALONG WEST AND SOUTH BOUNDARY OF SUBDIVISION.
 - UNDERGROUND FIBER OPTIC LOCATED ALONG NORTH BOUNDARY OF SUBDIVISION.
 - UNDERGROUND GAS LOCATED WITHIN 12TH STREET AND ALGER AVENUE R-O-W'S AND ALLEY TO THE NORTH OF SUBDIVISION.
 - UNDERGROUND IRRIGATION WATER ALONG WEST BOUNDARY OF SUBDIVISION AND WITHIN ALLEY TO THE NORTH OF SUBDIVISION.
- PROPOSED UTILITIES (SEE PROPOSED SERVICES SHOWN ON PAGE 2):
 - SANITARY SEWER SERVICE
 - TREATED WATER SERVICE
 - UNDERGROUND POWER SERVICE
 - NATURAL GAS SERVICE

EASEMENT NOTES

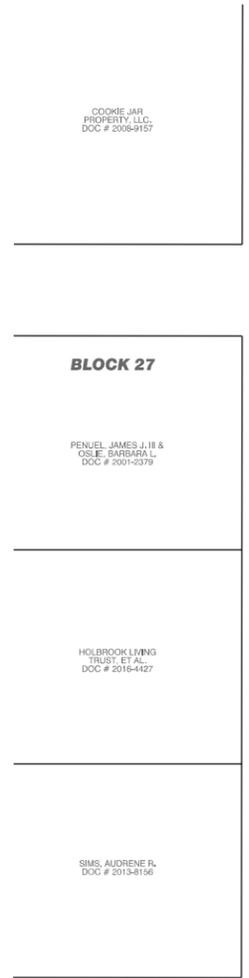
- EXISTING EASEMENTS:
 1: AN INGRESS AND EGRESS EASEMENT SERVING LOTS 10A AND 11A ACCORDING TO THE RECORD OF SURVEY FILED IN PLAT CABINET N ON PAGE 30 IN THE OFFICE OF THE PARK COUNTY CLERK.
- PROPOSED EASEMENTS:
 1: AN UTILITY EASEMENT 10 FEET WIDE SERVING LOTS 1 THROUGH 5 OF THE 12TH STREET SUBDIVISION AS SHOWN HEREON.

