CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, MARCH 24, 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 March 10, 2020 regular meeting

6. NEW BUSINESS:
   A. Public Hearing to reduce the side setback requirement at 802 Duesenberg Court.

   B. Special exemption to reduce the side setback from 15 feet to 7'6" in order to construct a single-family residence at 802 Duesenberg Court.

   C. Preliminary plat of The Landing Subdivision, a 58-lot subdivision just north of 37th Street and northwest of Sheridan Avenue.

   D. Site plan review of the Park County Coroner building located at 1402 River View Drive.

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 Meeting March 10, 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, March 10, 2020 at 12:00 pm.

Present: Chairman Kayl Mitchell; Erynne Selk; Richard Jones; Sandi Fisher; Wade McMillin; Rodney Laib; Klay Nelson; Glenn Nielson; City Attorney Scott Kolpitcke; City Planner Todd Stowell; Administrative Coordinator Bernie Butler.

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

Richard Jones made a motion, seconded by Klay Jones to approve the agenda for the March 10, 2020 meeting. Vote on the motion was unanimous, motion carried

Sandi Fisher made a motion, seconded by Wade McMillin to approve the minutes from the February 25, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. A public hearing opened at 12:02 for a rezone a portion of Lot 3 Beacon Hill subdivision from D-3 to R-2. Public comment from Tracy Clark addressed the Board with concerns about the drainage onto her property. This concern will be addressed with the subdivision plat. The public hearing was closed at 12:06.

B. Todd Stowell reviewed the rezone request to rezone a portion of Lot 3, Beacon Hill subdivision from D-3 to R-2. The rezone would change the portion of the minor subdivision from Open Business/Light Industrial to Single Family Residential. The criteria to rezone this portion of Lot 3 of the Beacon Hill Minor Subdivision.

   Klay Nelson made a motion, seconded by Wade McMillin to recommend to the City Council the approval of the rezone. Vote on the motion was unanimous, motion carried.

C. Todd Stowell reviewed the site plan for the Ballard Funeral Home, located at 639 19th Street. The site will be an exterior cosmetic update to the building
   Erynne Selk made a motion, seconded by Richard Jones to approve the project and wall sign as proposed, with recommendations 1-3 in the staff report. Vote on the motion was unanimous, motion carried.

D. Todd Stowell reviewed the site plan Groathouse Construction Office Building, located at 3630 Big Horn Avenue. Rob Bauer from Groathouse answered questions from the Board. Kaydee O'Brien from Groathouse said they will be a good neighbor to the existing residents.

   Richard Jones made a motion, seconded by Klay Nelson to approve the project, with recommendations 1-5 in the staff report. Vote on the motion was unanimous, motion passed.
   Klay Nelson made a motion, seconded by Richard Jones to adjourn the meeting. Vote on the motion was unanimous.

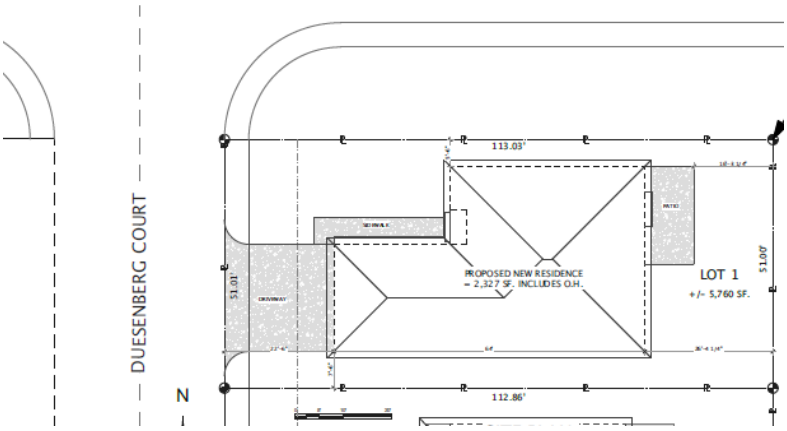
Richard Jones made a motion, seconded by Rodney Laib to adjourn the meeting. Vote on the motion was unanimous. Chairman Kayl Mitchell adjourned the meeting at 12:43 pm.

_____
Bernie Butler, Administrative Coordinator

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MARCH 24, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE SIDE SETBACK REQUIREMENT AT 802 DUESENBERG COURT. SUP 2020-04	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION & BACKGROUND:

Kip B. Thiel Construction, Inc. has submitted a special exemption application requesting that the side setback requirement from the Cougar Avenue right-of-way be reduced from 15 feet to 7' 6" in order to construct a single-family residence at 802 Duesenberg Court. The lot is 51 feet wide and the proposed residence is 38 feet wide. The residence would be 5 ½ feet from the south property line, which has a 5-foot minimum setback.



The property is located in the R-2 residential zoning district, which requires a 15-foot street side setback, measured from the property line/right-of-way line.

The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet, and by publication in the newspaper on March 12, 2020.

REVIEW CRITERIA:

Pursuant to Section 10-14-2(B)(1) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to setback requirements.

The standards for approval of a special exemption are as follows, with staff comments provided.

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

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

   Staff Comment: Thirteen neighboring property owners were notified of the proposal. As of the time of this staff report, three responses of "no objection" have been received, and zero "objection" responses. Any additional information presented at the meeting will also need to be considered. Neighbor response is typically a good measure of whether an undesirable change in the character of the neighborhood would result. At this point, neighbor opposition does not appear to be the case.

b. *The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood;*
   Staff Comment: The setback being reduced is from the public street. In many cases the right-of-way line is near the back of the sidewalk, so building a house at 7.5 feet from that point would put the house closer to the public street than transportation engineering practices recommend. However, in this case, the Cougar Avenue right-of-way is much wider than the street improvements, so that placing the house at 7.5 feet results in it being 15 feet from the back of the sidewalk—effectively what would occur in in most cases where the right-of-way line is at the back of the sidewalk. Therefore, the intent of the setback standard is still met in this case. Also, it is not anticipated that Cougar Avenue would ever be further widened in this 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: Reducing the width of the house by seven feet to meet the setback requirement would severely impact the functionality of the interior of the house—see floor plan on next page. The house design is not excessively large either, at 1,520 sq. ft. and a two-car garage. The request does not seem excessive.

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;

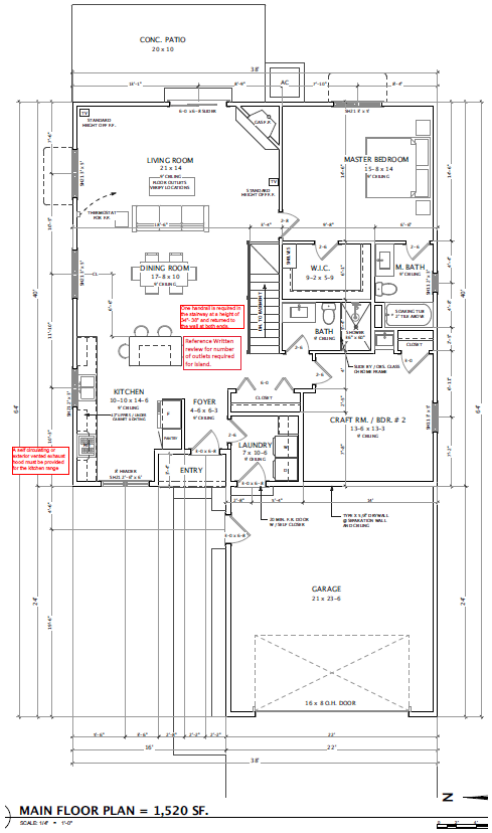
Staff Comment: No other feasible options have been identified that would achieve the requested result.

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

Staff Comment: No additional services are proposed or needed that do not already exist on the property.

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 "low-density residential", which is consistent with the single-family residential use of the property. There are no identified master plan goals specific to the setback situation.



ALTERNATIVES:

Approve, deny or approve with conditions, in full or in part.

ATTACHMENTS:

Neighbor responses and floor plan.

RECOMMENDATION:

That the Board make the following findings:
(Draft, subject to information received at public hearing.)

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; 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(C)(2) are met.

AND,

Approve the setback reduction from 15 feet to 7.5 feet from the Cougar Avenue right-of-way for construction of the proposed residence at 802 Duesenberg Court.

Notice to Owners of Neighboring Properties:

Please return this letter by March 19, 2020 to:

Date: March 9, 2020

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

RE: **SPECIAL EXEMPTION REQUEST**

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

Applicant Name(s): Kip B. Thiel Construction, Inc.

Address/Legal Description: 802 Duesenberg Court (Lot 1 of the Cougar West Subdivision)

Description of Request: Reduce the 15-foot side yard setback from the Cougar Avenue right-of-way to approximately 7'6" in order to allow construction of a new single-family dwelling. It is noted that the house would be approximately 22 feet 6 inches from the Cougar Avenue sidewalk, and vehicle access will be from Duesenberg Court.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, March 24, 2020, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:
(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:
I am familiar with the proposal by Kip B. Thiel Construction, Inc. for the special exemption described above.

☒ I have NO OBJECTION to the Special Exemption Request.
Name: Children's Resource Center
Address: 2525 Cougar Ave Cody WY 82414
Comments: N/A

****

☐ I OBJECT to the Special Exemption Request:
Name:
Address:
Reason for Objection:

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

Notice to Owners of Neighboring Properties:

Please return this letter by March 19, 2020 to:

Date: March 9, 2020

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

RE: **SPECIAL EXEMPTION REQUEST**

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

Applicant Name(s): Kip B. Thiel Construction, Inc.

Address/Legal Description: 802 Duesenberg Court (Lot 1 of the Cougar West Subdivision)

Description of Request: Reduce the 15-foot side yard setback from the Cougar Avenue right-of-way to approximately 7'6" in order to allow construction of a new single-family dwelling. It is noted that the house would be approximately 22 feet 6 inches from the Cougar Avenue sidewalk, and vehicle access will be from Duesenberg Court.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, March 24, 2020, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:
(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:
I am familiar with the proposal by Kip B. Thiel Construction, Inc. for the special exemption described above.

☑ I have NO OBJECTION to the Special Exemption Request.
Name: Shelly Moore
Address: 1414 10th Street Cody
Comments:

****

☐ I OBJECT to the Special Exemption Request:
Name:
Address:
Reason for Objection:

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

Notice to Owners of Neighboring Properties:

Please return this letter by March 19, 2020 to:

Date: March 9, 2020

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

RE: **SPECIAL EXEMPTION REQUEST**

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

Applicant Name(s): Kip B. Thiel Construction, Inc.

Address/Legal Description: 802 Duesenberg Court (Lot 1 of the Cougar West Subdivision)

Description of Request: Reduce the 15-foot side yard setback from the Cougar Avenue right-of-way to approximately 7'6" in order to allow construction of a new single-family dwelling. It is noted that the house would be approximately 22 feet 6 inches from the Cougar Avenue sidewalk, and vehicle access will be from Duesenberg Court.

This request will be considered by City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, March 24, 2020, at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave.

Response Letter from Owners of Neighboring Properties within 140 Feet of Subject Property:
(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:
I am familiar with the proposal by Kip B. Thiel Construction, Inc. for the special exemption described above.

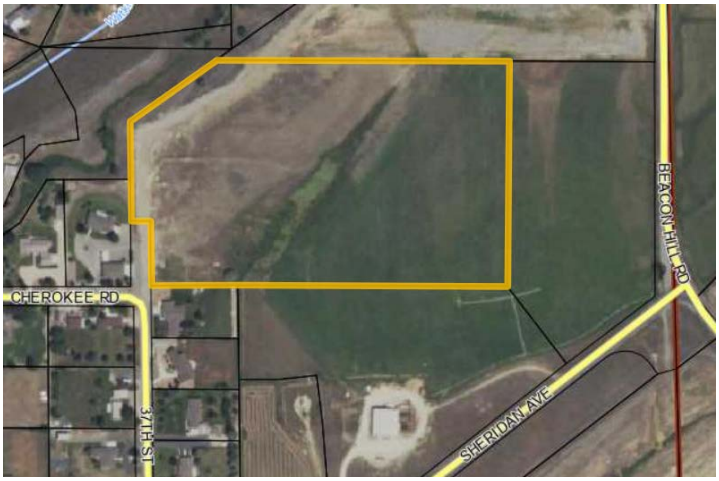
☒ I have NO OBJECTION to the Special Exemption Request.

Name: Gene Wilson 908 North St. Also
Address: 2413 Madison Ave. Cody, WY 82414
Comments: Homes are Already Crammed in there so one more won't hurt.

***

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MARCH 24, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PRELIMINARY PLAT OF THE LANDING SUBDIVISION— A 58-LOT SUBDIVISION. SUB 2020-02	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW



Kip B. Thiel Construction Inc. has submitted a preliminary plat application for a 58-lot subdivision on a 17.57-acre property located at the north end of 37th Street, about 235 feet north of the intersection with Cherokee Road. The property is currently undeveloped and all proposed lots are intended for single-family residences. A rezone application is currently in process to zone all of the property Residential R-2. Council approved the first reading of the rezone ordinance on March 17, 2020.

Development Agreement

The property is part of the 3-lot subdivision known as the Beacon Hill Minor Subdivision. The other two lots are to the east and to the south. The lot to the east is owned by Harold Musser and the lot to the south is owned by Park County School District #6. The lots are subject to a development agreement that outlines responsibility for utility and access improvements. The plans for utility installation have since changed, and while all three lot owners and Public Works are apparently agreeable to the changes, the development agreement has not yet been modified to reflect the current utility plans. This preliminary plat review is based on the development agreement being amended to reflect the utility plan on which the preliminary plat is based. Amendment of the development agreement will need to occur prior to or in conjunction with the final plat application.

Wetland Situation

The National Wetland Inventory Map shows a wetland on the property—the green shape on this map. It is expected that the wetland exists primarily, if not exclusively, due to irrigation runoff and an irrigation ditch that flows into the swale. The disclaimer for the map notes, "The wetland information displayed at this site show wetland type and extent using a biological definition of wetlands. **There is no attempt to define the limits of proprietary jurisdiction of ay Federal, state, or local government, or to establish the geographical scope of the regulatory programs of government agencies**."

The property owner has received a jurisdictional wetland determination from the Army Corps of Engineers, dated February 5, 2020 (attached) that concludes that the wetland is not within their jurisdiction. However, they note that "wetlands determined to be non-jurisdictional by USACE, fall under the jurisdiction of the State of Wyoming. Impacts to wetlands greater than 1 acre are regulated and mitigation is required by the Wyoming Department of Environmental Quality." The property owner is now working with DEQ to receive their determination and hear whether any permitting or mitigation is required. Due to the growing season for wetland plants, a valid wetland delineation will not be able to be performed for the next five weeks or so.

