

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, FEBRUARY 11, 2020
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the January 28, 2020 regular meeting
6. TABLED ITEM: Review a special exemption request from Blair Hotels to install a freestanding sign for the Comfort Inn.
7. NEW BUSINESS:
 - A. Discuss regulation of cargo containers and cargo container distribution/rental business.
8. P&Z Board Matters (announcements, comments, etc.).
9. Council Update
10. 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 Meeting January 28, 2020

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, January 28, 2020 at 12:00 pm.

Present: Chairman Kayl Mitchell; Erynne Selk; Richard Jones; Sandi Fisher; Wade McMillin; Klay Nelson; Deputy City Attorney Sandi Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler.

Absent: Rodney Laib; Glenn Nielson

Kayl Mitchell called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Erynne Selk made a motion, seconded by Klay Nelson to approve the minutes from the January 14, 2020 meeting. Vote on the motion was unanimous, motion carried.

Tabled Item: Klay Nelson made a motion, seconded by Richard Jones to remove the landscape plan revision for 2706 Big Horn Avenue off the table. Vote was unanimous.

Todd Stowell reviewed the site plan the landscape plan revision, located at 2706 Big Horn Avenue. The applicant has met with staff and has modified the submitted request to allow the area to be placed in concrete, with cutouts for the juniper plantings.

Richard Jones made a motion, seconded by Sandi Fisher to approve the landscaping revision for 2706 Big Horn Avenue (To allow the area to be placed in concrete, with the cutouts for the juniper plantings, provided the concrete is kept at least six inches from the utility boxes and an encroachment license is obtained from WYDOT for the improvements within the Big Horn Avenue right-of-way. The junipers must be planted once the weather allows.)
Vote on the motion was unanimous, motion passed.

NEW BUSINESS:

A. A public hearing opened at 12:07 pm, for a special exemption request from Blair Hotels to install a freestanding sign for the Comfort Inn, located at 1601 Sheridan Avenue. With no further comment, the public hearing was closed at 12:08 pm.

B. Todd Stowell reviewed the special exemption request from Blair Hotels to install a freestanding sign for the Comfort Inn, located at 1601 Sheridan Avenue. He went over the criteria needed to allow a special exemption.

James Blair from the Comfort Inn answered questions from the Board. He stated that Choice Hotels, went through a re-branding which they are requesting all Comfort Hotels to change their signs to the new logo. Some Board members expressed concern with the compatibility of the proposed sign and desired more detail about the sign lighting.

Erynne Selk made a motion, seconded by Richard Jones to table the special exemption request until the next meeting. The Board asked the applicant to provide more information on the illumination of the sign at night. Vote on the motion was unanimous, motion passed.

Staff Items: Todd Stowell provided the Board with information for subdivisions in County jurisdiction. The two new subdivisions are the Leroux Simple Subdivision and Ravens Ranch Major Subdivision.

Klay Nelson made a motion, seconded by Richard Jones to adjourn the meeting. Vote on the motion was unanimous.

There being no further business to come before the Board, Chairman Kayl Mitchell adjourned the meeting at 12:40 pm.

Bernie Butler, Administrative Coordinator

DRAFT

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

MEETING DATE:	JANUARY 28, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: FREESTANDING SIGN FOR COMFORT INN. SUP 2020-01	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Blair Hotels (Quin Blair Enterprises, LLC) has submitted a Special Exemption application to install a 35 square foot, illuminated, freestanding sign for the Comfort Inn at 1601 Sheridan Avenue. The special exemption is necessary to authorize the sign, as the total amount of freestanding signage on the property already exceeds current sign code standards. There is approximately 835 square feet of freestanding signage on the property, and the maximum permitted under the current sign code is 300 square feet. The existing signage is legally nonconforming, in that it predates the City sign code. To offset the addition of the new 35 square foot freestanding sign, the applicant proposes to remove a 72 square foot roof sign.

There is also a 29 square foot wall sign that is part of the proposed sign package, but it does not require Planning and Zoning Board review because applicable sign standards are met for installation of that sign. (Wall signage is calculated separately from freestanding signage.)

The public hearing for the request was advertised by U.S. mail to neighboring properties within 140 feet, and by publication in the newspaper.