LEGAL DESCRIPTION

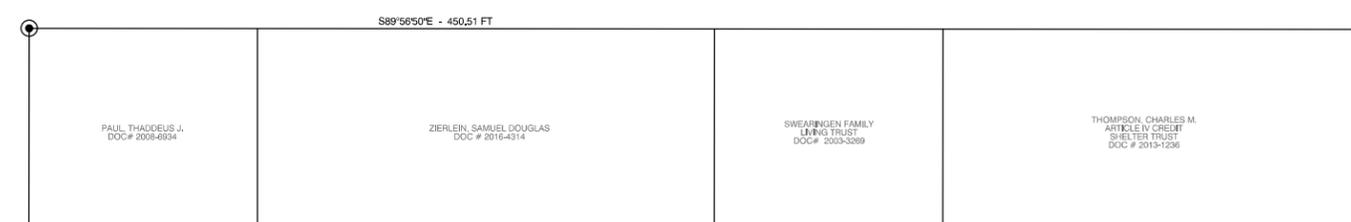
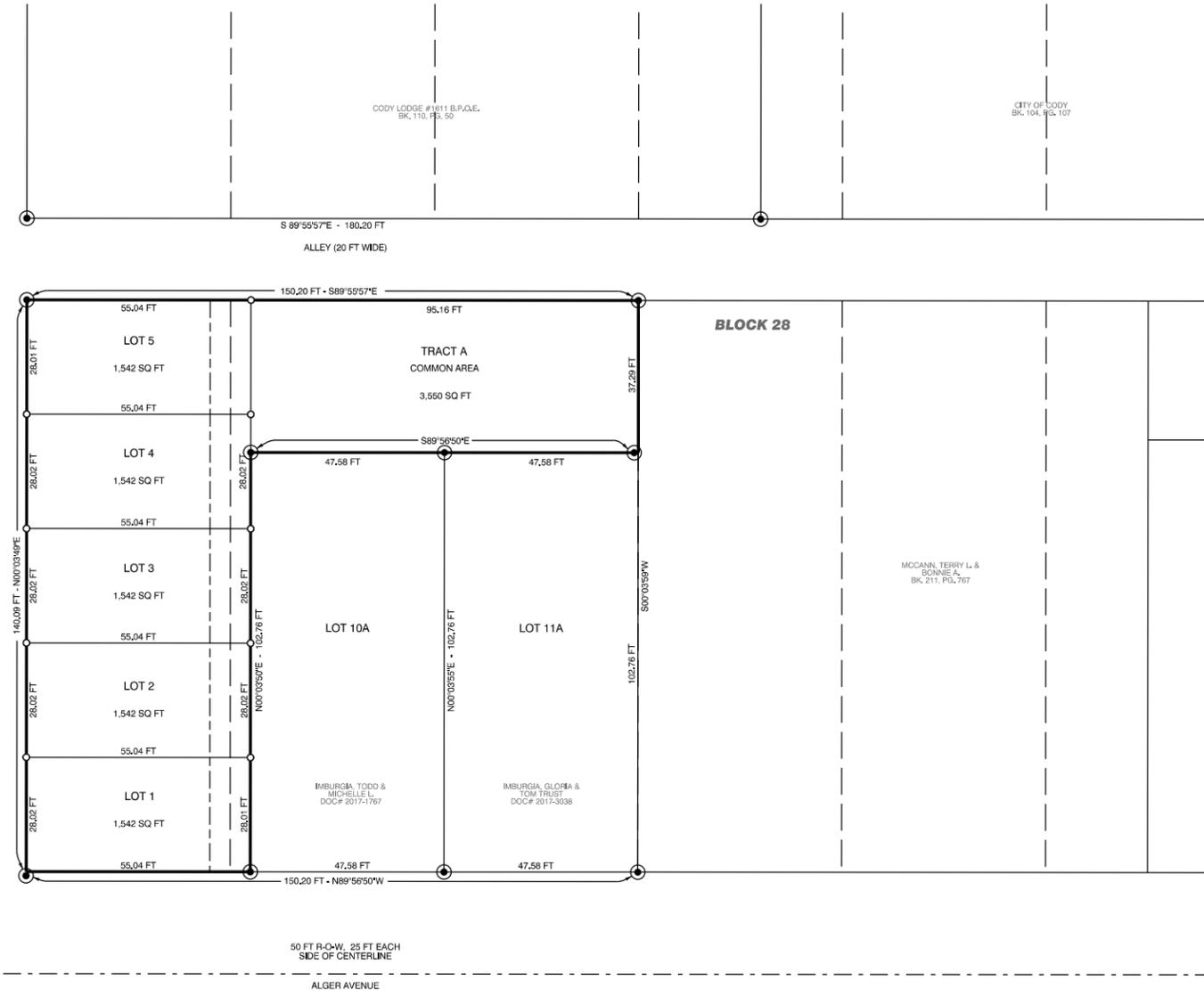
A PARCEL OF LAND BEING A PART OF LOT 9, LOT 10 AND LOT 11 OF BLOCK 28, ACCORDING TO THE PLAT OF CODY FILED IN PLAT CABINET E, PAGE 58, IN THE OFFICE OF THE PARK COUNTY CLERK, SAID LANDS LOCATED IN TRACT 79, RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING; SAID PARCEL BEING GRAPHICALLY DEPICTED AS LOT 9A AS SHOWN ON THE RECORD OF SURVEY FILED IN PLAT CABINET N ON PAGE 30 IN THE OFFICE OF THE PARK COUNTY CLERK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 28, SAID CORNER MONUMENTED BY A 2 INCH ALUMINUM CAP FOUND IN PLACE THIS SURVEY; THENCE S00°03'49"E CROSSING A 20 FOOT WIDE ALLEY TO THE NORTHEAST CORNER OF SAID LOT 9 OF BLOCK 28, BEING THE TRUE POINT OF BEGINNING; THENCE S89°55'57"E FOR A DISTANCE OF 150.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S00°03'59"W ON AND ALONG THE EAST LINE OF SAID LOT 11 FOR A DISTANCE OF 37.29 FEET; THENCE N89°56'50"E FOR A DISTANCE OF 95.16 FEET; THENCE S00°03'50"W FOR A DISTANCE OF 102.76 FEET TO THE NORTH RIGHT-OF-WAY OF ALGER AVENUE; THENCE N89°56'40"W FOR A DISTANCE OF 55.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE EAST RIGHT-OF-WAY OF 12TH STREET; THENCE N00°03'49"E ON AND ALONG THE EAST RIGHT-OF-WAY OF 12TH STREET FOR A DISTANCE OF 140.09 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 11,260 SQUARE FEET, MORE OR LESS.