This preliminary plat review is based on an assumption that the wetland is not jurisdictional and can be eliminated. If that is not the case, it is recommended that the City maintain the option of conducting additional review of the subdivision relating to the wetland. The authority for this is clearly outlined in City code section 11-4-1(A) Unsuitable Land.

Irrigation

There are two issues to discuss related to irrigation. The first is the irrigation from the Cody canal system that enters the property at the south boundary through an open ditch and contributes to the wetland. It is staff's understanding, and confirmed with the Cody canal manager that at the point this ditch enters the Kip Thiel property it is a waste ditch, in that it does not serve any properties downstream. As such it is not required that it be continued through the property to a downstream irrigation user. If the developer wishes to keep the wastewater ditch situation as is—dumping onto the property, that is an option. Alternatively, it could be taken back to a main canal in the Cody Canal system (e.g. piped to the Watkins Lateral), if necessary easements are acquired. This may solve the wetland issue.

The second issue is transfer of the water rights from the property. The applicant indicates that they are willing to transfer the surface water rights from the property to the City, as required by 11-3-3(B)(1). The City (at least staff's opinion) would like the

water rights, but believe the process would be difficult if done before the City completes the water master plan that is currently underway. Therefore, it is proposed that additional time be granted before the paperwork is required to be filed (2 years from final plat approval). While the applicant would like the City to file the paperwork—the subdivision ordinance puts that responsibility on the applicant. However, it is suggested that the applicant work with the adjacent owners (School District and Harold Musser) on a joint application to the State and split the costs, as it sounds like they may want to transfer part or all of their water rights as well.

SUBDIVISION REGULATIONS

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

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

A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.
Comment: The proposed streets will tie in to Sheridan Avenue and 37th Street in a manner that will match those existing streets. (Note: While the preliminary plat drawing shows the streets ending at the right-of-way line, they will need to extend to the actual paved street.) In order to match alignments, it is expected that some reworking of the 37th and Cherokee intersection may also be needed. The construction plans submitted with the final plat will need to include such details.

B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.
Comment: The streets reflect the concept of the street master plan, which was included in the development agreement for the Beacon Hill Minor subdivision, by connecting 37th Street with Sheridan Avenue through the subdivision. This map is from the street master plan. This road is designed as a local access street.

C. Jogs Prohibited: Street jogs shall be prohibited unless, because of very unusual conditions, the commission and council determine that the offset is justified.
Comment: There are no internal street jogs.

D. Topography: Streets shall have a logical relationship to the topography.
Comment: The street design adequately considers the topography of the site.

E. Intersections: Intersections shall be at or near right angles whenever possible.
Comment: Met.

F. Local Streets: Local streets will be designed to discourage through traffic.

Comment: Met. The proposed street includes a 90-degree turn in the northeast portion of the subdivision, and is the longest route through the subdivision, which will help discourage cut-through traffic.

G. Cul-De-Sacs: Cul-de-sacs shall be permitted, providing they are no longer than five hundred feet (500'), including the area at the end of said cul-de-sac; and further providing, that the property line to property line diameter of the cul-de-sac be at least one hundred feet (100'). Design specifications for curb, gutter, sidewalk and distance from property line to sidewalk shall be in accordance with the typical section of a "residential street", as defined by the master street plan. Surface drainage shall be towards the intersecting streets whenever possible, but may be out of the cul-de-sac through a drainage easement as a last alternative.

Comment: Met.

H. Dead End Streets, Alleys: Dead end streets and alleys (with the exception of cul-de-sacs) shall be prohibited, unless they are designed to connect with future streets or alleys on adjacent lands that have not been platted. If a dead end street or alley is allowed, for the above reasons, a temporary turnaround shall be constructed for public use until the street or alley is extended.

Comment: Until Phase 3 (the area west of the detention basin) is constructed, there will be a dead-end street at the north end of Phase 1. While the turnaround does not meet the full cul-de-sac dimensions normally required, the fire marshal is okay with the turnaround provided as a temporary situation. The alley will also be available for turnaround use.

I. Half Streets: Half streets will be prohibited…
Comment: Not applicable.

J. Reverse Curves: Reverse curves on…residential and marginal streets and alleys shall have at least one hundred feet (100') of tangent length between reverse curves

Comment: The alignment of 38th Street coming into the subdivision does not clearly meet this standard, yet the alignment of this section of street needs some engineering work in general. It is also noted that the curb at the north end of 37th is not drawn in tangent to the street to the northeast, which needs fixed. The applicant's engineer should review the designs and if necessary, discuss with the Public Works Director.

K. Widths and Grades: Street, alley and easement/right of way widths and grades shall be as follows:

	Minimum Right Of Way Width	*Minimum Grade*	*Maximum Grade*
Residential street	*60 feet*	*0.3 percent*	*7.0 percent*

Comment: The subdivision ordinance has not been updated to reflect the street profiles of the street master plan, so a variance is requested to the right-of-way width. The proposal would provide a 50-foot wide right-of-way as shown in the street master plan, plus a 10-foot utility easement to each side of the right-of-way, which is adequate to accommodate the street design. Grades will be verified in the construction plans.

L. Vertical Curve Length: The minimum length of vertical curves shall be as follows... Arterial, collector and
residential streets: 15 times the algebraic difference in the rate of grade

Comment: Appears to be met—will verify with construction plans.

M. Visibility: Clear visibility, measured along the centerline of the street shall be as follows...Residential street 200 feet
Comment: Met, with the exception of the 90-degree turn in the northeast portion of the subdivision. However, the 90-degree turn is intentional and supported by Public Works to both discourage cut-through traffic and control vehicle speed. The corner is set up to meet intersection standards.

N. Curvature Radius: The minimum radius of curvature on the centerline of a street shall be as follows...Residential street 200 feet
Comment: Met, with the exception of the 90-degree turn.

O. Streets with Interior Angles: ...
Comment: Not applicable.

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... Alleys shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.

Comment: A 30-foot wide alley, with a 20-foot wide driving surface is proposed behind the lots along the east end of the subdivision. The applicant requests a variance to the alley requirement for all other lots. It is noted that alleys are not needed in this case for garbage collection. Garbage collection will be with roll outs.

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, zoning and adjustment board, and the city council. All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat. The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.

Comment: All new streets serving the subdivision will be constructed with curb, gutter, sidewalk and streetlights, per the development agreement and City standards.

R. Street Cross Section: The minimum typical street cross section for each type of street shall be as shown on the master street plan. Details of the city standards for typical paving, curb, gutter, sidewalk, alley aprons and valley gutter sections may be obtained from the city engineer.
Comment: The local street standard is proposed.

S. Valley Gutters: The use of valley gutters in areas where storm sewer facilities exist or are proposed will be discouraged.
Comment: No valley gutters are indicated at this point.

T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city.
Comment: A preliminary drainage design has been provided (see attached). With the exception of Sub-basin #3 which is hillside and not affected by the subdivision, all drainage will be directed to the proposed detention basin in the middle of the subdivision. The basin will be constructed to detain the 100-year 2-hour storm, with discharge points to slowly release the water.

Public Works requests the following changes or clarifications to the storm water plan. They will need to be reflected in the final storm water plan submitted with the preliminary plat.

a) The 12” storm outlet starting near Lots 54 and 55 and running over to the hillside to the northwest appears unnecessary and is not the historical discharge

basin for that water. That discharge would be onto City property, and quickly into a private drainage ditch that has questionable capacity. We believe this storm water discharge pipe should be eliminated.

b) The drawing shows a point discharge (wrong location, but that is not the issue), at the north property line. Staff understanding of WY water law is that historical discharge rates are allowed at historical locations, but that no point discharge can be created without permission of the receiving property owner. To avoid the point discharge, the pipe will need to be ended sufficiently before the north property line that the water can be dispersed in a historical sheet flow (e.g. rip rapped and graded area).

c) Clarify the existing/historical grade break between flow towards the hillside to the northwest and flow eastward. Be sure the final drainage report analyzes this appropriately.

The method of lining the storm water swale is not identified in the application. It is anticipated that it will be natural grass vegetation.

In recent history, the city typically requires drainage facilities that serve only the subdivision to be maintained by the lot owners. What is less consistent is whether drainage swales are located in the right-of-way, a common area tract, or a tract transferred to the City. While the applicant would like the City to accept ownership and maintenance responsibility of the detention basin, staff's recommendation is to only accept ownership of the land, and have maintenance be the responsibility of the homeowners—at least for now. While the WY State legislature recently passed a bill that will allow municipalities to create a storm water utility (charge customers for storm water facility construction and maintenance), the City has not taken action to do so. If a stormwater utility is created in the City of Cody, it is anticipated that the City would take over maintenance of some existing storm water facilities, but until that happens, it is simply staff speculation. Placing the tract of land in ownership of the City alleviates the necessity of the homeowners carrying liability insurance on the tract.

A maintenance agreement or homeowner's association outlining the maintenance of the detention basin will be needed. The agreement will need to include a provision that the City can enforce the agreement.

U. Lot Requirements: All lots within a proposed subdivision will meet the following requirements:
1. Lots shall be sized to meet the requirements of the appropriate zoning.
Comment: All lots meet minimum size requirements (5,500 square feet for R-2 zoning).
2. Every lot shall abut upon or have access to an approved street or an approved cul-de-sac.
Comment: As proposed.

3. Side lot lines shall be at approximate right angles to the street line on which the lot faces.
Comment: Met.
4. Strip lots established with the intent of restricting access to streets or alleys will be prohibited.
Comment: Met.

V. Blocks: Blocks shall be at least three hundred feet (300') long, normally, not to exceed six hundred sixty feet (660') long. All blocks shall normally be of sufficient width to allow for two (2) tiers of lots of approximately equal width and an alley.
Comment: A variance is likely needed. The residential development does not tie in to the commercial/light industrial land to the north and east in an attempt to keep it isolated from the commercial traffic.

Section 11-5-1, DEVELOPMENT AND IMPROVEMENT also includes standards for construction. Most of those items are simply verified in the construction plans and/or as part of the final plat review. Those that warrant discussion at this point are noted below.

Items 'C' through *'M'* can be met and will be reflected in the construction plans. (Includes street design, street signs, sewer services for each lot, storm water plan, new water main and services, fire hydrants, addressing irrigation ditch, providing all utilities reasonably expected, and street lighting.)

N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. … This open space requirement shall be waived if the proposed subdivision is located in an area that has been previously subdivided and the above requirement was satisfied at that time.
Comment: The subdivision is not part of a previous land division that provided public use area, so compliance is required at this time. At 58 lots/dwelling units, the land area would be 1.16 acres. The applicant would prefer that the City simply accept ownership of the tract that contains the drainage basin as satisfying this requirement. However, the City is not excited about accepting maintenance responsibility for additional park or open space land. In addition, at this point it is unknown how much of the tract will be needed for the storm water drainage basin, and historically drainage basins have not been counted towards meeting the requirement.
All of that being said, the applicant does propose to install a trail around the perimeter of the tract, that would connect to the 37th Street intersection and the interior road network in four places. Staff believes that there is high public demand for new trails in the Cody community and is open to the idea of accepting the trail improvements toward meeting the Public Use Area requirement. It is requested that the applicant provide the estimated costs of the trail and associated land value of the portion of the tract not

developed as the detention basin, and if it is valued sufficiently, that the City accept that as sufficient to meet the Public Use area requirement.

If this plan is acceptable, staff is also open to phasing the trail improvements—e.g. dedicate land with Phase 1, construct east side of loop and connection to 37th with Phase 2, and construct west side of loop with Phase 3.

OTHER:

1. Irrigation Water: The property has irrigation water rights in the Cody Canal system. The Beacon Hill Minor Subdivision application noted that those water rights were being retained on all three lots and that a distribution system would be constructed. The plan has now changed and most if not all of the three property owners would like to transfer those rights than install the distribution system. To get out of the requirement would require amendment of the development agreement. However, there are also procedural limitations to transferring the water to the City at this time, as required by the subdivision ordinance. Staff is hopeful that once the City's water master plan is completed (about one year), that those limitations regarding transfer to the City will no longer exist.

Staff recommends that the water rights be transferred to the City, but that the applicant be allowed at least two years before having to file the transfer paperwork with the State. As specified by the subdivision ordinance, it would be the developer's responsibility, but we note that it looks like a joint application could be done with the other Beacon Hill Minor Subdivision property owners and that costs could be shared. The Cody Canal manager is personally agreeable to the water rights going to the City raw water system—hopefully the State Engineer will be as well.

2. Utility Easements: The proposed plat would vacate utility easements provided on the Beacon Hill Minor Subdivision that will not be used, if the utility portion of the development agreement is amended as intended. This will require the signatures of all property owners within the Beacon Hill Minor Subdivision on the final plat.

3. Street Names: Street naming is in process and names approved by the emergency services committee will be submitted with the final plat.

VARIANCES:
The variances noted are to be reviewed under the following standard of 11-5-2(B):

If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper

justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title.

Staff would recommend that the Board find that the variances noted in the section below be found to "*make a greater contribution to the intent and purpose of this title"* than if those improvements were required at this time, subject to the clarifications noted.

POTENTIAL MOTION:

Recommend that the City Council approve the preliminary plat for The Landing, and the following variances, subject to the listed conditions:

Subdivision Variances:

1. Allow 50-foot right-of-way width with 10' utility easements to each side, rather than 60-foot right-of-way.
2. Allow reduced visibility and curvature radius in street at NE corner.
3. No alleys are required.

Conditions:

1. The existing development agreement must be amended to match the proposed subdivision utility and irrigation plan prior to or in conjunction with the final plat.
2. This preliminary plat review is based on an assumption that the wetland is not jurisdictional and can be eliminated. Provide verification from WYDEQ. If that is not the case, the City maintains the option of conducting additional review of the subdivision relating to the wetland prior to final plat approval.
3. All surface water rights shall be transferred to the City of Cody, at no expense to the City. Paperwork shall be submitted to the State engineer within two years of final plat approval.
4. Incorporate all specified conditions in an updated preliminary plat drawing, to be submitted with the final plat application.
5. The street improvements shall continue and tie into the asphalt at Sheridan Avenue and the intersection of 37th Street and Cherokee Road in a manner that meets engineering best practices and standards—likely requiring cutting and removing some asphalt at each location.
6. Fix the curve along Lots 49-51 so that its centerline is tangent to the centerline of the street as it continues to the northeast. Do the same with the curve at the southeast corner of the plat, and be sure it has the 100-foot separation between reverse curves.
7. Meet the Public Use Area requirement through a combination of land dedication (area outside of the detention basin) and value of trail improvements. If that is

insufficient, cash-in-lieu shall be provided to reach the calculated required value. (Provide the property purchase price to allow staff to calculate value of 1.16 acres, or we will use the school district's appraisal price in the calculation.)