REVIEW CRITERIA:

Pursuant to Section 10-14-2(B) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to the City's sign standards. The



NOTE: CUSTOMER IS RESPONSIBLE FOR PROVIDING ELECTRICAL HOOKUP WITHIN 6' OF NEW SIGN LOCATION

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: Twenty-three neighboring property owners were notified of the proposal and at the time of this staff report seven letters of support and no letters of objection have been received. The lack of negative responses is interpreted as evidence that there is no undesirable change or detriment to neighboring properties from this proposal.

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

Staff Comment: Due to the proposed removal of the 72 square foot roof sign, the result will actually be a reduction in the total amount of signage. In addition, roof signs are not permitted by the current sign code, while freestanding signs are permitted. Therefore, the overall effect of this proposal is that the property will be closer to compliance with the sign code than currently. The proposed freestanding sign is of professional design and has an appearance typical to a commercial area.

- 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: Without some amount of exemption, they would not be able to install a freestanding sign for the Comfort Inn. The size of the sign at only 35 square feet is much smaller than the 150 square foot maximum for an individual sign in the D-2 zone. The exemption is necessary because of the total limitation of 300 square feet.

- 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: No other feasible options have been identified that would achieve the requested result. Removing 570 square feet of other freestanding signage from the property to meet the sign code seems excessive. The proposal to remove the 72-square foot roof sign seems reasonable and balanced for the proposal. It is also noted that the new sign will not be duplicative of any other signage on the property—this is the only freestanding sign that would be dedicated to the Comfort Inn.

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

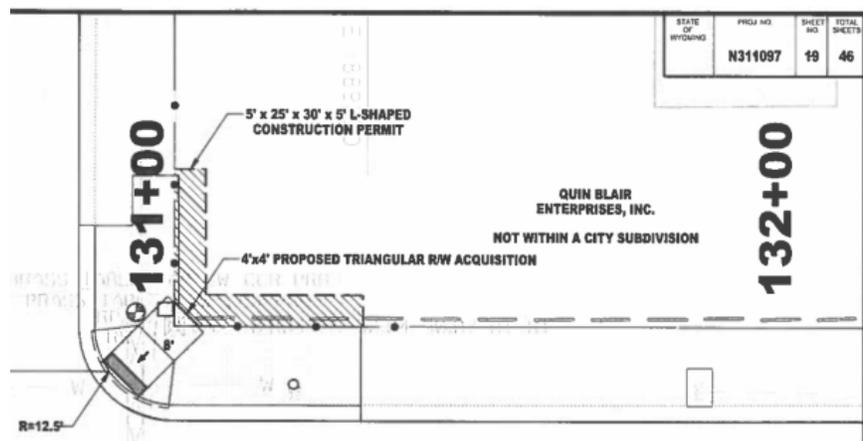
Staff Comment: No additional City utility services or public infrastructure improvements are necessary for this project. Power to the sign will come from the existing service for the hotel.

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

Staff Comment: The future land use map designation for this area is "downtown mixed use", which is consistent with the continued commercial use of the property. Principle 1.2b of the master plan states that "Permitted signage should have a professional appearance and scale..." Staff believes the sign has a professional appearance and is in scale with the building.

Other:

The location of the sign is generally depicted in the photo on page 1, but more detail is needed to verify that installation will not extend into the WYDOT right-of-way or any easements. Here is a copy of the WYDOT plans for that corner from the construction project that will start this spring. The property line is at the back of the Sheridan Avenue and 16th Street sidewalks, with the exception of the triangular area that WYDOT has acquired. In addition, WYDOT has a temporary construction permit that must be kept clear until their project is completed.



Parking:

It appears that one parking space will be lost in order for the sign to be installed. The loss of the parking space would need to be authorized by the Board. Staff did not conduct a parking analysis of the entire property, as one space represents such a small percentage of the number provided at the facility that it is not expected to make a noticeable difference.

ALTERNATIVES:

Approve, deny or approve with conditions.

ATTACHMENTS:

Sign drawings, neighbor responses.