SURVEY NOTES

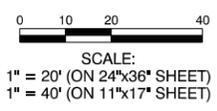
- BEARING BASE FOR THIS SURVEY IS GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83(2011) WYOMING WEST CENTRAL ZONE.
- ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
- RECORD EASEMENTS SHOWN HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO.: 5011456-2643354, THE LANDS SHOWN HEREON MAY BE SUBJECT TO ADDITIONAL EASEMENTS NOT SHOWN HEREON.



100 FT R-O-W, 50 FT EACH SIDE OF CENTERLINE
 12TH STREET

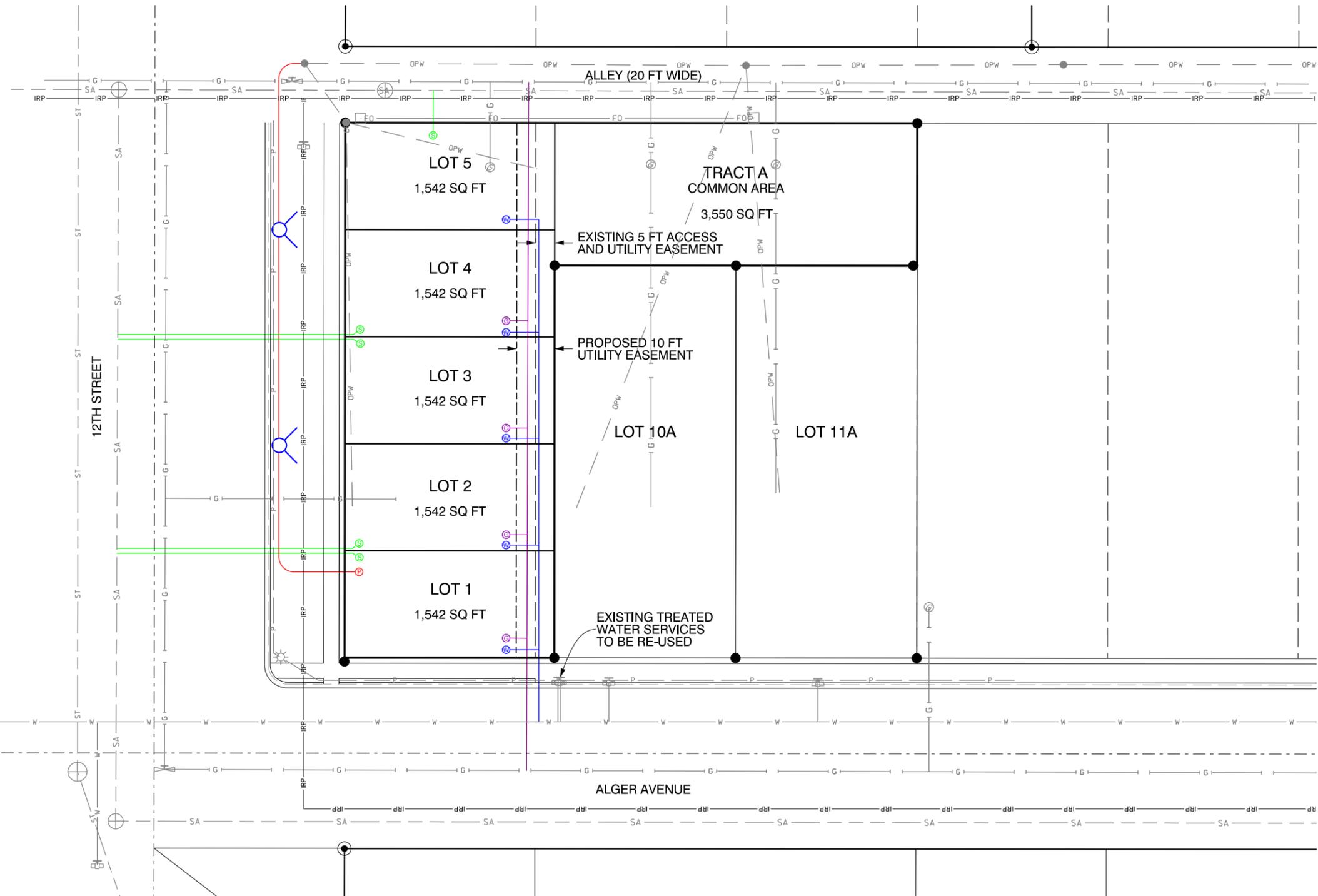


- LEGEND**
- SUBDIVISION BOUNDARY
 - SUBDIVISION LOT LINES
 - ADJACENT PROPERTY LINES
 - STREET CENTERLINE
 - EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - FOUND 2" ALUMINUM CAP
 - SET 2" ALUMINUM CAP ON 5/8" X 24" REBAR