8. A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water detention basin and any associated improvements, as explained in the staff report. Submit the proposed agreement with the final plat. Also include an explanatory note referencing such on the final plat.
9. Provide dust control during subdivision development as needed to prevent dust impacts to neighboring properties.
10. Provide a final drainage report with the construction documents. The drainage report must be amended to take into account the items noted in the staff report and otherwise satisfy Public Works that it meets the City storm water policy and applicable water law.
11. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

ATTACHMENTS:

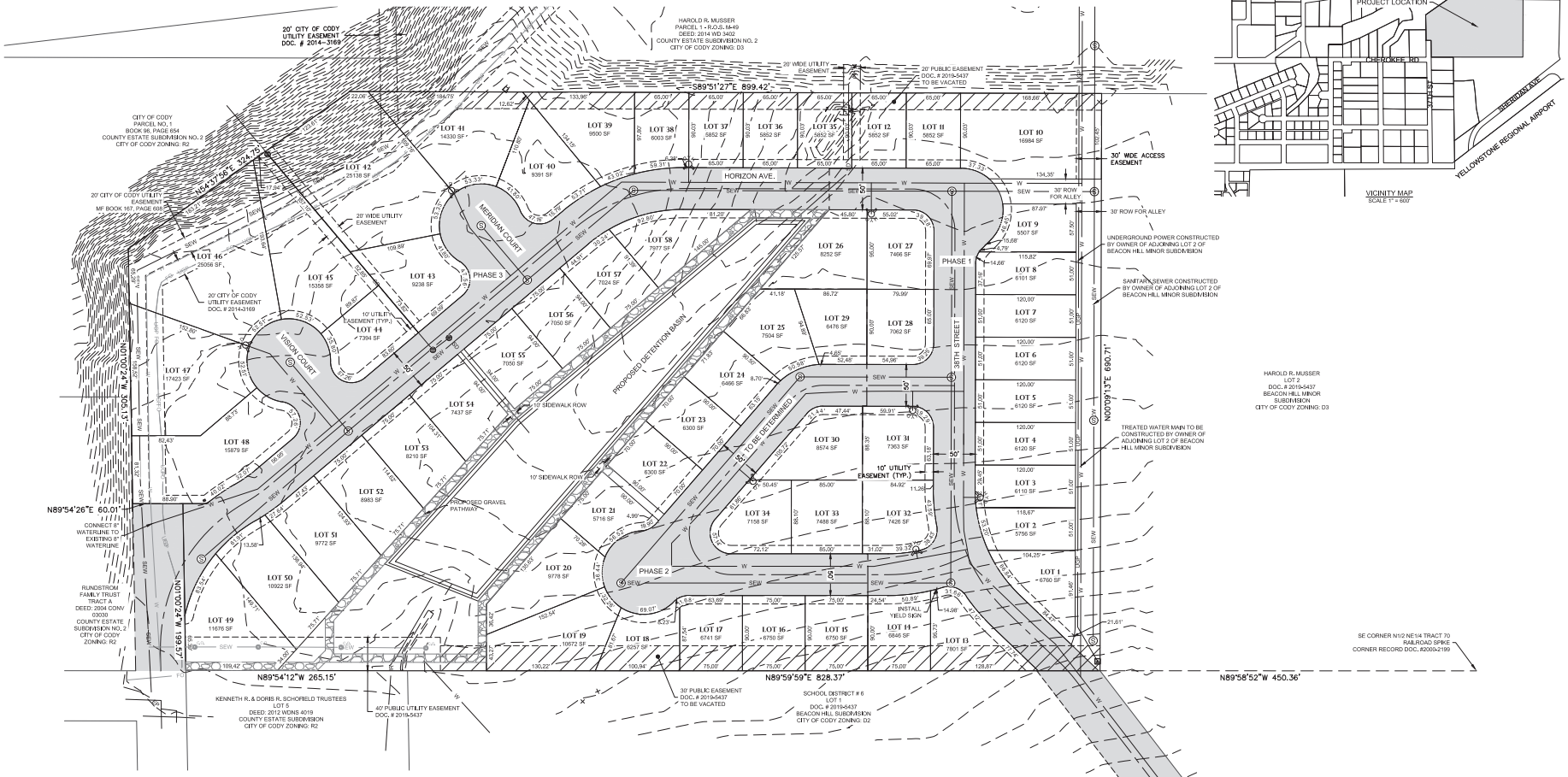
Application narratives, Preliminary Plat, Preliminary drainage map (electronic version only).

© 2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

THE PRELIMINARY PLAT OF

THE LANDING

A SUBDIVISION OF LOT 3 OF BEACON HILL MINOR SUBDIVISION



LEGAL DESCRIPTION

LOT 3, BEACON HILL MINOR SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN BOOK "P" OF PLATS, PAGE 28, RECORDS OF PARK COUNTY, WYOMING.

CONTAINING 17.58± ACRES

OWNER:

KIP B. THIEL CONSTRUCTION, INC.,
P.O. BOX 445
POWELL, WY- 82435
DOCUMENT #2019-5437

NOTES

1. PROPERTY IS CURRENT SPLIT ZONED R2 AND D3. THERE IS A CURRENT RE-ZONE APPLICATION TURNED TO TO THE CITY OF CODY TO RE-ZONE THE ENTIRE PARCEL R2.
2. ROAD SECTION, THE ROADS WITHIN THE PLAT ARE TO BE CONSTRUCTED TO CITY OF CODY ROAD STANDARDS FOR A LOCAL ROAD, OPTION B, THE ROAD SECTION TO CONSIST OF 2 - 11 FOOT TRAVEL LANES WITH 8 FOOT PARALLEL PARKING ON EACH SIDE, CURB GUTTER AND SIDEWALK, TOTAL SECTION WIDTH IS 49 FEET.
3. ALLEY SECTION, THE ALLEY WITHIN THIS PLAT IS TO BE CONSTRUCTED TO CITY OF CODY RESIDENTIAL ALLEY STANDARD, THE ALLEY SECTION TO CONSIST OF 2 - 10 FOOT GRAVEL TRAVEL LANES CENTERED IN A 30 FOOT RIGHT OF WAY.
4. THE PROPOSED GRAVEL PATHS DEPICTED HEREON ARE SUGGESTIVE IN NATURE ONLY. THE FINAL CONFIGURATION OF THE PATHS WILL BE DICTATED BY TERRAIN AND FUNCTIONALITY.

PLAT PHASING

PHASE 1 TO CONSIST OF LOTS 1 - 14, 26 - 28, 31 AND 32.
PHASE 2 TO CONSIST OF LOTS 15 - 25, 29, 30, 33 AND 34.
PHASE 3 TO CONSIST OF LOTS 35 - 59.

NOTES

- TOTAL ACREAGE OF SUBDIVISION: 17.58± AC
- CITY OF CODY ZONING: R2, D2 AND D3

UTILITIES						
	PROVIDER	PHONE	MAIN SIZE	SERVICE SIZE	MIN. DEPTH	MATERIAL
TREATED WATER	CITY OF CODY	527-7511	8"	3/4"	5.5'	AWWA C900 PVC
SANITARY SEWER	CITY OF CODY	527-7511	8"	4"	8'	SDR35 PVC
ELECTRIC	CITY OF CODY	527-7511	*	*	*	*
NATURAL GAS	BLACK HILLS ENERGY	587-2958	*	*	*	*
STORM***	CITY OF CODY	527-7511	***	N/A	***	RCP
TELECOMMUNICATIONS**	CHARTER/SPECTRUM	866-874-2389	*	*	*	*
TELECOMMUNICATIONS**	CENTURYLINK	587-7159	*	*	*	*
TELECOMMUNICATIONS**	TCT WEST	568-3357	*	*	*	*
* UTILITY PROVIDER TO SPECIFY INSTALLATION DETAILS AND MATERIALS. THESE UTILITIES ARE TO BE INSTALLED IN A COMMON TRENCH IN THE 10' UTILITY EASEMENT.						
** TELECOMMUNICATIONS TO BE CO-LOCATED WITH ELECTRIC AND GAS UTILITES.						
*** SITE AND DEPTH OF STORM SEWER DETERMINED BY DRAINAGE DESIGN.						

LEGEND

SEWER LINE	SEW	EXISTING SEWER LINE	SEW
STORM DRAIN LINE	SD	EXITING STORM DRAIN LINE	SD
TREATED WATERLINE	W	EXISTING TREATED WATERLINE	W
POWERLINE	UGP	EXISTING POWERLINE	UGP
EXISTING BOUNDARY		EXISTING FIBER	FO
EASEMENT LINE			
LOT LINES			
PHASE LINE			
NEW PAVEMENT			
STORM DRAIN			
SEWER MANHOLE			

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE 24"x36"
DESIGNED BF
DRAWN BRC
CHECKED DTL
APPROVED JAM

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 3RD STREET
CODY, WY 82414
PHONE: (307) 587-5411 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HIBBER CITY
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT OF THE LANDING

A PARCEL OF LAND
LOCATED IN TRACT 70, RESURVEY
TOWNSHIP 53 NORTH, RANGE 101 WEST,
6TH P.M., CITY OF CODY
PARK COUNTY, WYOMING

DATE: 02/25/2020
PROJECT: 190598
SHEET: 1

T-O ENGINEERS

March 12, 2020

Todd Stowell
City of Cody
1338 Rumsey Ave.
Cody, WY 82414

RE: Preliminary Plat Submittal for The Landing Subdivision

Dear Todd,

Thank you for assistance and guidance laying out the new subdivision on Lot 3 of the Beacon Hill Minor Subdivision. This cover letter is intended to supplement the comments provided last week as it relates to the preliminary plat and application for the major subdivision.

Street Names
We have renamed Breitling, Longitude, and Latitude that you provided comments on. Kip is currently not sure what name he wants to use for Breitling, but he intends to have it prepared before the P&Z meeting. We will update you accordingly.

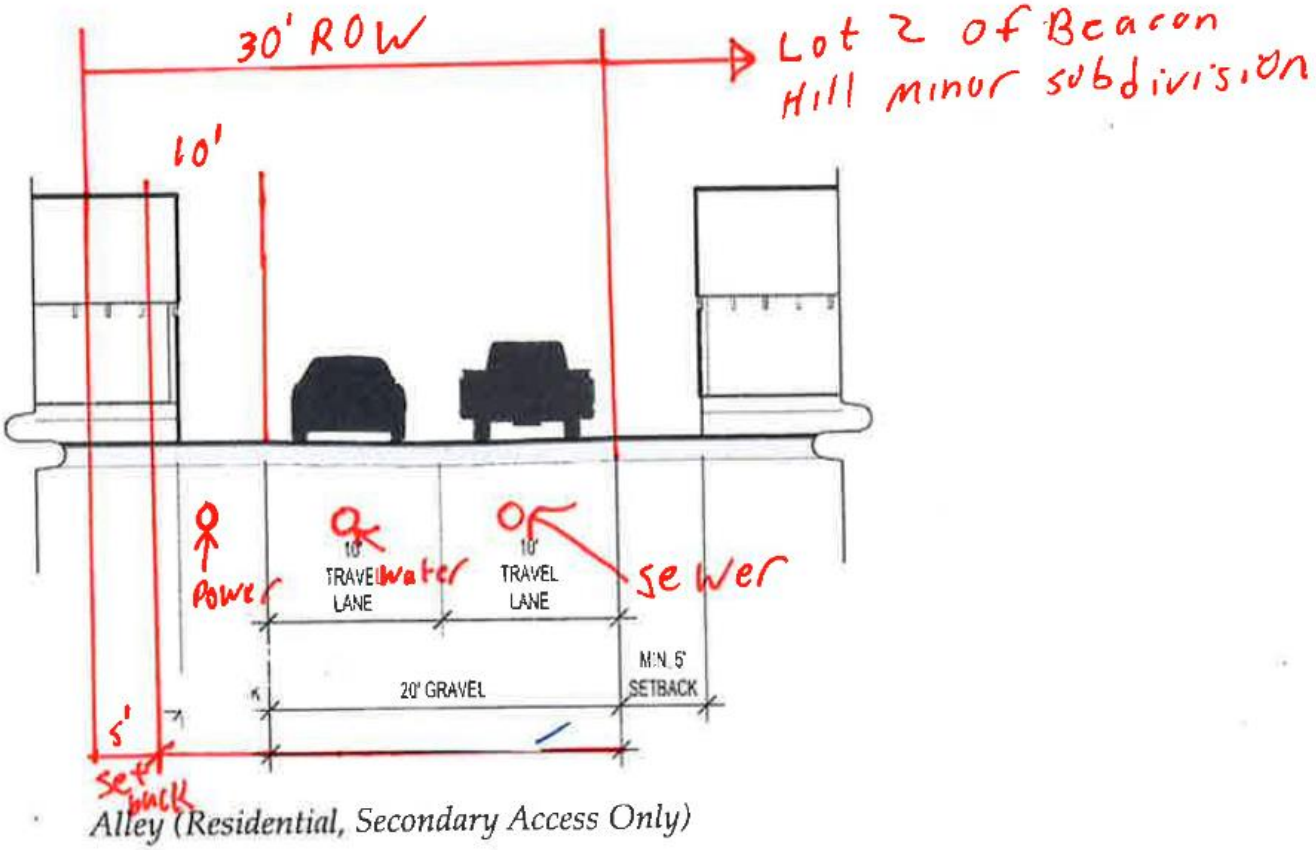
Sewer and Water Main on North Street/Utilities
We have flipped the water and sewer main in the section of street east of lot 38. Additionally, we added the underground power that Harold Musser intends to install.

Alley
We removed the northern section of the alley right of way adjacent to Lot 10 and changed it into an easement. We also provided a cross-section of the alley below showing the proposed location of the drive lanes and utilities within the alley.

Finally, we adjusted the entry into the alley to be closer to perpendicular. The inside radius for the travel lane will be able to accommodate a large truck, such as a garbage truck.

502 33rd Street | Cody, WY 82414 | P: 307.587.3411 | to-engineers.com

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL



Streets

The street right of way throughout the subdivision was increased to 50 feet. Also, the curve by Lots 1 and 2 and off of 37th Street were increased to 200-foot radius. The corresponding lots were updated, and the lot count was reduced to 58 as a result.