RECOMMENDATION:

That the Planning and Zoning Board make the following findings:

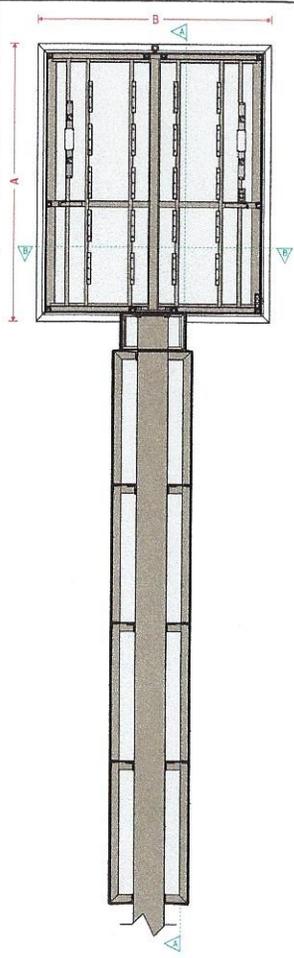
(Draft, subject to information received at public hearing.)

1. That notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by U.S. 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; and,
4. 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(B)(2) are met.

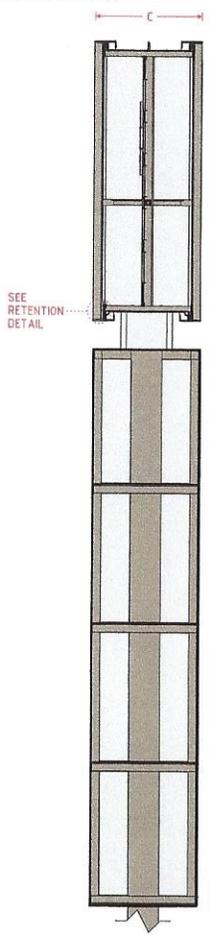
AND,

Approve the Special Exemption to allow installation of the requested freestanding sign for Comfort Inn at 1601 Sheridan Avenue, subject to removal of the roof sign at the same time. A building permit is required and verification that the sign (including overhang) is entirely within the private property and outside of any easements must be provided.

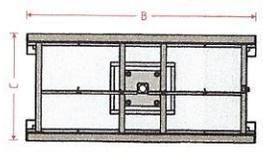
The lost parking space is not required to be replaced elsewhere.



FRAME & LAMP DETAIL
NOT TO SCALE



CROSS SECTION A-A
NOT TO SCALE

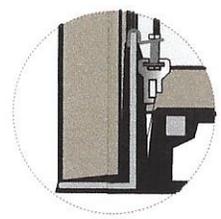


BOTTOM VIEW
NOT TO SCALE



GRAPHIC DETAIL
NOT TO SCALE

- SPECIFICATIONS:
- DESIGN FACTOR: TO BE DETERMINED
 - REVERSE ANGLE IRON FRAME CONSTRUCTION
 - BLEED FACES
 - EXTERIOR FINISH:
CABINET: PAINT PANTONE® PLUS SERIES 2757 C BLUE AND PANTONE® PLUS SERIES 1375 C GOLD
REVEAL: PAINT PANTONE® PLUS SERIES 1375 C GOLD, SATIN FINISH
POLE COVER: PAINT PANTONE® PLUS SERIES 2757 C BLUE, SATIN FINISH
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - U.L. LISTED
 - SWITCH LOCATED AT END OF CABINET
 - .063" ALUMINUM SKIN
 - WEDGE CLAMP
 - ACCESS IN ENDS OF CABINET FOR SERVICE
 - GE 7100K WHITE LED'S AS REQUIRED
 - 3M PANAGRAPHS III FLEXIBLE FACE
 - DIGITALLY PRINTED DECORATION (1ST SURFACE)
 - PLATE/MATCH PLATE INSTALLATION
 - GE 3200K WHITE LED CONTOUR INSTALLED INSIDE CABINET REVEAL CHANNEL, BENEATH ALUMINUM COVER, ON SIDES AND BOTTOM TO ILLUMINATE CABINET AND REVEAL.



RETENTION DETAIL
NOT TO SCALE

MODEL #	HEIGHT	LENGTH	DEPTH	PLATE SIZE	BOLT PATTERN	MAX. PIPE/TUBE SIZE	INTERIOR PIPE SIZE	CENTER TUBE SIZE	PERIMETER ANGLE	ELECTRICAL	BOXED SQUARE FOOTAGE
	A	B	C								
CR-20	4'-10 1/2"	4'-1"	30"	3/4" X 10" X 10"	8" X 8"	8" / 6"	5" SCHEDULE 40	3" X 3" X 1/8"	5" X 2 1/2" X 3/16"	(1) 20A/120V CIRCUIT	19.90
CR-35	6'-5 1/2"	5'-4 7/8"	30"	3/4" X 10" X 10"	8" X 8"	8" / 6"	8 5/8" SCHEDULE 40	3" X 3" X 3/16"	5" X 2 1/2" X 3/16"	(1) 20A/120V CIRCUIT	34.92
CR-50	7'-8 3/4"	6'-5 5/8"	30"	3/4" X 12" X 12"	10" X 10"	10" / 8"	10 3/4" SCHEDULE 40	4" X 4" X 3/16"	5" X 2 1/2" X 3/16"	(1) 20A/120V CIRCUIT	50.01