PRELIMINARY PLAT SHEET 1 OF 2

DEVELOPER: THE WAY WEST, LLC. 1413 ALGER AVE. CODY, WY 82414 DOC#2017-535	ENGINEER SAGE CIVIL ENGINEERING 2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 www.sagedivineengineering.com	12th STREET MINOR SUBDIVISION LOCATED WITHIN LOT 9A OF THE ORIGINAL CODY PLAT TRACT 79, RESURVEY T.53N., R.101W. 6TH P.M. CITY OF CODY, PARK COUNTY, WYOMING
		PREPARED: JULY 19, 2018 DRAWN BY: KNB CHK BY: BJF 2017-012\WRK\2017-12_PrelimPlat.dgn

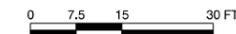


NOTES

1. SEE CITY OF CODY STANDARD DETAIL SHEETS FOR TYPICAL TRENCH SPECIFICATIONS.
2. SEPARATE TREATED WATER SERVICES TO BE INSTALLED FOR EACH LOT. CURB STOPS TO BE PLACED 1.5 FT APART MINIMUM; WATER SERVICE LINES TO LAY IN COMMON TRENCH.
3. GAS, CABLE, TELEPHONE TO BE PLACED IN COMMON TRENCH; SEE JOINT TRENCHING DETAIL IN CITY OF CODY ELECTRICAL DISTRIBUTION STANDARDS MANUAL.
4. WATER AND SEWER SERVICE LINES ARE TO BE INSTALLED ACCORDING TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND CITY OF CODY STANDARDS.
5. OVERHEAD POWER LINES IN LOT 5 ARE TO BE REMOVED DURING INITIAL BUILDING DEMOLITION.