We also rotated the tie in for the loop street that connects to 38th Street.

Pathways

The pathway within the public use area is connected to 37th Street across the existing easement.

502 33rd Street | Cody, WY 82414 | P: 307.587.3411 | to-engineers.com

Drainage
We included an updated letter with exhibits describing our plan for drainage. We will include actual calculations and design values when we submit the construction drawings.

We currently intend to not remove the irrigation drainage from the site. We are interested in any alternatives the City has but we are confident the detention basin can contain the irrigation flows with our design storm.

Wetland
The State of Wyoming Department of Environmental Quality (DEQ) allows up to one acre of wetland to be removed before requiring mitigation. At this time, we are not sure how much wetland exists, if any, and intend to complete a delineation as soon as possible, which should be around the middle to end of May. Ultimately, we will plan on complying with DEQ regulations if any removal is required.

Schedule
Moving forward we intend to begin work on the Final Plat and construction drawings in the next few weeks. Here is our tentative schedule:

- April 10th – Submit the water and sewer plans and design to the DEQ. We will provide a copy of the permit review set to Phillip.
- May 4th – Submit plans and specifications for City of Cody review.
- May 25th – Submit the Final Plat for approval at the June 9th Planning and Zoning Meeting.

We look forward to continuing this project and gathering additional input from staff and the Planning and Zoning Board. In the event additional information is required or any questions arise please do not hesitate to reach out to us at 307-587-3411.

Sincerely,
T-O Engineers

Josh Morris

Josh Morris, PE

Enclosures: Drainage Letter
Preliminary Plat – Revised

502 33rd Street | Cody, WY 82414 | P: 307.587.3411 | to-engineers.com

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

T-O ENGINEERS

03/12/2020

Todd Stowell
City of Cody
1338 Rumsey Ave.
Cody, WY 82414

RE: Thiel Major Subdivision – Drainage Design Rework

Todd,

The drainage design for Thiel Major Subdivision will require changes based upon concerns of the discharge point initially proposed. Please consider this letter a concise overview of the new system design.

The new design will require the open area dividing the Subdivision at the center of the development to be graded to detain all surface flows from Sub-Basins 1, 2 and 4 (as shown on the attached drainage plan), as well as, the small lateral ditch entering the property from the South. Note that Sub-Basin 3 is that acreage on the far north and west of the subdivision where capture of storm runoff is impractical due to existing topography. The detention basin will be designed to hold a water volume equivalent to a 100-year, 2-hour storm. After a brief analysis of the anticipated flows, the open area will be able to detain this volume until discharge can slowly release the water.

The design will require several discharge pipes at varying pipe elevations. A pipe on the southern side of the detention basin will redirect water to the initial point of discharge on the western lot line. Similarly, a pipe on the northern lot line will be installed to discharge water out of the detention basin to the north. Both pipes will be designed to limit the outflow to historical values of peak rates of discharge. In the event of a storm event greater than a 100-year, 2-hour design storm, the northern portion of the detention basin will be graded such to allow overland flow into the historic discharge swale to the north.

This redesign is preliminary and still subject to change upon further project developments and City of Cody recommendations.

Sincerely,
T-O Engineers

Josh Morris

Josh Morris, PE

502 33rd Street | Cody, WY 82414 | P: 307.587.3411 | to-engineers.com

AVIATION | TRANSPORTATION | LAND DEVELOPMENT | INDUSTRIAL WASTEWATER | MUNICIPAL | WATER RESOURCES | ENVIRONMENTAL | LANDSCAPE ARCHITECTURE | SURVEYING | GEOSPATIAL

PRELIMINARY DRAINAGE DESIGN
THE LANDING

MAJOR SUBDIVISION OF LOT 3 OF THE BEACON HILL MINOR SUBDIVISION
CODY, PARK COUNTY, WYOMING
2020

0 25 50 100 150

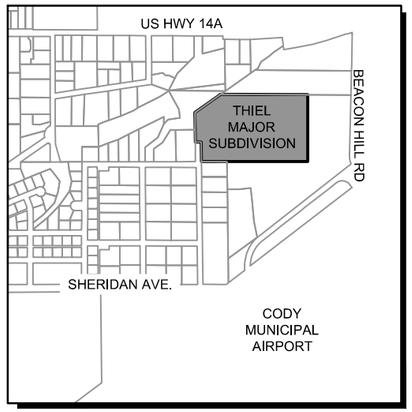
GENERAL NOTES

1) TOTAL DRAINAGE BASIN ACREAGE - 32.13 AC
2) TOTAL LENGTH OF STORM SEWER - 555 LF
3) DETENTION BASIN VOLUME - 2900 CY, METERED OUTFLOW BY ORIFICE PLATE, WEIR OR SIMILAR DESIGN
4) PRELIMINARY STORM DRAINAGE SYSTEM DESIGNED PER CITY OF CODY STORM WATER MANAGEMENT POLICY, CODY IRRIGATION DISTRICT ADVISED ON HISTORICAL IRRIGATION OUTFLOWS FROM AREA
5) ALL UTILITY LOCATIONS AND PIPE SIZES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE

DEVELOPER

KIP B. THIEL CONSTRUCTION
P.O. BOX 445
POWELL, WY 82435
PH: 307-250-3743

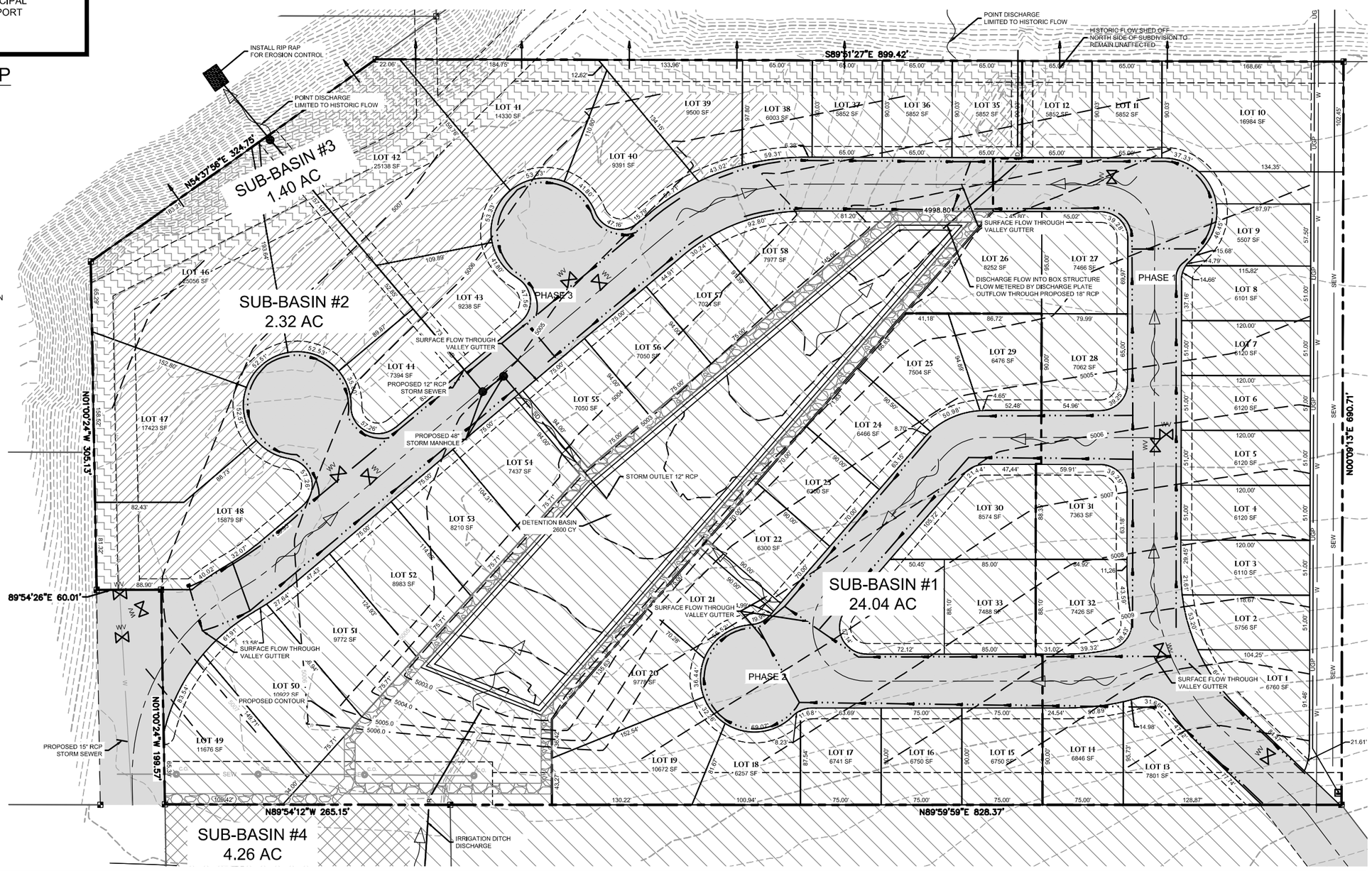
58 BUILDABLE LOTS
17.58 TOTAL ACRES



VICINITY MAP
NTS

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED STORM FLOW
- SD PROPOSED STORM SEWER
- IR EXISTING IRRIGATION DITCH
- PROPOSED 48" STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED DRAINAGE DIRECTION
- SUB-BASIN #1
- SUB-BASIN #2
- SUB-BASIN #3
- SUB-BASIN #4



811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

© 2019 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

K:\190598\3_Acad\dwg\Model\LP_sketch\190598-DrainageModel.dwg, 3/12/2020 5:22:36 PM, Tlreland

K:\190598\3_ACAD\DWG\MODEL\LP_SKETCH\190598-DRAINAGEMODEL.DWG, 3/11/2020

REVISIONS		
NO.	DESCRIPTION	DATE
	PRELIMINARY UTILITY LAYOUT	01/08/2020

BORDER SIZE	22"x34"
DESIGNED	LMP
DRAWN	LMP
CHECKED	JAM
APPROVED	####

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
502 33RD STREET
CODY, WY 82414
PHONE: (307) 587-3411 WWW.TO-ENGINEERS.COM
BOISE • CODY • COEUR D'ALENE • HEBER CITY
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY DRAINAGE DESIGN
THIEL MAJOR SUBDIVISION

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 01/08/2020
PROJECT: 190598
SHEET: C1.00

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
WYOMING REGULATORY OFFICE
2232 DELL RANGE BOULEVARD, SUITE 210
CHEYENNE WY 82009-4942

February 5, 2020

Kip Thiel
Kip B. Thiel Construction
P.O. Box 445
Powell, WY 82435

Dear Mr. Thiel:

This letter is in response to a request we received on January 8, 2020, from T-O Engineers, for an approved jurisdictional determination on Lot 3 of the Beacon Hill Minor Subdivision in Cody. This project is located in N ½ NE ¼ Section 34, Township 53 North, Range 101 West, Park County, Wyoming, 6th Principle Meridian.

The U.S. Army Corps of Engineers regulates the placement of dredged and fill material into waters of the United States in accordance with Section 404 of the Clean Water Act (33 U.S.C. 1344). The term "waters of the United States" has been broadly defined by statute, regulation, and judicial interpretation to include all waters that were, are, or could be used in interstate commerce such as streams, reservoirs, lakes and adjacent wetlands. The Corps regulations are published in the *Code of Federal Regulations* as 33 CFR Parts 320 through 332. Information on Section 404 program requirements in Wyoming can be obtained from our web site at http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Wyoming.aspx

Based on our evaluation of the information provided by T-O Engineers and TRC Companies, it appears that Lot 3 contains a waste water drainage ditch that was excavated in uplands, and a wetland that is considered isolated. Therefore, these aquatic resources are not considered waters of the United States as defined at 33 CFR Part 328.3(a).

In the March 28, 2000, edition of the *Federal Register* (Vol. 65, No. 60), the Corps implemented an administrative appeals process for jurisdictional determinations. This letter and enclosed form serve as an approved jurisdictional determination. Wyoming Department of Transportation and other affected parties can appeal this determination to the Northwestern Division Appeals Review Officer, Melinda Larsen, using the enclosed *Notification of Administrative Appeal Options and Process and Request for Appeal* form. Section I Part D of the form explains the appeal procedure. Please complete Section II if you disagree with this determination and send it to Ms. Larsen at the address on the form prior to **April 5, 2020**, or forfeit the right to an administrative appeal.

As a result of this analysis, a Department of the Army authorization is not required for regulated activities in this area because the activities would not result in discharges of dredged or fill material into waters of the United States. This determination does not eliminate requirements to obtain any other applicable federal, state, tribal, or local permits.

This determination is valid for a period of 5 years, until **February 5, 2025** unless changes in the condition of the landscape or new information warrants reconsideration. Thank you for your interest in cooperating with requirements of the U.S. Army Corps of Engineers' regulatory program. Please contact Project Manager, Paige Wolken by phone at (307) 772-2300 or by email at Paige.M.Wolken@usace.army.mil or and reference file NWO-2019-02185 if you have any questions.

Sincerely,

Michael T. Happold
Program Manager
Wyoming Regulatory Office

Enclosures

Copy furnished:

Josh Morris
T-O Engineers
502 33rd Street
Cody, Wyoming 82414

The Omaha District, Regulatory Branch, Wyoming Regulatory Office is committed to providing quality and timely service to our customers. In an effort to improve customer service, please take a moment to complete a Customer Service Survey found on our web site http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Wyoming.aspx Paper copies of the survey are also available upon request for those without Internet access.

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 5 February 2020

B. DISTRICT OFFICE, FILE NAME, AND NUMBER:CENWO-OD-RWY, Kip B. Thiel Construction wetland, NWO-2019-02185-RWY

C. PROJECT LOCATION AND BACKGROUND INFORMATION: Isolated Wetland

State: Wyoming County/parish/borough: Park City:Cody
Center coordinates of site (lat/long in degree decimal format): Lat. 44.530719N; Long.-109.014731W
Universal Transverse Mercator: NAD 83
PLSS SW1/4 NW 1/4 Section 34, Township 53 North, Range 101 West, Laramie County, Wyoming, 6th PM
Name of nearest waterbody: Sage Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: N/A
Name of watershed or Hydrologic Unit Code (HUC):10080014 Shoshone

- ☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
- ☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

- ☒ Office (Desk) Determination. Date:24 January 2020 (pmw)
- ☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

- ☐ Waters subject to the ebb and flow of the tide.
- ☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain: .

