

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

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the July 28, 2020 regular meeting
6. Tabled item: Final plat for the Cody Legacy Estates 18-unit PUD – no new information (Recommend leave on table for future meeting.)
7. BUSINESS:
 - A. Sign plan review for By Western Hands, located at 1007 12th Street.
 - B. Sign plan review for Cody Cattle Company for a sign located at 1202 Sheridan Avenue.
 - C. Sign plan review for Cody Firearms Experience for a sign located at 1202 Sheridan Avenue.
 - D. Review the conceptual plan for the 12-lot Pintail Major Subdivision, located east of Pintail Street and south of Kent Avenue.
8. P & Z Board Matters (announcements, comments, etc.)
9. Council Update
10. Staff Items
11. Adjourn

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

City of Cody
Planning, Zoning, and Adjustment
Board Meeting July 28, 2020

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

Present: Kayl Mitchell; Richard Jones; Rodney Laib; Klay Nelson; Sandi Fisher; City Deputy Attorney Sandee Kitchen; Council Liaison Glenn Nielson; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Wade McMillin

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

Richard Jones made a motion, seconded by Rodney Laib to approve the agenda for the July 28, 2020 meeting. Vote on the motion was unanimous, motion carried

Klay Nelson made a motion, seconded by Sandi Fisher to approve the minutes from the July 14, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented the site plan for the White Veterinary Services, LLC located at 5524 Greybull Highway. The applicant has submitted a plan to construct an 18-foot by 20-foot, 3-sided building for hay and equipment storage. This property is zoned D-2.

Klay Nelson made a motion, seconded by Richard Jones to approve the site plan for White Veterinary Services with the recommendation in the staff report. Vote on the motion was unanimous, motion carried.

B. Todd Stowell presented the site for the Rocky Mountain Power Communication Tower. The tower will be 30-foot high with a 6-foot diameter dish antenna immediately west of their office building, located at 226 W Yellowstone Avenue. The tower is a lattice style, with each of the three sides measuring five feet in width. The dish would be mounted with the center at 27'.

Klay Nelson made a motion, seconded by Rodney Laib to approve the communication tower for Rocky Mountain Power. Vote on the motion was unanimous, motion carried

C. Richard Jones made a motion, seconded by Rodney Laib to table the review of the final plat for Cody Legacy Estates 18-unit PUD. Vote on the motion was unanimous, motion carried.

Staff Items: Todd Stowell gave some background on the wall sign on the building at 1200 Sheridan Avenue.

Todd gave an update on some changes to the Yeezy building at 125 Road 2AB relating to expansion of the loading dock, and changes in the truck maneuvering areas. The Board agreed that the modifications did not need their additional review.

Sandi Fisher made a motion, seconded by Klay Nelson to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned the meeting at 12:17 pm.

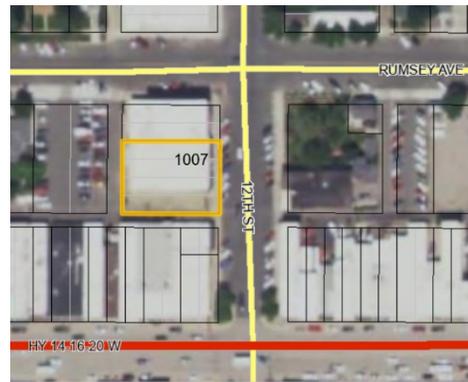
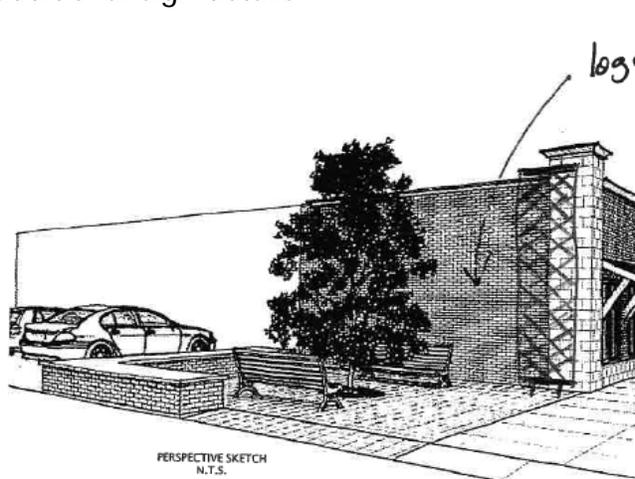
Bernie Butler, Administrative Coordinator

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

MEETING DATE:	AUGUST 11, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW: BY WESTERN HANDS. SGN 2020-18	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

We have received a sign application from By Western Hands for a freestanding sign/banner, a "By Western Hands" wall sign, and three historical plaques measuring 24" by 36" to be installed in a plaza area south of their existing building at 1007 12th Street. Please refer to the attached narrative for an overall description of the plaza and additional sign details.



REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants."*

The signs must also meet the size and location requirements of the sign code.

STAFF COMMENTS:

The property is within the downtown architectural district, but the D-2 sign district. The D-2 sign district allows any individual wall sign to be up to 150 square feet in size, and total wall signage on the property of no more than 300 square feet. The three historical plaques that are proposed will contain photos and language identifying the history of the property (former location of Cody Enterprise) and Cody community. It is noted that historical plaques that are one square foot or smaller are exempt from the sign code, yet the proposed signs can be considered under the wall sign category.



A "By Western Hands" logo sign and "Cody, Wyoming" is proposed on the south side of the building and will consist of a powder coated metal cutout wall sign. The signs will be illuminated by up lighting placed in the plaza.



Between the proposed wall sign, the three historical plaques (wall signs), and the existing wall sign on the front of the building, the property will be nowhere near the allowable square footage for wall signage. The D-2 sign district does not have limit on the number of wall signs, provided the total square footage is not exceeded.

The freestanding sign is proposed of the same style (and manufacturer) as the banners at the front of the Buffalo Bill Center of the West. One of those signs is shown here. The sign proposed at By Western Hands is described as approximately 18 feet in height, with the banner measuring four feet wide and 12 feet tall. At 48 square feet it is well within the amount allowed. Sign height is limited to 25 feet, which requirement will be met. The banner will be "changeable" in order to allow By Western Hands to advertise specific events and exhibits that By Western Hands sponsors. The sign will not be leased to others for off-premise advertising. It will be located as shown by the hatching on the rendering.



The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The proposed signs do not affect the architecture of the building and will be of professional quality.

RECOMMENDATION:

Approve the wall signs and freestanding sign as proposed.

Community Development Department

Attachment to Sign Plan Review Application dated August 6, 2020

Description of Signage Proposed:

1. In the original building renovation design plans submitted to the city for a building permit year before last, By Western Hands contemplated constructing a public use plaza, located to the southeast side of the building, at the corner of the alleyway and sidewalk, a portion of the parking lot. BWH has been successful in raising the funds necessary to complete the construction and installation of the plaza. We are pleased to report, BWH has received funding and reliable commitments to complete the plan. The best we know, this plan has been reviewed and discussed with the appropriate city officials, previously permitted and construction can now begin. The plan is to complete the plaza by year end.

BWH is pleased to announce the plaza will be named *Enterprise Plaza*, named in recognition of and honoring the history of the Cody Enterprise newspaper which was housed in a wood-famed building located on the exact location of the plaza from 1901 to 1909.

BWH hopes the plaza will become a 'photo opportunity and resting stop' for visitors to Cody, The plaza will be privately owned and maintained and will be used for outdoor gatherings for BWH events.

2. In coordination with the construction of the plaza, the board of By Western Hands and with the approval of the owner, Helping Hands, hopes to install additional signage near and on the southeast side of the building, that portion of the building wall which has brick veneer.
3. Our proposal and request follow:
 - a. While the plaza is under construction, BWH proposed to install a welded steel-pipe frame on which a vinyl banner can be erected. This frame would look like and be constructed like the banners currently flanking the doors of the Buffalo Bill Center of the West. The plan would be to occasionally change out banners to advise the public about changing events and exhibits for which By Western Hands sponsors. The banner would be used exclusively BWH, and all artwork and messaging will be exhibited in a highly attractive, professional manner to assist BWH to inform the public about BWH.

The height of the frame will extend from the ground to the top of the roof line along the southside of the building. The 4 foot wide banner will be approximately 5 to 6 feet off the ground to allow for planned planters to flank the entrance to the plaza, which will result in a banner length of approximately 12 feet (12' x 4' or 48 square feet) Parked vehicles will block the view of the lower portion of the banner. The banner will be secured on all four sides with gromets and tie-down rope looped around the two steel 5 – 6 “ tubes connected with the same sized tubing at the top and bottom, like that used for the BBCW banners. It will be located within one foot of the southeast wall of the building in the plaza, free-standing, anchored in concrete and slightly angled from northwest to southeast to better capture views by visitors on Sheridan Avenue.