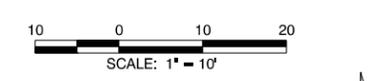
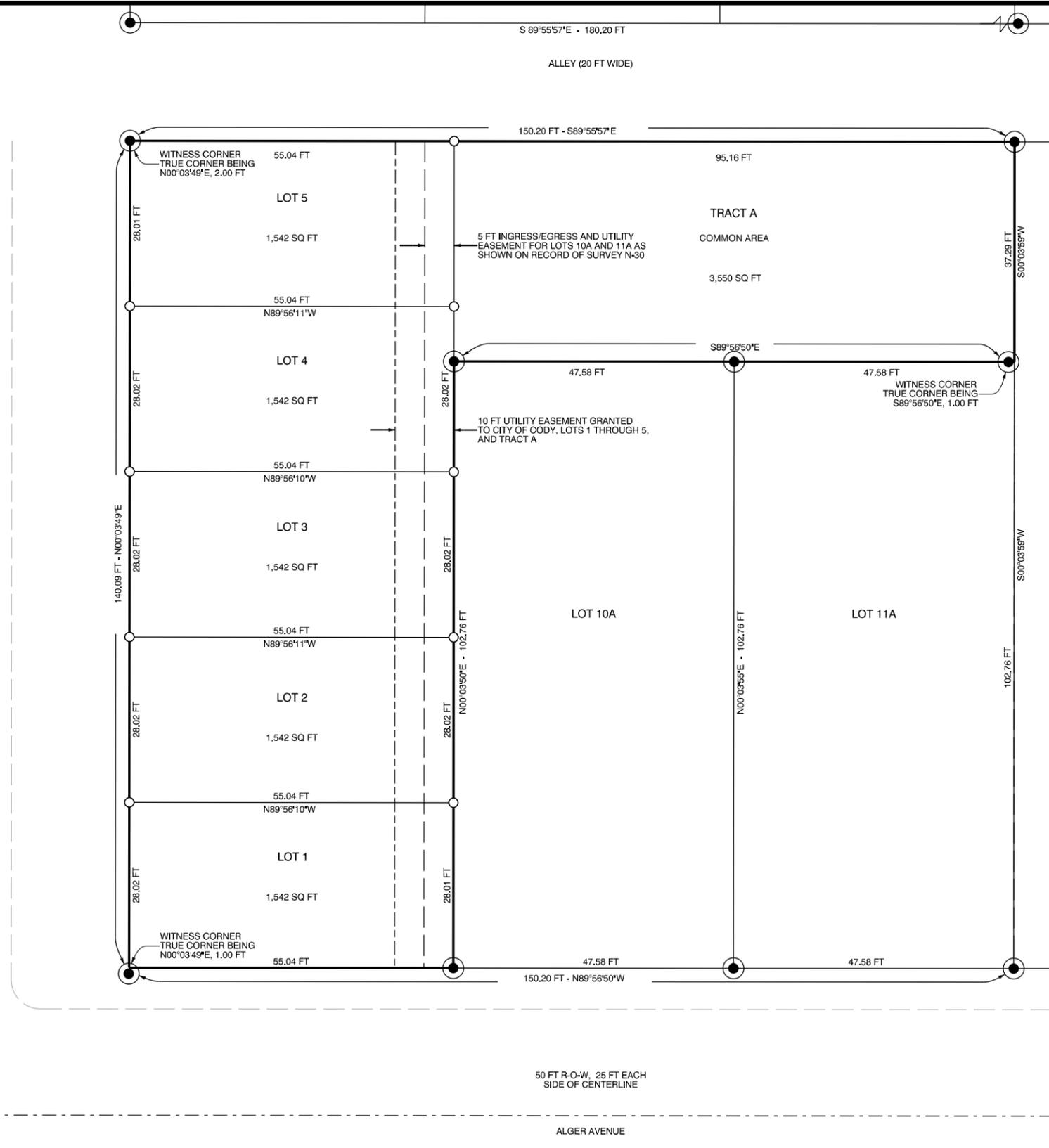
LEGEND

—	SUBMISSION BOUNDARY	—	UNDERGROUND FIBER OPTIC	—	PROPOSED TREATED WATER SERVICE - 2-INCH HDPE, - MINIMUM DEPTH: 6 FT.
—	SUBMISSION LOT LINES	—	UNDERGROUND TELEPHONE	—	PROPOSED UNDERGROUND POWER (SECONDARY) - 3-INCH SCHED. 40 PVC, - MINIMUM DEPTH: 2 FT.
—	ADJACENT PROPERTY LINES	—	UNDERGROUND GAS	—	PROPOSED SANITARY SEWER SERVICE - 4-INCH PVC, - MINIMUM DEPTH: 4 FT.
—	STREET CENTERLINE	—	UNDERGROUND POWER	—	PROPOSED NATURAL GAS SERVICE - 2-INCH PVC, - MINIMUM DEPTH: 4 FT.
—	EASEMENT LINE	—	OVERHEAD POWER	—	PROPOSED SECONDARY PEDESTALS FOR UNDERGROUND POWER
⊙	FOUND 2" ALUMINUM CAP	—	SANITARY SEWER	—	
⊙	FOUND 3-1/4" BRASS CAP ON 30" IRON PIPE	—	TREATED WATER	—	
⊙	SET 2" ALUMINUM CAP ON 5/8" X 24" REBAR	—	TREATED WATER VALVE	—	
		—	GAS VALVE	—	
		—	FIRE HYDRANT	—	
		—	POWER POLE	—	
		—	SANITARY SEWER MANHOLE	—	