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [*Required*]

1. **Waters of the U.S.**
   a. **Indicate presence of waters of U.S. in review area (check all that apply):** [1]
   - ☐ TNWs, including territorial seas
   - ☐ Wetlands adjacent to TNWs
   - ☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs
   - ☐ Non-RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
   - ☐ Impoundments of jurisdictional waters
   - ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

   b. **Identify (estimate) size of waters of the U.S. in the review area:**
   Non-wetland waters: linear feet: width (ft) and/or acres.
   Wetlands: acres.

   c. **Limits (boundaries) of jurisdiction** based on: **Pick List**
   Elevation of established OHWM (if known): .

2. **Non-regulated waters/wetlands (check if applicable):**[3]
   - ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: An isolated wetland (see attached map) is a depressional feature collecting waste water at the terminus of an irrigation upland ditch drain, the latter of which is a Preamble Water - upland ditch. Waste water collects and is absorbed by coarse soils and is not conveyed or adjacent to an ancestral drainage, jurisdictional irrigation ditch acting as a tributary, or stream (RPW). There is no use for the transport of interstate commerce on or associated with this isolated wetland. No surface

---

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

or subsurface hydrologic connection exists to Sage Creek, located 6,578 feet (1.25 mile) to the northwest or to the Shoshone River located 1.46 miles to the north.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
Identify TNW: .

Summarize rationale supporting determination: .

2. Wetland adjacent to TNW
Summarize rationale supporting conclusion that wetland is "adjacent": .

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody[4] is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:
Watershed size: **Pick List**
Drainage area: **Pick List**
Average annual rainfall: inches
Average annual snowfall: inches

(ii) Physical Characteristics:
(a) Relationship with TNW:
☐ Tributary flows directly into TNW.
☐ Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.
Project waters are **Pick List** river miles from RPW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Project waters are **Pick List** aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain: .

[4] Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

Identify flow route to TNW[5]: .
Tributary stream order, if known: .

(b) General Tributary Characteristics (check all that apply):
Tributary is: ☐ Natural
☐ Artificial (man-made). Explain: .
☐ Manipulated (man-altered). Explain: .

Tributary properties with respect to top of bank (estimate):
Average width: feet
Average depth: feet
Average side slopes: **Pick List.**

Primary tributary substrate composition (check all that apply):
☐ Silts ☐ Sands ☐ Concrete
☐ Cobbles ☐ Gravel ☐ Muck
☐ Bedrock ☐ Vegetation. Type/% cover:
☐ Other. Explain: .

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: .
Presence of run/riffle/pool complexes. Explain: .
Tributary geometry: **Pick List**
Tributary gradient (approximate average slope): %

(c) Flow:
Tributary provides for: **Pick List**
Estimate average number of flow events in review area/year: **Pick List**
Describe flow regime: .
Other information on duration and volume: .

Surface flow is: **Pick List.** Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .
☐ Dye (or other) test performed: .

Tributary has (check all that apply):
☐ Bed and banks
☐ OHWM[6] (check all indicators that apply):
☐ clear, natural line impressed on the bank
☐ changes in the character of soil
☐ shelving
☐ vegetation matted down, bent, or absent
☐ leaf litter disturbed or washed away
☐ sediment deposition
☐ water staining
☐ other (list):
☐ the presence of litter and debris
☐ destruction of terrestrial vegetation
☐ the presence of wrack line
☐ sediment sorting
☐ scour
☐ multiple observed or predicted flow events
☐ abrupt change in plant community
☐ Discontinuous OHWM.[7] Explain: .

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):
☐ High Tide Line indicated by:
☐ oil or scum line along shore objects
☐ fine shell or debris deposits (foreshore)
☐ physical markings/characteristics
☐ tidal gauges
☐ other (list):
☐ Mean High Water Mark indicated by:
☐ survey to available datum;
☐ physical markings;
☐ vegetation lines/changes in vegetation types.

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: .

---

[5] Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.
[6] A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7] Ibid.

Identify specific pollutants, if known: .

(iv) Biological Characteristics. Channel supports (check all that apply):

☐ Riparian corridor. Characteristics (type, average width): .
☐ Wetland fringe. Characteristics: .
☐ Habitat for:
  ☐ Federally Listed species. Explain findings: .
  ☐ Fish/spawn areas. Explain findings: .
  ☐ Other environmentally-sensitive species. Explain findings: .
  ☐ Aquatic/wildlife diversity. Explain findings: .

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain: .
Wetland quality. Explain: .
Project wetlands cross or serve as state boundaries. Explain: .

(b) General Flow Relationship with Non-TNW:
Flow is: **Pick List**. Explain: .

Surface flow is**: Pick List**
Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .
☐ Dye (or other) test performed: .

(c) Wetland Adjacency Determination with Non-TNW:
☐ Directly abutting
☐ Not directly abutting
  ☐ Discrete wetland hydrologic connection. Explain: .
  ☐ Ecological connection. Explain: .
  ☐ Separated by berm/barrier. Explain: .

(d) Proximity (Relationship) to TNW
Project wetlands are **Pick List** river miles from TNW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Flow is from: **Pick List.**
Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain: .
Identify specific pollutants, if known: .

(iii) Biological Characteristics. Wetland supports (check all that apply):

☐ Riparian buffer. Characteristics (type, average width): .
☐ Vegetation type/percent cover. Explain: .
☐ Habitat for:
  ☐ Federally Listed species. Explain findings: .
  ☐ Fish/spawn areas. Explain findings: .
  ☐ Other environmentally-sensitive species. Explain findings: .
  ☐ Aquatic/wildlife diversity. Explain findings: .

3. Characteristics of all wetlands adjacent to the tributary (if any)

All wetland(s) being considered in the cumulative analysis: **Pick List**
Approximately ( ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed: .

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: .

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☐ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: .

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   - ☐ Tributary waters: linear feet width (ft).
   - ☐ Other non-wetland waters: acres.
     Identify type(s) of waters: .

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
   - ☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

   Provide estimates for jurisdictional waters within the review area (check all that apply):

[8]See Footnote # 3.

☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.**[9]
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain: .
☐ Other factors. Explain: .

Identify water body and summarize rationale supporting determination: .

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):
☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.

---

[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] **Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.***

☒ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  ☒ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: .
☒ Other: (explain, if not covered above): Preamble Water - upland ditch: an irrigation waste water ditch that was excavated and terminates in an upland.

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☒ Wetlands: 0.48 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):
☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:TO Engineers and TRC Companies.
☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  ☐ Office concurs with data sheets/delineation report.
  ☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☐ U.S. Geological Survey Hydrologic Atlas: .
  ☐ USGS NHD data.
  ☐ USGS 8 and 12 digit HUC maps.
☒ U.S. Geological Survey map(s). Cite scale & quad name:WY-Cody.
☐ USDA Natural Resources Conservation Service Soil Survey. Citation: .
☐ National wetlands inventory map(s). Cite name: .
☐ State/Local wetland inventory map(s): .
☐ FEMA/FIRM maps: .
☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
☒ Photographs: ☒ Aerial (Name & Date):Google Earth June 26, 2015, Sept 23, 2012, CorpsMaps –unknown date.
  or ☒ Other (Name & Date): Provided by consultant: Diane Thomas, TRC Consultants, Dec 2019 .
☐ Previous determination(s). File no. and date of response letter:.
☐ Applicable/supporting case law: .
☐ Applicable/supporting scientific literature: .
☐ Other information (please specify): .

B. ADDITIONAL COMMENTS TO SUPPORT JD:
Additional information regarding the local irrigation system extent, volume, duration and frequency of flow an potential connectivity were provided through personal communication with Jerry Bales, Cody Canal Irrigation District and confirmed by the land owner through the consultants cited in Section IV(A) above.

Isolated wetlands are not waters of the United States due to a ruling by the U.S. Supreme Court on January 9, 2001 in the case of *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers.*

Note: wetlands determined to be non-jurisdictional by the USACE, fall under the jurisdiction of the State of Wyoming. Impacts to wetlands greater than 1 acre are regulated and mitigation is required by the Wyoming Department of Environmental Quality.

EPA concurrence received 4 February 2020.

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	MARCH 24, 2020	***TYPE OF ACTION NEEDED***	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: PARK COUNTY CORONER'S BUILDING. SPR 2020-05	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Park County has submitted a site plan application to construct a 2,176 square foot Coroner's building on the Law Enforcement Center property at 1402 Riverview Drive.

The building is depicted below. The site plan, elevation drawings, and floor plan are attached.

REVIEW CRITERIA:

Section 10-10C-5 of the zoning regulations states:

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

Section 9-2-3 is as follows:

> *Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.*

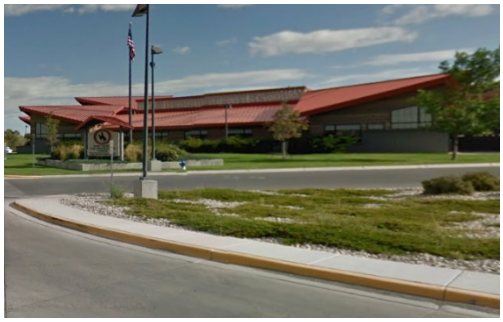
In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

STAFF COMMENTS:

The building will be located in the Open Business/Light Industrial (D-3) zoning district, which allows office buildings and medical facilities.

Architecture:

The building has been professionally designed by Precision Plan and Design, and uses quality materials. The front entryway, pitched roof, and variation of materials add architectural character and enhance the look of the building. While it does not match the Law Enforcement Center on the same property (photo to right), staff has no concerns regarding the architectural compatibility of the building.



Landscaping:

The landscaping plan is shown on Sheet L1.0. It includes 3-foot deep planter beds along the west and south portions of the building, and landscape islands to each side of the sidewalk to the entryway. The plan calls for shrubs and grasses suitable for the climate in a gravel bed. Hose bibs are shown as being provided for watering.

The property is within the entry corridor overlay, which has the requirement for 5% of the property to be in landscaping. With the existing landscaping already in place, there is approximately 6% of the property in landscaping. The landscaping plan appears suitable to meet minimum standards.

Access:

The Coroner building will utilize River View Drive and the private driveway that serves the Law Enforcement Center. Both are adequate to serve the proposal and meet fire lane access requirements.

Parking:

Based on the size of the building, the parking ordinance recommends a minimum of six parking spaces (1 space per 250 sq. ft. GFA of office area). Six are proposed (one inside). As configured, the parking lot and individual spaces will meet the minimum standards, provided the two existing light poles are relocated out of the backup area. The required ADA parking space, sign and unloading aisle are provided.

Exterior Lighting

The electrical plan (Sheet 1.1) shows six exterior LED cut-off style wall packs on the building. The fixture selected would each produce 6,635 lumens, which seems excessive. Staff believes it appropriate to ask what is the intent of so much lighting—what are they trying to light up, and also if it be on throughout the night, or on a timer. It would appear that the smaller option of the same fixture style would be more appropriate (likely the 20-watt version instead of the 60-watt version). If the applicant is not willing to voluntarily reduce the illumination to the 20-watt version, they should provide a photometric map showing site lighting levels for Board review.

Proposed: Recommended: Performance of Recommended size:

Performance

Lumens	3000K Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
1L	1206	97.79	1206	97.79	1366	111.11	12
2L	2125	107.2	2125	107.2	2418	121.97	20
4L	3712	100.18	3712	100.18	4394	116.21	40

The other exterior light fixtures are emergency lighting, and 11-watt LED fixtures.

Neighborhood Compatibility, Setbacks and Buffers

The property does not border any residentially-zoned property, so there are no zoning setback or buffer requirements applicable.

Grading/Storm Water Plan:

The application lacks a grading/storm water plan, which is needed and required to demonstrate compliance with the City's storm water policy manual. In order to move the application forward, staff is presenting the application to the Planning and Zoning Board anyway. If the Board is comfortable with staff reviewing and authorizing the grading plan, they could delegate that review for this project; or, have a subcommittee of Board members okay it. Alternatively, they could require the grading plan to be brought back to the full board at a future meeting. In any case, the applicant should coordinate with Public Works on the extent of the drainage plan—some assumptions may be acceptable to avoid having to perform complete calculations and analysis. As a preliminary thought, it would make sense to take drainage from the building to an

infiltration feature located east or south of the building (outside of the water easement), and verify if the drainage facility for the existing access drive has capacity for the additional parking lot and concrete. The grading plan must also account for the ADA parking space and unloading aisle so that applicable slope limitations are met (max 2% in any direction).

Snow Storage

The property has plenty of area for snow storage. The snow removal area for the parking lot is at the south end of the parking lot.

Utility Services

As shown on the site plan, the proposed building is over some fiber optic, cable TV, and electrical circuit cables. The shallow depth of those services is likely in conflict with the building foundation, and is not a preferred situation in any case. As a partial property owner of the Law Enforcement Center that those utilities serve, staff believes that the City should require all utilities to be removed from under the proposed building pad and relocated to an agreeable location (or have the building site itself relocated).

The relocation of the electrical circuit serving the power receptacles will need to be coordinated and approved by the Cody Police Department (they installed and use them). The site plan does not provide sufficient detail at this time for the Police Department to make a determination (e.g. it only shows two of the relocated receptacles).

The building will utilize domestic water, sewer, and power. Proposed gas and telecommunications, if any, are not indicated. The utility plan also does not identify how power will be run to the building. The application requests 3-phase power. In order to get 3-phase power, it will need to come from a power pole to the northeast, across City of Cody property. A utility easement will be needed. As the property owner, the City has an interest in being sure the route follows the route of other existing utilities, as opposed to cutting through the middle of the property in a new route, or we could end up in the same situation as this building, with utilities in the way of future development.

Specific requested changes to the utility plan include:

a) Tie the sewer service into the sewer main—not the manhole.
b) Show cleanout(s) in the sewer service per the plumbing code (outside of building, and at bends>45 degrees).
c) The water meter vault, if installed, must be outside of the utility easement—alternatively the water meter may be placed within the building, which is more typical.
d) The curb stop should be located in one of the concrete pads so that it can be readily found.
e) Show the electrical service route.

Applicable utility fees will be calculated by the City and will need to be paid with the building permit. Please identify the size of the water service.

Signs
No signs are proposed at this time.

Hydrant
The building will rely on the fire hydrant just across the private drive.

Garbage
A dumpster pad is shown to the south east of the building. Public Works does not agree with the location. Please coordinate with the sanitation division for a different location that is more accessible to the City dump trucks (load on passenger side) and avoids backing if possible.

ATTACHMENTS:
Application materials—site plan, landscape plan, floor plan, elevation drawings, electrical plan.