- b. The logo of BHW would be securely attached to the brick veneer wall, slightly set out from the brick. It will be constructed steel, powder coated for beauty and to reduce

maintenance and up lighted from the plaza. 'Cody, Wyoming' would appear under the logo. The logo and Cody, Wyoming will be placed approximately 12 feet above the ground, equi-distance from the banner to the end of the veneer.

- c. In keeping with the naming of Enterprise Plaza and to promote the City of Cody, we also propose to install under the logo and more or less at eye-level, up to three historical plaques, 24" x 36" each, which will tell the story about the Cody Enterprise and other salient topics, with one plaque devoted to the history of Cody being the home to authentic Western functional design and the home of Thomas Molesworth and other legends of Western design, with a brief history of BWH and its predecessors.

All materials will be of highest quality, designed attractively and erected by a qualified sign contractor. Signage, planters and benches will all compliment the attractiveness of this new downtown public/private space.

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

MEETING DATE:	AUGUST 11, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	CODY CATTLE COMPANY AND CODY FIREARMS EXPERIENCE OFF-PREMISE SIGNS, DOWNTOWN SIGN DISTRICT AND ARCHITECTURAL DISTRICT REVIEW. SGN 2020-15 & 16	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

We have received sign applications to permit an off-premise wall sign for the Cody Cattle Company and an off-premise wall sign for Cody Firearms Experience on the west wall of the building at 1202 Sheridan Avenue. Each sign is constructed of a vinyl wrap and measures 8 feet wide and 9 feet tall (72 sq. ft. each). The two signs replace the single "Monster Lake" sign that formerly occupied the space. The signs are presently in violation of the sign ordinance, as they were installed without first obtaining permits [see 10-15-5(A)(1)]. A single staff report is provided for both signs, as the information is applicable to both. However, Board action on each sign will need to be taken individually.

The property is within the downtown architectural district and downtown sign district.

The current review needs to be independent of what specific businesses are advertised, other than acknowledging that the signs are off-premise advertising. Independent of the "off-premise" definition in the sign code, which refers to the content of the sign, the signs are off-premise in that they are owned by parties that do not own or occupy the property on which the signs are located.



REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, within the downtown Architectural District, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they*

pertain to the exterior of commercial buildings within the downtown district as herein described and shall make recommendations and suggestions to the applicants, property owners or occupants.

In addition, the signs must otherwise meet applicable requirements of the sign ordinance. Some interpretation is needed as to applicable standards. Attached to this report is the report and minutes from when the former "Monster Lake" sign was authorized. That review took two meetings and ended with a 4-2 split vote to authorize the sign, subject to any future changes to the sign to be brought back to the Board for review.

STAFF COMMENTS:

The applications were submitted as "wall signs". In the downtown sign district, wall signs are allowed at a ratio of 1.5 square feet of wall sign per foot of street frontage. The property has 125 linear feet of street frontage which would allow 187.5 square feet of wall sign. The proposed signs total 144 square feet in size.

In addition, the maximum number of wall signs is "*1 per face of store front, 1 per street frontage, not to exceed 2 signs per establishment max.*" (see "attached wall" line of Downtown Business Sign District table in 10-15-9). The property has two street frontages—Sheridan Avenue and 12th Street, which entitles the property to two wall signs. The ordinance does not specify on which wall the signs must be mounted—it appears that both signs can be on the same wall. There are no other wall signs on the building (the mural is exempt, the signs on the awning are counted as awning signs, and the projecting sign on the front is classified separately as a projecting sign).

The definition of a wall sign in the Cody sign code is "*An on-premise sign affixed to or painted on the wall of any building and completely in contact with the building throughout its greatest dimension...*" Note the words "on-premise sign". The proposed signs do not meet this definition because they are off-premise signs. "Off-remise signs" are defined in the Cody sign code as, "*A sign or billboard which is used or intended for use to advertise, identify, direct or attract the attention of the public to a business, institution, product, organization, event or location offered or existing other than upon the same premise where the sign or billboard is displayed.*"

In section 10-15-3(B)(3)(a) of the Cody sign code, the sign code seems to reverse itself by stating, "*Any wall, projecting or freestanding sign allowed under this chapter may be used to advertise off-premise businesses or products as a substitute for a sign on the same site where the business is located...Off premise signs must conform to the regulations that apply to the premises where the sign is located.*" At first glance, this substitution language could be interpreted to allow the signs as proposed.