Brand
COMFORT INN

Description
REGENT MID-RISE SIGNS

Date
09/10/18

Prepared By
AP

Revision
3

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SURVEY INFORMATION

Pylon Directional Monument

Cabinet Size (Cabinets and Wall Signs Only) H 3' 6" W 20' 8"

Overall Height _____

Pole Circumference _____ Wall Thickness _____ Bottom Stage

Pole Circumference _____ Wall Thickness _____ Second Stage (if applicable)

Pole Circumference _____ Wall Thickness _____ Third Stage (if applicable)

Comments on structure condition _____

Foundation Information if available _____



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage. (Example: Number of signs, location, etc.)

- Why is the proposed signs being added and/or removed.

- Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)

- List all CODE RESTRICTIONS. Max 150 sf per face. Current code does not allow wall signs above the roofline.

SIGN TO BE REMOVED AND NOT REPLACED

PROJECT NUMBER:
194215 - R3 - CODY, WY

DATE: 8/29/19

PREPARED BY: JS/SC/JS

SALES REP: Cole Fischer - (800)843-9888 (Ext-145)
Persona

PROPERTY BRAND/EXTENSION:
Comfort Inn

PROPERTY CODE: WY032

On Property Contact & E-Mail Address:

PROPERTY LOCATION:
1601 Sheridan Ave
Cody, WY 82414

Penny Gail (307-587-5556)
cigm@blairhotels.com



FREE STANDING SIGNAGE

SURVEY INFORMATION

Overall Height: _____ (total height of cabinet and structure from grade)
 Pole Circumference: _____ Wall thickness: _____ (Bottom Stage)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Second Stage if applicable)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Third Stage if applicable)-provide height of each stage
 Condition of Pole (Good/Fair/Bad/Unsafe): _____ Existing Electrical Service at Pole(yes/no): _____
 Center to Center: _____ (If more than 1 pole)
 Pole Cover: Height: _____ Width: _____ Depth: _____ (If Applicable)
 Pole Cover Surface: Color: _____ Material: _____ Service Access: _____ (If Applicable)
 Comments on structure condition: _____
 Foundation Information if available: _____
 Cabinet Size: _____ H _____ W _____ Depth (Cabinets and Wall Signs)
 Elevation(North/South/East/West): _____ Match Plate Size: _____ Anchor Bolt Size _____



BEFORE PICTURE

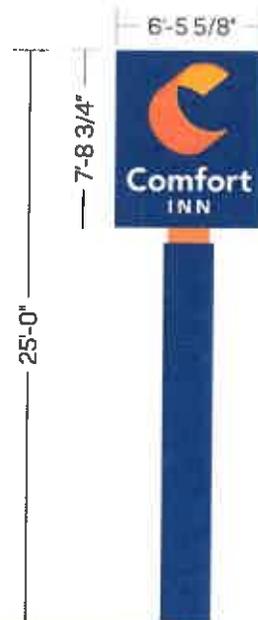


PROPOSED SIGNAGE
CR-50

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage. (Example: Number of signs, location, etc.)
- Why is the proposed signs being added and/or removed.
The proposed sign is added as a requirement of the Brand image.
- Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)
- List all CODE RESTRICTIONS.

Max 300 sf per face. 25' OAH max.
 Internal illumination may be allowed if the proposed light source is not visible from the exterior of the sign, which includes the back, edges, and sides.
 Set back is not stipulated, submit for review.