ALTERNATIVES:
Approve or deny the site plan with or without changes.

RECOMMENDATION:
It is recommended that the Planning and Zoning Board grant a conditional approval of the site plan, subject to modifications being made as outlined herein.

1. Prior to issuance of a building permit, submit updated plans or materials that address the following, as discussed in the staff report:

    a. Move the two existing light poles out of the backup area of the parking lot.
    b. Provide details of the sign for the ADA parking space.
    c. If the applicant is not willing to voluntarily reduce the illumination of the exterior wall packs to the 20-watt version, provide a photometric map showing site lighting levels for Board review.
    d. Submit and obtain Public Works approval for a drainage/grading plan that complies with the City storm water management policy.
    e. Unless otherwise specified by City Council, all utilities must be removed from under the proposed building pad and relocated to a location agreeable to the City.
    f. Relocate the proposed dumpster pad to a location acceptable to the sanitation division and City Planner.
    g. Provide an updated utility plan that includes the following:
        i. Tie the sewer service into the sewer main—not the manhole.
        ii. Show cleanout(s) in the sewer service per the plumbing code (outside of

building, and at bends>45 degrees).

iii. The water meter vault, if installed, must be outside of the utility easement—alternatively the water meter may be placed within the building.

iv. Locate the curb stop in one of the concrete pads so that it can be readily found.

v. Show the approved electrical service route.

Staff is authorized to approve the updated plans provided they are consistent with the P&Z Board direction and staff report discussion.

2. The relocation of the electrical circuit serving the power receptacles will need to be coordinated and approved by the Cody Police Department.
3. Obtain an easement for the electric line extension, prior to installation.
4. Pay the applicable utility fees with the building permit fees.
5. The project must otherwise comply with the updated site plan and applicable building, fire, and electrical codes. A building permit must be obtained within three years or this authorization will expire.

H:\PLANNING DEPARTMENT\FILE REVIEWS\SITE\2020\SPR2020-05 PARK COUNTY CORONER BLDG\STAFF RPT TO PC CORONERS BUILDING.DOCX

PARK COUNTY CORONER BUILDING

PROJECT INFORMATION

PROJECT: PARK COUNTY CORONERS BUILDING

ADDRESS: RIVER VIEW DRIVE (ADDRESS T.B.D.)

OWNER: PARK COUNTY BOARD OF COMMISSIONERS
OWNERS REP: BRIAN EDWARDS, COUNTY ENGINEER

MAILING ADDRESS: 1131 11TH ST. CODY, WY 82414

PHONE: 307.527.8520

EMAIL : BRIAN EDWARDS - OWNERS REP:
bedwards@parkcounty.us

PROJECT TEAM

CONSTRUCTION MANAGER AT RISK (CMAR):
FILENER CONSTRUCTION INC.
3602 BIG HORN AVE.
CODY, WY 82414
(307) 587-5894

ARCHITECT:
KEITH PRYOR
8 LIBERTY LANE
CODY, WY 82414
(307) 587-3509

DRAFTING:
PRECISION PLAN AND DESIGN INC.
930 12 th Street
Cody, Wyoming 82414
(307) 587-6227

MECH. / ELECT. ENGINEER:
SIMPLICITY
P.O. BOX 51272
BILLINGS, MT 59105-1272
(406) 254-7157

STRUCTURAL ENGINEER:
KRIVONEN ASSOCIATES
1004 DIVISION ST., 3RD FLOOR
BILLINGS, MT. 59101
(406) 259-1184

EXTERIOR COLOR SCHEME

SIDING:	HORIZONTAL: BOARD & BATTEN:	TRUCEDAR - TIMBER ASH TRUCEDAR - TIMBER ASH
ROOF:	ARCHITECTURAL SHINGLE:	GAF - CHARCOAL GRAY
WINDOWS:	BLACK	
DOORS:	BLACK	
TRIM / FASCIA / SOFFIT:	TRUCEDAR - STATUARY BRONZE	

SHEET INDEX

T1.0	TITLE SHEET
C1.0	EXISTING SITE PLAN
C-02	SITE DEVELOPMENT
L1.0	LANDSCAPE PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
E1.1	ELECTRICAL PLAN
A3.0	BUILDING SECTIONS

PRECISION PLAN AND DESIGN INC.

A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR
ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

PARK COUNTY
OWNERS REP: BRIAN EDWARDS
- COUNTY ENGINEER
CODY, WYOMING 82414
P: 307.527.8523
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

PROJECT NO.
1748

SHEET #
T1.0
TITLE SHEET

LEGEND

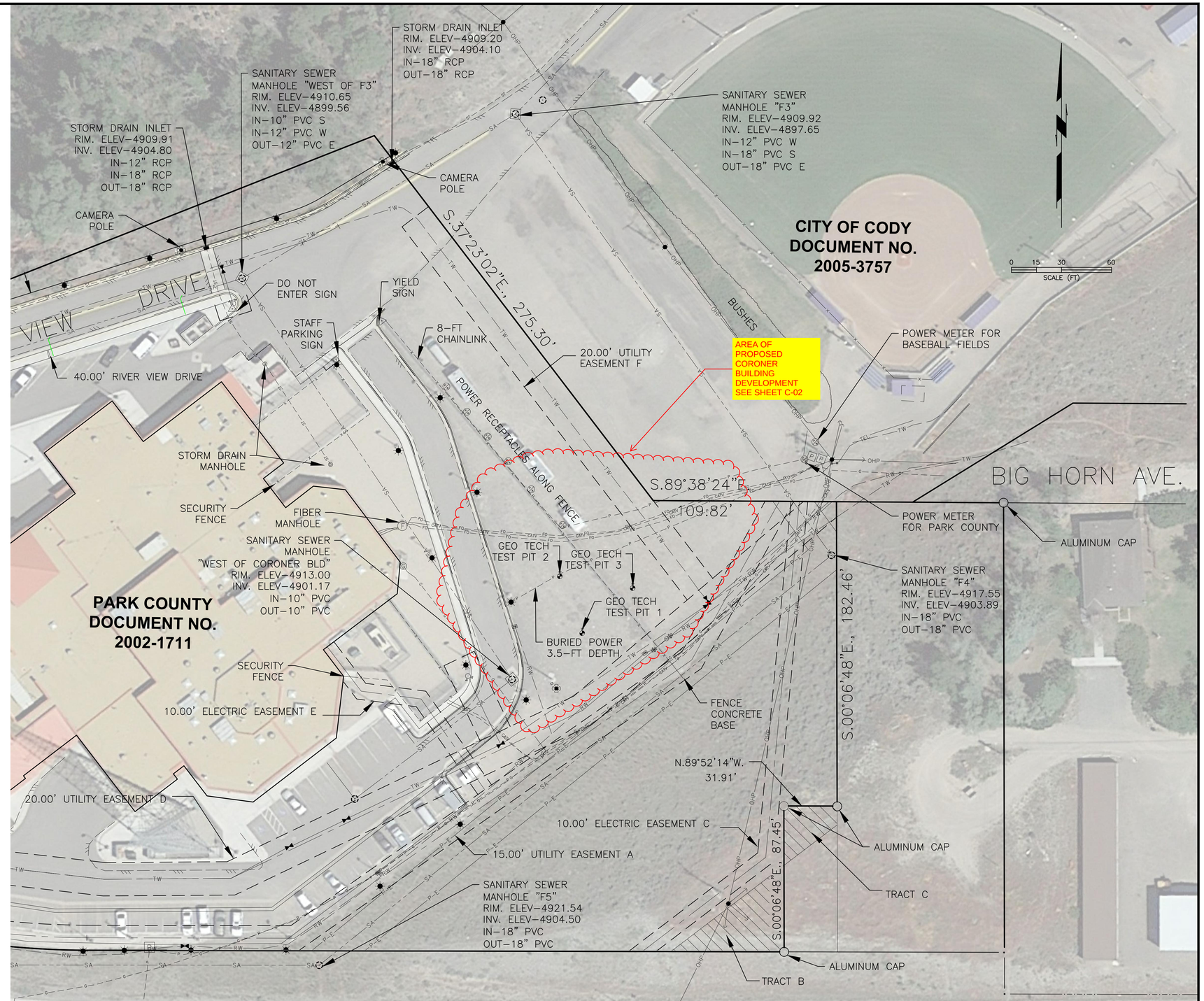
- SUBJECT PROPERTY LINE
- PERMANENT EASEMENT LINE
- PERMANENT EASEMENT LINE 2
- OVERHEAD ELECTRICAL LINE
- BURIED STORM DRAIN LINE
- BURIED POWER LINE
- BURIED SANITARY SEWER LINE
- BURIED GAS LINE
- BURIED TELEPHONE LINE
- BURIED FIBER OPTIC LINE
- BURIED TELEVISION FIBER LINE
- BURIED TREATED WATER LINE
- BURIED RAW WATER LINE
- BURIED IRRIGATION PIPE LINE
- FLOWLINE
- EDGE OF ASPHALT
- FENCE
- MAJOR & MINOR CONTOUR LINES
- EXISTING SPOT ELEVATION
- FIBER OPTIC PEDESTAL
- DIRECTIONAL FLOW
- POWER POLE
- GUY WIRE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIBER OPTIC VAULT
- POWER TRANSFORMER
- POWER LINE MANHOLE
- TELEPHONE BOX
- TREATED WATER VALVE
- SIGN
- EXISTING LANDSCAPING
- MONUMENT "AS NOTED"
- POWER RECEPTACLE
- POWER METER
- GEO TECH TEST PIT
- CAMERA POLE
- LIGHT POLE
- RAW WATER VALVE
- RAW WATER BOX
- CURB STOP

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF PARK } SS.

I, CODY A. SCHATZ, OF ENGINEERING ASSOCIATES IN CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM A SURVEY PERFORMED UNDER MY DIRECTION IN MARCH, 2020; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.

Professional Engineer (Civil) & Land Surveyor
CODY A. SCHATZ
12094
Date 03/11/20
WYOMING



DATE	DRAWING LOG	BY	CHECKED	APPROVED
03/11/20	UPDATED ELECTRIC LINE FROM GEOTECH	LPU	CAS	CAS
03/05/20	ORIGINAL DRAWING	LPU	CAS	CAS

DRAWN BY: LPU 22X34
JOB NO. 20009.02
FIELD BOOK NO. 561

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: PARK COUNTY PUBLIC WORKS

PROJECT: CORONER'S BUILDING

TITLE: EXISTING SITE PLAN

C1.0

PRECISION PLAN AND DESIGN INC.
A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR
ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪ 307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

PARK COUNTY
OWNERS REP: BRIAN EDWARDS
- COUNTY ENGINEER
CODY, WYOMING 82414
P: 307 527 8523
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

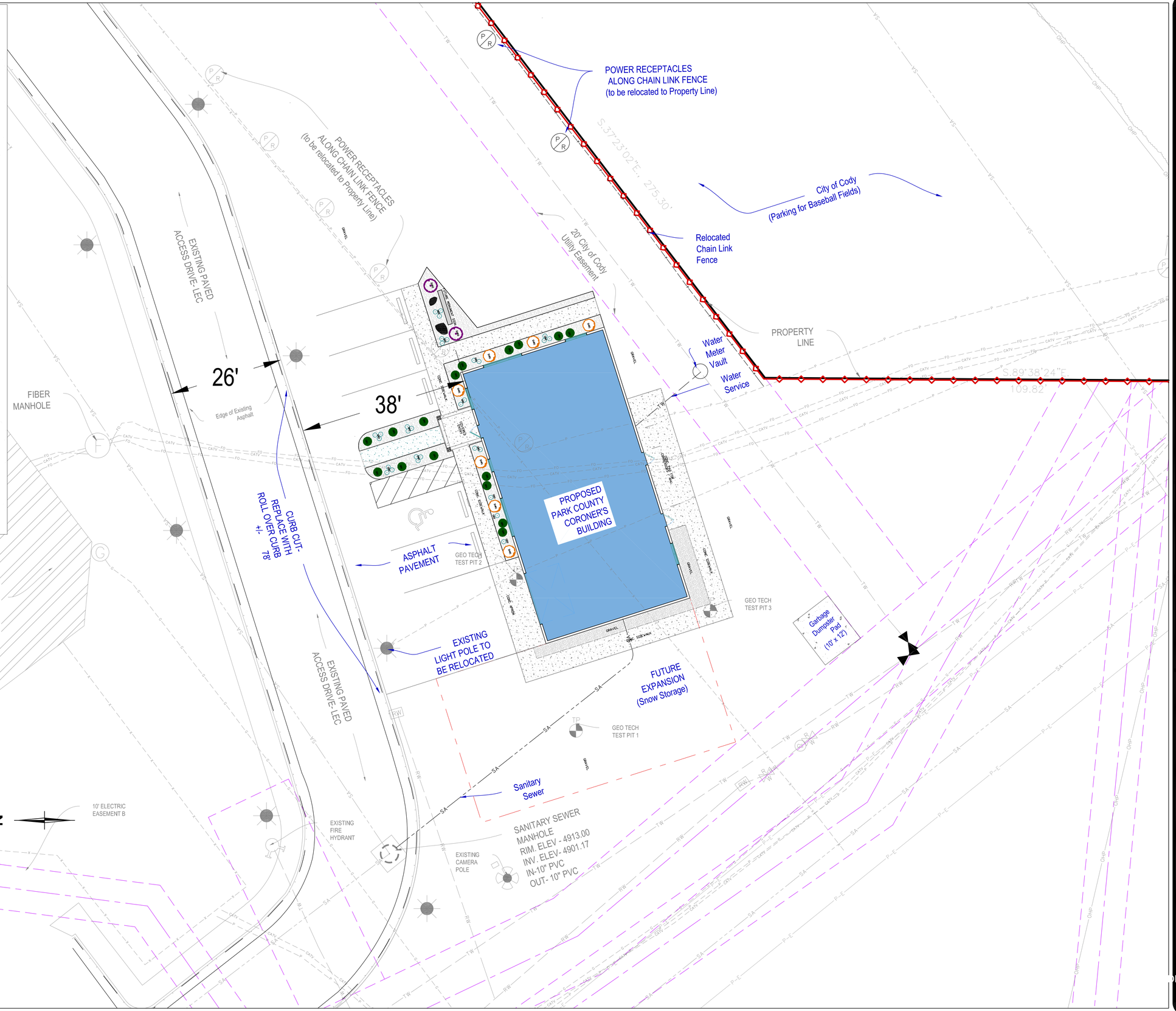
PROJECT NO.
1748

SHEET #
C1.0
(E) SITE PLAN

P:\2020\20009.00 – Misc. Testing\20009.02 Park County Coroner's Building\ACAD\Civil 3D\CORONERS BLDG.dwg SITE PLAN 3/11/20 LANE