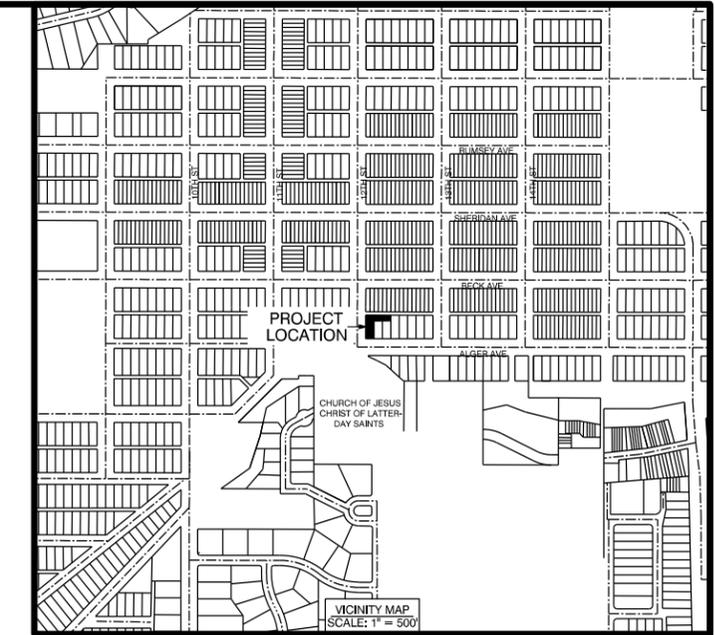
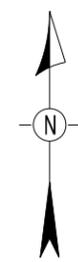
**UTILITY SERVICE PLAN
SHEET 2 OF 2**

<p>DEVELOPER: THE WAY WEST, LLC. 1413 ALGER AVE. CODY, WY 82414</p> <p>DOC#2017-535</p>	<p>ENGINEER SAGE CIVIL ENGINEERING</p> <p>2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 www.sagedcivilengineering.com</p>	<p>12th STREET MINOR SUBDIVISION LOCATED WITHIN LOT 9A OF THE ORIGINAL CODY PLAT TRACT 79, RESURVEY T.53N., R.101W. 6TH P.M. CITY OF CODY, PARK COUNTY, WYOMING</p> <p>PREPARED: JULY 19, 2018 DRAWN BY: KNB CHK BY: BJF 2017-012\WRK\2017-12_PrelimPlat.dgn</p> <p>FIELD SURVEY: FEBRUARY-MARCH, 2018 FIELD BOOK: 2 PRJ #2017-12</p>
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LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINES
- ADJACENT PROPERTY LINES
- STREET CENTERLINE
- - - EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- FOUND 2" ALUMINUM CAP
- SET 2" ALUMINUM CAP ON 5/8" X 24" REBAR



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF LOT 9, LOT 10 AND LOT 11 OF BLOCK 28, ACCORDING TO THE PLAT OF CODY FILED IN PLAT CABINET E, PAGE 58, IN THE OFFICE OF THE PARK COUNTY CLERK, SAID LANDS LOCATED IN TRACT 79, RESURVEY T.53N, R.101W, 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING; SAID PARCEL BEING GRAPHICALLY DEPICTED AS LOT 9A AS SHOWN ON THE RECORD OF SURVEY FILED IN PLAT CABINET N ON PAGE 30 IN THE OFFICE OF THE PARK COUNTY CLERK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 28, SAID CORNER MONUMENTED BY A 2 INCH ALUMINUM CAP FOUND IN PLACE THIS SURVEY; THENCE S00°03'49"E CROSSING A 20 FOOT WIDE ALLEY TO THE NORTHEAST CORNER OF SAID LOT 9 OF BLOCK 28, BEING THE TRUE POINT OF BEGINNING; THENCE S89°55'57"E FOR A DISTANCE OF 150.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S00°03'59"W ON AND ALONG THE EAST LINE OF SAID LOT 11 FOR A DISTANCE OF 37.29 FEET; THENCE N89°58'00"E FOR A DISTANCE OF 95.16 FEET; THENCE S00°03'50"W FOR A DISTANCE OF 102.76 FEET TO THE NORTH RIGHT-OF-WAY OF ALGER AVENUE; THENCE N89°56'50"W FOR A DISTANCE OF 55.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE EAST RIGHT-OF-WAY OF 12TH STREET; THENCE N00°03'49"E ON AND ALONG THE EAST RIGHT-OF-WAY OF 12TH STREET FOR A DISTANCE OF 140.09 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 11,260 SQUARE FEET, MORE OR LESS.