PYLON SIGN DETAIL
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 194215 - R3 - CODY, WY		PROPERTY BRAND/EXTENSION: Comfort Inn		PROPERTY LOCATION: 1601 Sheridan Ave Cody, WY 82414	
DATE: 8/29/19	PREPARED BY: JS/SC/JS		PROPERTY CODE: WY032		
SALES REP: Cole Fischer - (800)843-9888 (Ext-145) Persona		On Property Contact & E-Mail Address:		Penny Gail (307-587-5556) clgm@blairhotels.com	



SURVEY INFORMATION

Wall Measurements: _____ H 60'5" to corner _____ W
 (Please measure entire architectural elevation to determine available space for replacement signage)

Letter Height: _____ H _____ W _____ DEPTH

Elevation(North/South/East/West): _____ South _____

Building Facia Type: _____ Stucco _____ Wall Color Match _____ BM HC-76

Building provides adequate access behind wall for electrical install? _____ NO _____

Mounting Requirements (Wireway, Direct Building Mount, etc.) _____ Wireway _____

Will the building require repairs due to sign removal or new install? _____ Patch and paint _____



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage. (Example: Number of signs, location, etc.)
- Why is the proposed signs being added and/or removed.
- Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)
- List all CODE RESTRICTIONS. Max 150 sf per face. Current code does not allow wall signs above the roofline.



CHANNEL LETTER DETAIL
SCALE: 1/4" = 1'-0"

Customer is responsible for providing electrical hookup within 6' of new sign location.

PROJECT NUMBER: 194215 - R3 - CODY, WY		PROPERTY BRAND/EXTENSION: Comfort Inn	PROPERTY LOCATION: 1601 Sheridan Ave Cody, WY 82414
DATE: 8/29/19	PREPARED BY: JS/SC/JS	PROPERTY CODE: WY032	
SALES REP: Cole Fischer - (800)843-9888 (Ext-145) Persona		On Property Contact & E-Mail Address:	Penny Gail (307-587-5556) cigm@blairhotels.com



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

MEETING DATE:	FEBRUARY 11, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	DISCUSS REGULATION OF CARGO CONTAINERS AND CARGO CONTAINER DISTRIBUTION/RENTAL BUSINESSES.	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	X

BACKGROUND:

The City has received a few complaints about the use of cargo containers in residential areas, and the lack of regulation/enforcement of cargo containers in commercial areas. The attached letter is a written complaint that we have received. Staff would like the Board to discuss the issues of use of cargo containers in residential areas, the extent of regulation and enforcement in both residential and commercial areas, and classification of cargo container businesses under the current zoning ordinance. The discussion is intended to give guidance as to whether staff should prepare any amendments to the City code pertaining to cargo containers. Any draft code amendments would be presented through a public process and eventually to City Council for consideration.

Currently, the only language in the zoning ordinance pertaining specifically to cargo containers is found in the definition of "Accessory building", as follows:

ACCESSORY BUILDING: A building or structure subordinate to the principal building on the same lot and used for purposes customarily incidental to those of the main building. Cargo containers and similar portable structures that remain in place more than thirty (30) days shall be considered buildings (either accessory or primary, depending on situation) for purposes of this title, except while utilized in conjunction with permitted construction on the property on which it is located.

The residential land use table lists "accessory buildings" as permitted accessory uses in all the residential zoning districts, and in the commercial and industrial zones as well. In residential zones, they would be limited to personal use since there are no business activities in the residential zones that are permitted (e.g. cannot rent out storage buildings in residential zones). In the commercial and industrial zones cargo containers could be utilized as primary or accessory buildings, since commercial storage buildings are a permitted use in each of the zoning districts.

When considered buildings, cargo containers are subject to zoning setback requirements. The City's residential zones all have setback requirements, but the commercial zones only have a setback when located next to a residential property.

There are no building code setback or placement requirements for cargo containers, as they are not subject to the building code in their original state of construction.

The lack of cargo containers triggering a building permit for their placement means that they are not subject to site plan review, based on the current language of section 9-2-3 of the City of Cody Code.

9-2-3: MEETING WITH PLANNING, ZONING AND ADJUSTMENT BOARD REQUIRED BEFORE BUILDING PERMIT ISSUED:

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.

Therefore, it could be interpreted that authority for the City to specify placement within the property is lacking, if there is no other trigger for a broader site plan review in which placement can be identified.

Within the D-2, D-3, E and commercial/industrial zones (but not the D-1), there is the following language, which triggers an architectural review by the Board.

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.

Technically, placement of a cargo container in each of these zones would require Board review for architectural compatibility, pursuant to this section of code. In practice, we have only had one person ever ask permission from the City to place a cargo container on their commercial property. Yet, they are several in place in throughout the commercial and industrial zones. We have not actively enforced this provision for architectural review of cargo containers.

Where does the Board want to go with this issue?

2nd Issue: Cargo Container Distributor/Rental Businesses.