LEGEND

- SUBJECT PROPERTY LINE
- PERMANENT EASEMENT LINE
- P-E — PERMANENT EASEMENT LINE 2
- OVERHEAD ELECTRICAL LINE
- ST — BURIED STORM DRAIN LINE
- P — BURIED POWER LINE
- SA — BURIED SANITARY SEWER LINE
- G — BURIED GAS LINE
- TEL — BURIED TELEPHONE LINE
- FO — BURIED FIBER OPTIC LINE
- CATV — BURIED TELEVISION FIBER LINE
- TW — BURIED TREATED WATER LINE
- RW — BURIED RAW WATER LINE
- IRR — BURIED IRRIGATION PIPE LINE
- FLOWLINE
- EDGE OF ASPHALT
- X — FENCE
- 3795 / 3794 — MAJOR & MINOR CONTOUR LINES
- EXISTING SPOT ELEVATION
- FIBER OPTIC PEDESTAL
- DIRECTIONAL FLOW
- POWER POLE
- GUY WIRE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- F — FIBER OPTIC VAULT
- P — POWER TRANSFORMER
- P — POWER LINE MANHOLE
- TELEPHONE BOX
- TREATED WATER VALVE
- SIGN
- EXISTING LANDSCAPING
- MONUMENT "AS NOTED"
- POWER RECEPTACLE
- POWER METER
- TP — GEO TECH TEST PIT
- CAMERA POLE
- LIGHT POLE
- RW — RAW WATER VALVE
- RW — RAW WATER BOX
- CS — CURB STOP



REV.	DATE	BY	DESCRIPTION

PUBLIC WORKS DEPARTMENT
Park County, Wyoming
1131 11th Street-Cody, WY
(307) 527-8520
www.parkcounty.us

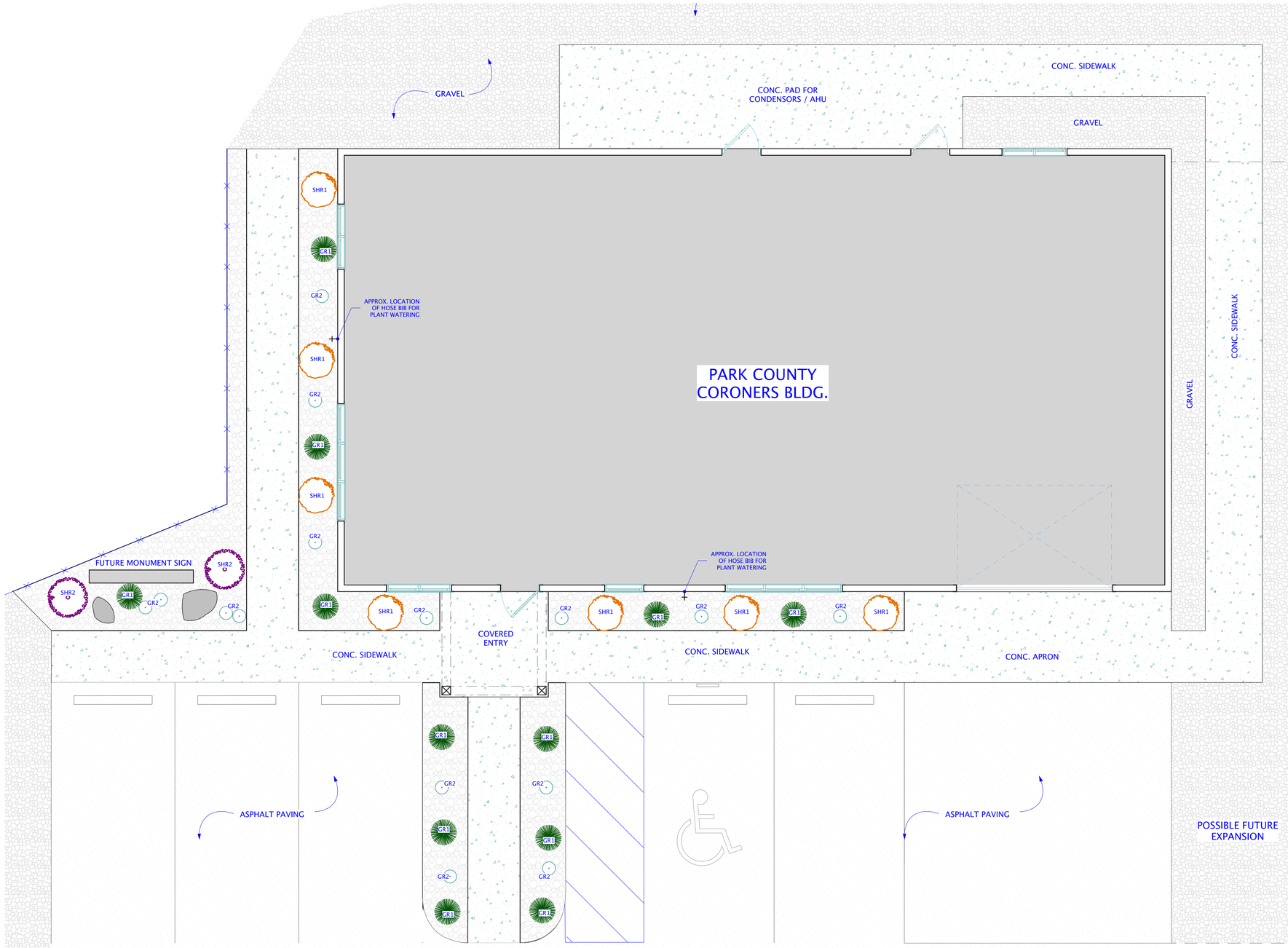
County of Park
Organized 1911

DRAWN BY:	B. Edwards
DESIGNED BY:	B. Edwards
APP'ID. BY:	Tim Powers
SCALE:	1" = 10'-0"
DATE:	03/12/2020
JOB NO.	

SITE DEVELOPMENT PLAN

CONSTRUCTION DRAWINGS
PARK COUNTY CORONER'S BUILDING
RIVER VIEW DRIVE
Cody Wyoming

SHEET
C-02



1
L1.0

LANDSCAPE PLAN

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

0 2' 4' 8'

MARK	QTY.	TYPE	COMMON NAME	SCIENTIFIC NAME	WIDTH	HEIGHT	SHAPE	COLOR	LIGHT
SHRUBS									
SHR1	7	Large	Gold finger Potentilla	Potentilla Fruticosa	3'-4'	3'-4'	Round	Yellow	Full
SHR2	2	Large	Blue Spires Russian Sage	Perovskia atriplicifolia	4'	4'	Round	Blue	Full
ORNAMENTAL GRASSES									
GR1	12	Large	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora Karl Foerster	24"	48-60"	Round	Green	Full
GR2	15	Small	Prairie Blues Little Blue Stem	Schizachyrium scoparium Prairie Blues	12"-15"	32"-36"	Round	Blue/green	Full

LANDSCAPE LEGEND

SHR1

Gold finger Potentilla
(Potentilla Fruticosa)

Height: 3'-4'

2.5 Gallon

SHR2

Blue Spires Russian Sage
(Perovskia atriplicifolia Blue Spires)

Height: 48"

2.5 Gallon

GR1

Karl Foerster Feather Reed Grass
(Calamagrostis acutiflora Karl Foerster)

Height: 48 - 60"

1 Gallon

GR2

Little Blue Stem
(Schitzacryium Scoparium)

Height: 8"

1/2 Gallon

River Rock Mix - avg. 6" dia.
(Landscaping Gravel)

Landscaping Boulder
(various sizes)

Concrete Sidewalk

Gravel

Asphalt Paving

PRECISION PLAN AND DESIGN INC.

A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR
ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪ 307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

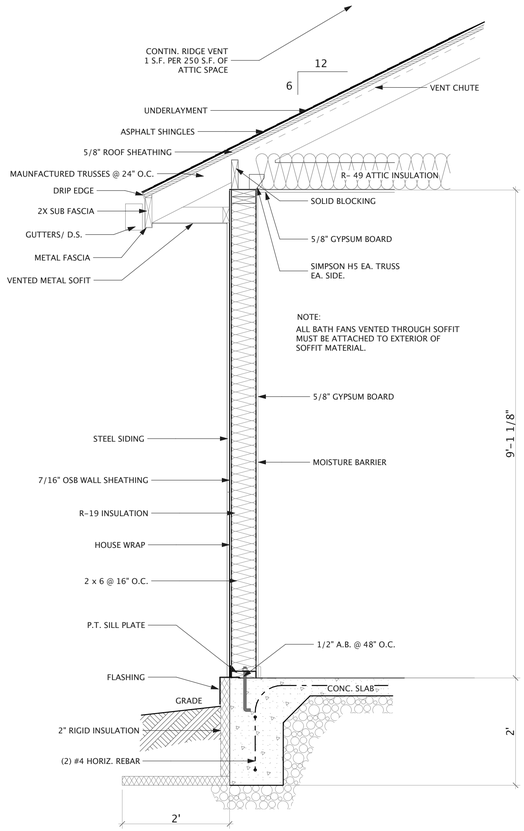
PARK COUNTY
OWNERS REP: BRIAN EDWARDS
COUNTY ENGINEER
CODY, WYOMING 82414
P: 307.527.8523
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

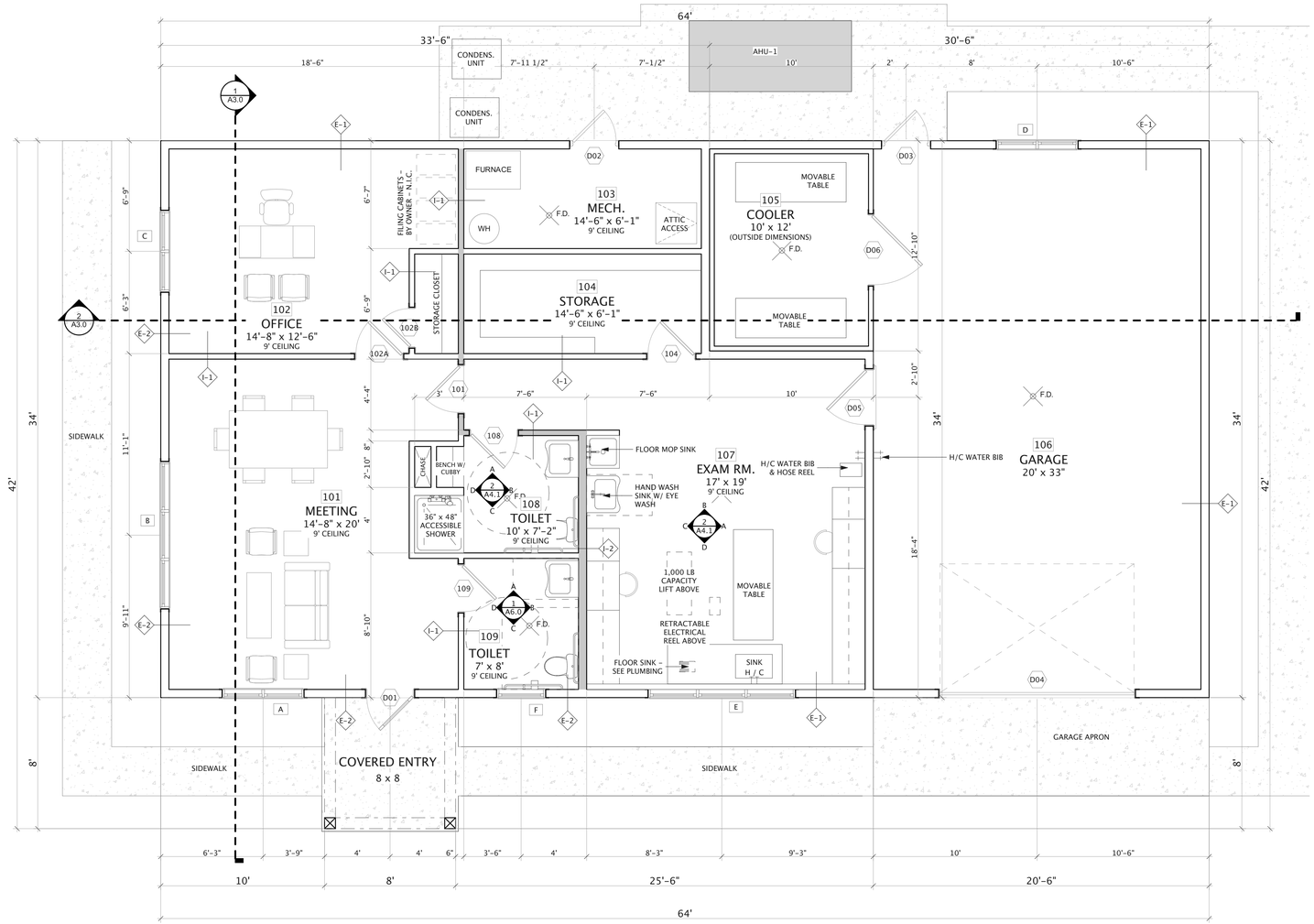
PROJECT NO.
1748

SHEET #
L1.0
LANDSCAPE



2 A1.0 **TYP. WALL SECTION**

SCALE: 3/4" = 1'-0"

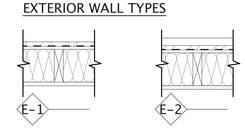


1 A1.0 **FLOOR PLAN = 1,350 SF. GARAGE / COOLER = 826 SF.**

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

SCALE: 1" = 1'-0"

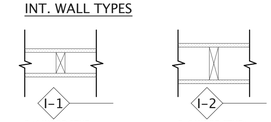
EXTERIOR WALL TYPES



E-1
EXTERIOR WALL:
METAL LAP SIDING
BUILDING WRAP
7/16" OSB WALL SHEATHING
2 x 6 WOOD STUDS @ 16" O.C.
5 1/2" DRYPACK CELULOUS
6 MIL VAPOR BARRIER
(1) LAYER 5/8" GYPSUM BOARD

E-2
EXTERIOR WALL:
VERTICAL B&B WAINS COAT
(SEE ELEVATIONS FOR HEIGHT)
METAL LAP SIDING
BUILDING WRAP
7/16" OSB WALL SHEATHING
2 x 6 WOOD STUDS @ 16" O.C.
5 1/2" DRYPACK CELULOUS
6 MIL. VAPOR BARRIER
(1) LAYER 5/8" GYPSUM BOARD

INT. WALL TYPES



I-1
2x4 WOOD STUD:
(1) LAYER 5/8" GYPSUM BOARD
2 x 4 WOOD STUDS @ 16" O.C.
FIBERGLASS BATT INSULATION
(1) LAYER 5/8" GYPSUM BOARD

I-2
2x6 WOOD STUD:
(1) LAYER 5/8" GYPSUM BOARD
2 x 6 WOOD STUDS @ 16" O.C.
FIBERGLASS BATT INSULATION
(1) LAYER 5/8" GYPSUM BOARD

rocksuls? sound proof insulation

PRECISION PLAN AND DESIGN INC.