VARIANCES GRANTED BY THE CODY CITY COUNCIL

- CITY ORDINANCE 11-4-2(p): ALLEYS.
- A. NO ALLEYS ARE A PART OF THE 12TH STREET PROJECT SUBDIVISION.
- CITY ORDINANCE 11-1-3: FRONTAGE ON PUBLIC R-O-W.
- A. LOT WIDTHS TO BE 28 FEET, MORE OR LESS (50 FT REQUIRED)

APPROVALS

CITY PLANNING AND ZONING BOARD
 RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20__ BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.
 BY CHAIRMAN: _____
CITY COUNCIL
 APPROVED THIS ____ DAY OF _____, 20__ BY THE CITY COUNCIL OF CODY, WYOMING.
 BY MAYOR: _____ MATT HALL
 ATTESTED BY: _____ ADMINISTRATIVE SERVICES DIRECTOR

RECORDER'S ACCEPTANCE

STATE OF WYOMING)
 COUNTY OF PARK) SS.
 THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE ____ DAY OF _____, 20__ AT ____ O'CLOCK, ____ M, AND WAS DULY RECORDED IN PLAT CABINET ____ ON PAGE ____.

CERTIFICATE OF SURVEYOR

I, BRETT J. FARMER OF CODY, WYOMING, BEING A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS: THE LANDS SHOWN HEREON WERE SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THE LANDS SURVEYED ARE CORRECTLY DESCRIBED IN THE DESCRIPTION OF LANDS AND THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT, WHICH IS DRAWN TO THE SCALE INDICATED; I AM FAMILIAR WITH THE CITY OF CODY SUBDIVISION REGULATIONS AND BELIEVE THIS SUBDIVISION COMPLIES WITH THEM IN EVERY RESPECT.

DRAFT

BRETT J. FARMER
 WYOMING REGISTRATION NO. 16544 L.S.

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ALL HEIRS AND/OR ASSIGNS HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE HAVE CAUSED SAID LANDS TO BE SURVEYED; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS OF RECORD; THAT THE SOLE PURPOSE OF THE SUBDIVISION IS TO SUBDIVIDE THE LANDS AS SHOWN HEREON; AND, THAT ANY RIGHTS BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY RELEASED AND WAIVED.

RYAN SELK, MEMBER THE WAY WEST MANAGEMENT CO., LLC. ERYNNE SELK, MEMBER THE WAY WEST MANAGEMENT CO., LLC.

STATE OF WYOMING)
 COUNTY OF PARK) SS.
 THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY RYAN SELK AND ERYNNE SELK ON THIS ____ DAY OF _____, 20__, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

SUBDIVISION NOTES

1. SUBDIVISION AREA IS 0.26 ACRES.
2. BEARING BASE FOR THIS SURVEY IS GEODETIC BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, NAD83(2011) WYOMING WEST CENTRAL ZONE.
3. ALL SURVEY WORK WAS COMPLETED TO AN ACCURACY OF 1:15,000.
4. RECORD EASEMENTS SHOWN HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO.: 5011456-2643354. THE LANDS SHOWN HEREON MAY BE SUBJECT TO ADDITIONAL EASEMENTS NOT SHOWN HEREON.
5. UNITS SHOWN HEREON ARE U.S. SURVEY FEET.
6. 3" BRASS CAPS WILL BE SET UPON COMPLETION OF BUILDING DEMOLITION.

EASEMENT NOTES

- EXISTING EASEMENTS:
 1: AN INGRESS AND EGRESS EASEMENT SERVING LOTS 10A AND 11A ACCORDING TO THE RECORD OF SURVEY FILED IN PLAT CABINET N ON PAGE 30 IN THE OFFICE OF THE PARK COUNTY CLERK.
- PROPOSED EASEMENTS:
 1: TRACT A: TRACT A, AS SHOWN HEREON, IS TO BE DEDICATED UNDER THE MUTUAL OWNERSHIP OF LOTS 1 THROUGH 5 OF THE 12TH STREET SUBDIVISION.
 2: AN UTILITY EASEMENT 10 FEET WIDE SERVING LOTS 1 THROUGH 5 OF THE 12TH STREET SUBDIVISION AS SHOWN HEREON.

FINAL PLAT

 ENGINEER SAGE CIVIL ENGINEERING 2824 BIG HORN AVENUE CODY, WY 82414 PHONE: (307) 527-0915 FAX: (307) 527-0916 2725 W MAIN ST P.O. BOX 1153 RIVERTON, WY 82501 PHONE: (307) 240-5915 sce@sagedcivilengineering.com	12TH STREET MINOR SUBDIVISION LOCATED WITHIN LOT 9A OF THE ORIGINAL CODY PLAT TRACT 71, RESURVEY T.53N, R.101W, 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING
	PREPARED: JULY 19, 2018 DRAWN BY: HMB CHK BY: BJP 2017-12/WSK/2017-2012_FinalPlat.dgn