There are two cargo container distributor/rental businesses located within the City of Cody. One is on Big Horn Avenue, in a D-3 Open business/Light Industrial zoning district. The owner of that business met with the City and it was determined that the

use was permitted in the D-3 Zone—based on a determination that cargo container distribution business is similar to heavy equipment sales and storage, which is listed as a permitted use in the D-3 zone and the language in the D-3 zone specifies that “similar uses may be permitted”.

The other operation is on Meadow Lane, behind Bomgaars, in a D-2 General Business zoning district. That business commenced operation without contacting the City, and I have since had conversations with the property owner and business operator that the business is not clearly permitted (and is in violation of the commercial buffer and screening requirements along the residentially zoned property to the west). Discussion occurred in which they were considering moving to a D-3 property, but that has not occurred and it has now been several months.

For a comparison of how cargo container businesses are different than using storage containers for personal use, I would point to recreational vehicles. Just because a person is allowed to have their RV on their property does not mean they are allowed to operate an RV dealership. Zoning clearly comes into play. Personal storage buildings/cargo containers are permitted in commercial and industrial zones, but a storage building/cargo container dealership is not listed as a permitted use in any zone. With the language in the D-3 zone that “similar uses may be permitted”, and the fact that all storage building dealerships have been in D-3 zones, except this one, it has not been a significant question until now.

Since the D-2 zone does not have the “similar uses may be permitted” language to allow staff interpretation of whether the cargo container dealership is allowed in the D-2 zone, staff has headed in the direction that the business would need to apply for a “similar use determination” type of Special Exemption. That is a broader process authorized in section 10-14-2(B)(2), as follows:

2. Exemption for Use Similar to Permitted Uses: Special exemptions may be granted to allow uses not listed in this title when the Planning and Zoning Board determines that such use is similar to a permitted use within the zoning district of the subject property. The determination on similarity shall be made in consideration of the size, intensity, noise, traffic, burden on infrastructure, and purposes of the use in question.

That process could result in the use being considered permitted, not permitted, or a conditional use. However, if the Board agrees that the special exemption similar use process is necessary, but they are entirely opposed to cargo container dealerships being



permitted in the D-2 zone, there would be no point in going through the process. Staff is looking for Board direction on process.

(Note: Regardless of Board direction, the business owner would not be precluded from making application for a special exemption similar use determination.)

In considering these issues, staff recommends putting them in context by reviewing the City zoning map—specifically where the D-2 and D-3 zones are located. The map can be viewed on the City of Cody website—just type “zoning map” in the search bar and go to “City Maps”; or, on the Park County Mapserver—turn on the “Cody Zoning” layer in the right toolbar.

August 5, 2019

Todd Stowell
Planning and Zoning
City of Cody

Todd,

I write to you today with a concern over the use of the storage units (Railroad Cars) I am starting to see all over Cody, both in commercial and residential areas. I have a tough time looking at these units that are brought in by large trucks and dumped in various location and they are evidently being allowed in both Residential and Commercial zoned areas.

I have storage units here in town and I don't object to the fact that these are storage units, but to the fact that there are no limitations to these railroad cars. I have developed probably 4 different storage unit projects and I spend 4 to 6 meetings for each investment, either in planning and zoning and or city council in each of those projects to go thru the process for approval. This includes proper zoning, permits, engineering, landscaping reviews and suggestions and etc. It was then approved by Planning and Zoning and City Council before we could proceed.

One of the contentions by both Planning and Zoning and City Council is how important it is for the beautification of Cody. Many projects have been turned down because it did not comply with the City Officials view of a Western Town and sent back to drawing board for a new look. Both buildings (Walmart and some new Motels) and signage (Yellowstone Gifts) and these are just a few of those that were made to comply with that position. I agree with Planning and Zoning and City Council that this is important to Cody!!

I have to agree that especially the position of the Planning and Zoning regarding landscaping and the quality of building has made my projects better. Even though eventually, it cost me more money to go along with their suggestions.

Now we have these railroad cars being placed anywhere. No cost for a permit??? No real regulations??? Four of these are now in front of Walgreens. Obviously in one of Cody's busiest intersections and probably not in compliance with set back regulations. I cannot see how this is looking out for the quality/beautification of Cody.

Let me know if you need more information and have any questions.

Respectively,

Dan Hunter
20 Driver Club
Cody, Wyoming 250-1096