A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR
ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪ 307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

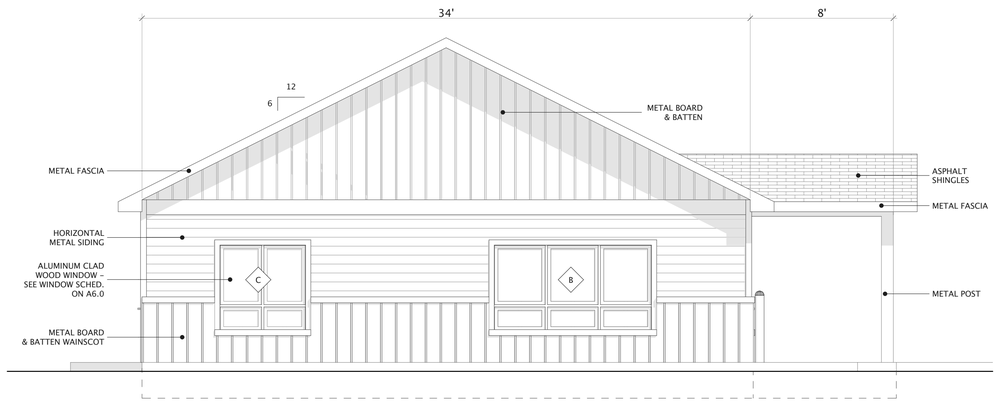
PARK COUNTY
OWNERS REP: BRIAN EDWARDS
- COUNTY ENGINEER
CODY, WYOMING 82414
P: 307 527 8522
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

PROJECT NO.
1748

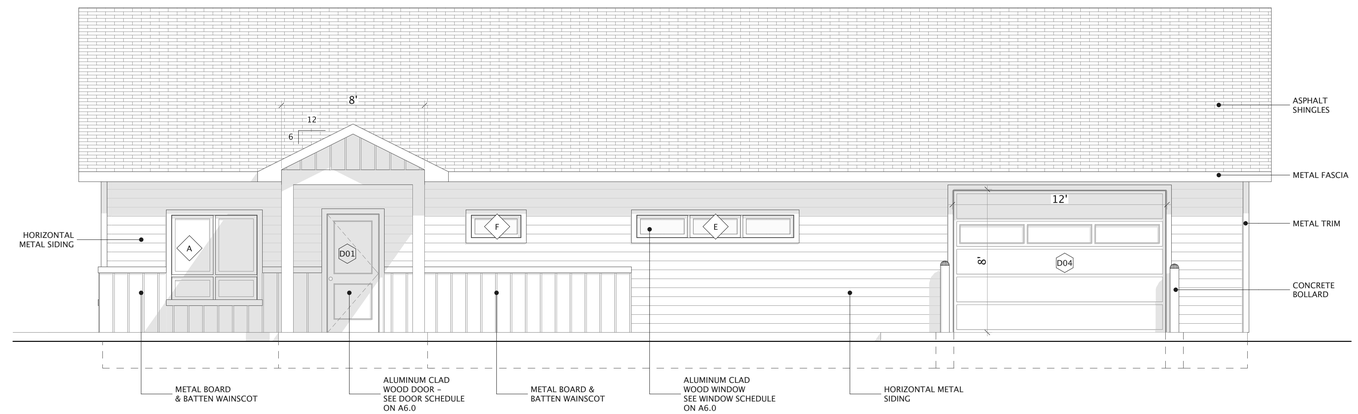
SHEET #
A1.0
FLOOR PLAN



2 A2.0 **NORTH ELEVATION**

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

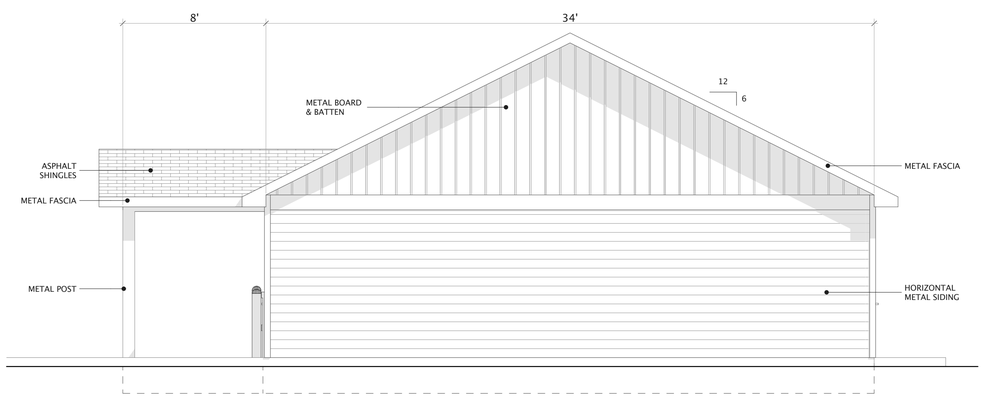
0 2' 4' 8'



1 A2.0 **WEST ELEVATION**

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

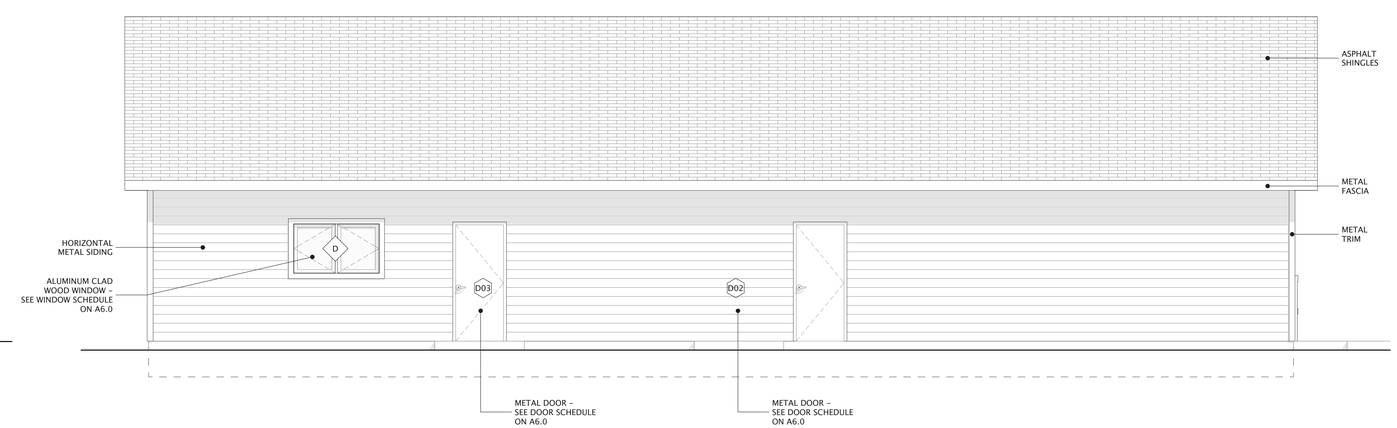
0 2' 4' 8'



4 A2.0 **SOUTH ELEVATION (1)**

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

0 2' 4' 8'



3 A2.0 **EAST ELEVATION (1)**

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

0 2' 4' 8'

PRECISION PLAN AND DESIGN INC.

A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR
ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪ 307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

PARK COUNTY
OWNERS REP.: BRIAN EDWARDS
- COUNTY ENGINEER
CODY, WYOMING 82414
P: 307.527.8523
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

PROJECT NO.
1748

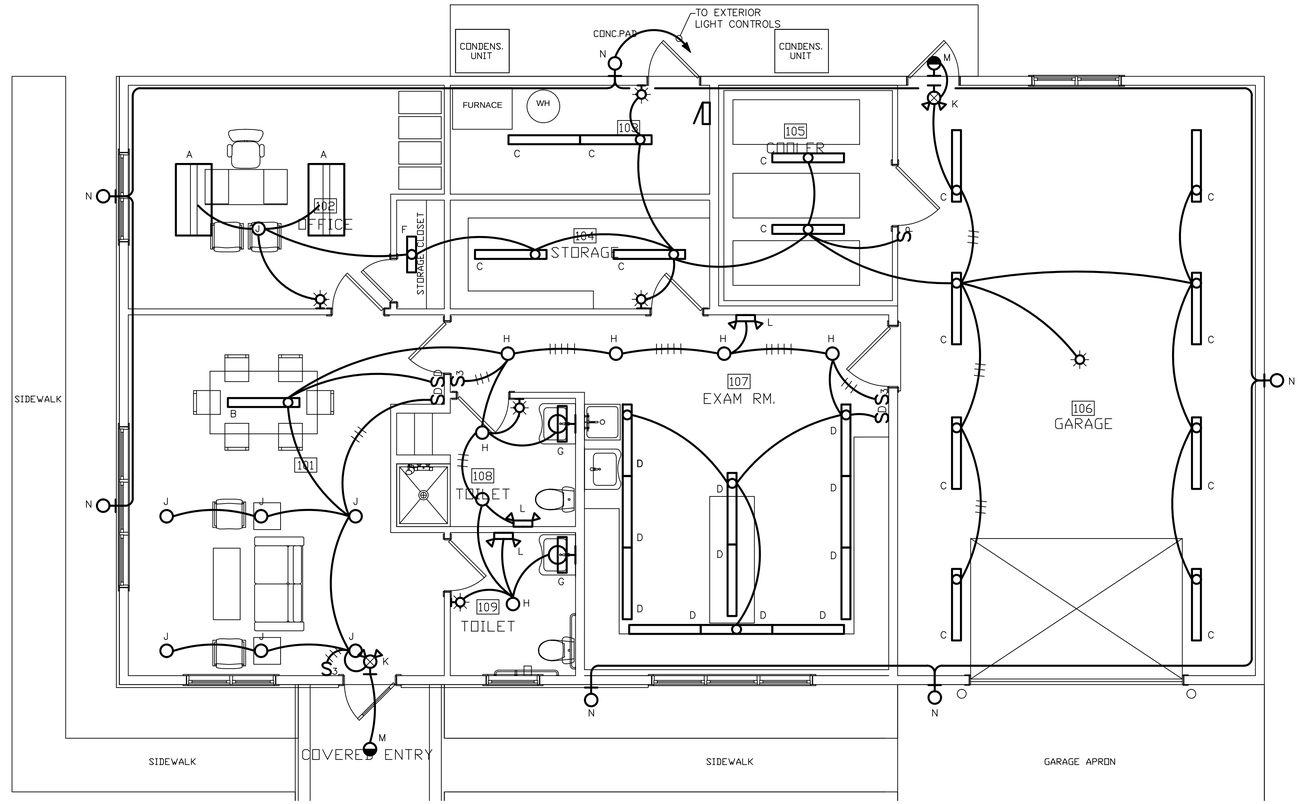
SHEET #
A2.0
EXT. ELEVS.

LIGHT FIXTURE SCHEDULE

LETTER DESIG.	FIXTURE				LAMP		NOTES
	MANUFACTURER	CATALOG NO.	LOCATION	TYPE	TYPE	NO.	
A	LSI	DWLEDHOWWUE	CEILING	SURFACE	58W LED	–	
B	NULITE	RP44B09L35UNVDIC FRD WH 48 4'	CEILING	SUSPENDED	30W LED	–	1
C	LSI	SDL4LED40LFLUNV DIM1 35 80 CRI	CEILING	SURFACE	30W LED	–	
D	LSI	SDL4LED60LFLUNV DIM1 35 90 CRI	CEILING	SURFACE	44W LED	–	
E	–	–	CEILING	SURFACE	30W LED	–	2
F	LSI	SDL2LED60LFLUNV DIM1 35 80CRI OCSUE	CEILING	SURFACE	12W LED	–	
G	OXYGEN	3–532–35–22	WALL	SURFACE	15W LED	–	
H	NORA	NLOS–R72L–35WW	CEILING	SURFACE	14W LED	–	
I	NOT USED	–	–	–	–	–	
J	NORA	NLOS–R42L–35WW	CEILING	SURFACE	11W LED	–	
K	MULE	SQC–LED–1 R WW	WALL	SURFACE	LED	–	
L	MULE	SQ–LED W	WALL	SURFACE	LED	–	
M	MULE	MAKO–LED ACEM	WALL/CANOPY	SURFACE	LED	–	
N	LSI	WPSLL 60W 45K BZ	WALL	SURFACE	60W LED	–	

1 SUSPEND ON AIR CRAFT CABLE TO +7'–0" A.F.F. TO BOTTOM OF FIXTURE.

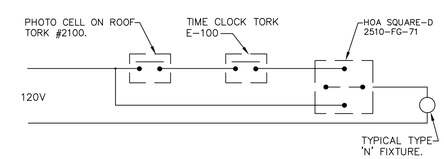
2 FIXTURE PROVIDED BY COOLER SUPPLIER & INSTALLED BY ELEC. CONTRACTOR.



1 E1.1 LIGHTING PLAN

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

0 2' 4' 8'



2 E1.1 EXTERIOR LIGHT CONTROLS

NO SCALE

PRECISION PLAN AND DESIGN INC.

A CUSTOM PLAN SERVICE
930 12TH STREET
CODY, WYOMING 82414
307.587.6227 | 307.272.5709
@: PRECISIONPLANANDDESIGN@GMAIL.COM
MEMBER ILBA no. 1271

PROJECT LOCATION
CODY, WY

KEITH PRYOR ARCHITECT
8 LIBERTY LANE ▪ CODY, WY. ▪ 82414
pryor.architect@gmail.com ▪307-587-3509

P& Z SUBMITTAL
03.13.2020
NOT FOR CONSTRUCTION

CORONERS BUILDING

PARK COUNTY
OWNERS REP: BRIAN EDWARDS
COUNTY ENGINEER
CODY, WYOMING 82414
P: 307 527 8523
@: bedwards@parkcounty.us

NOTE:
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 03.13.2020
REVISION: 5

PROJECT NO.
1748

SHEET #
E1.1
ELECTRICAL