Yet, the "*must conform to regulations that apply to the premises where the sign is location*", is not limited to dimensional regulations, but includes all regulations. This

brings into question how to address the apparent inconsistency of this “substitution” language with the definition and regulations pertaining to billboards.

Billboard Definition: A board or panel used for the display of posters, printed or painted advertising matter, either illuminated or nonilluminated, which directs attention to goods, merchandise, entertainment or services offered elsewhere than the premises where the sign is located.

It appears that the proposed signs meet the “billboard” definition. Section 10-15-3(B)(9) states, “Billboards as defined in Section 10-15-2(B) shall be allowed only in Zoning Districts D-3 and E.” The section in which that language is found is introduced with “The following standards apply to all signs unless specifically exempted in other parts of this ordinance.” The “unless specifically exempted” language led staff to search the sign code for “exempted” situations. One such “exempted” situation is found in 10-15-9(c)(2)(b) as, “Billboards shall not be allowed, except in D-3 and E sign districts, *unless erected by the City for the purpose of directing the public to and/or identifying the Cody downtown business area.*” The proposed signs do not meet that exemption. In Section 10-15-6 of the sign code there are signs that are specifically “exempted” entirely from the sign code (see 10-15-6)—the proposed signs do not qualify as any of those either. Whether “unless specifically exempted” refers to any other provision in the sign code is not evident, as the word exempt (or exempted) is not otherwise used in any applicable sections.

This could be interpreted that the sign code does not provide an exemption from the billboard regulations, and therefore the proposed signs are subject to those regulations, and are therefore prohibited pursuant to those regulations.

Other information:

It is noted that the lease agreement between the property owners and the businesses that own the signs is titled, “Billboard Lease Contract”.

For the prior “Monster Lake” sign review, WYDOT was consulted as to necessary permits under their “outdoor advertising” (billboard) rules. They verbally replied at that time that while the sign was within their jurisdictional limits for signs, they will not require an off-premise (outdoor) advertising permit as it is not readily visible from the highway. Staff has confirmed that this is still their position, which is an administrative interpretation.

If the Board determines that the signs are not billboards, or that the “substitution” language otherwise overrides the billboard regulations, staff would request direction on how to differentiate between a billboard and a sign requested under the “substitution” provision.

The Board has been provided with a letter from Dan Miller, a neighboring business owner. This staff report was written prior to staff reading the letter.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The signs are professionally made and have a conservative color scheme. Staff has no concerns with the architectural compatibility of the signs.

ALTERNATIVES:

Approve, approve with conditions, deny, or table the application.

Some potential interpretations of the sign code in this situation include:

- A) The signs must comply with all applicable provisions of the sign code—we cannot pick and choose which applicable sections must be met. Whether the signs comply with the “substitution” provision of 10-15-3(B)(3)(a) is irrelevant, as the signs violate the billboard restrictions—they are off-premise signs constituting billboards and located in a sign district and zoning district that does not permit billboards. The prior Board erred in 2014, in that they did not consider all applicable provisions of the sign code.
- B) The “substitution” language of 10-15-3(B)(3)(a) is more specific language and therefore overrides the general prohibition of billboards. The sign code has not changed since the Monster Lake sign was authorized in 2014, and the same justification stands.
- C) The signs do not constitute billboards because...(?) and are therefore authorized.

Other interpretations likely exist. Admittedly, I have figuratively “scratched my head” on how to apply the sign code to this situation. Maybe a Board member or someone else involved can find something in the sign code that I missed, or is able to look at the sign code in a new light to find a clear resolution. I am open for ideas.

ATTACHMENTS:

Sign applications, Dan Miller letter, Monster Lake Sign staff report and minutes

RECOMMENDATION:

None. If after discussion the Board is not able to clearly see a resolution pursuant to the sign code, it may be appropriate to table the item to give the matter some more time for thought.



COMMUNITY DEVELOPMENT DEPARTMENT
SIGN PLAN REVIEW APPLICATION

STAFF USE
File #: SGN2020- 15
P&Z Invoice: SGN-0720-0002
Date Submitted: 7-28-20

Applicant's Name: GREG PENDLEY Business Name: The Cody Cattle Company
Applicant's Address: PO BOX 2352 City: Cody State: WY Zip: 82414
Phone: 272-5770 Cell: 899-4929 Email: GREG@theCodyCATTLECompany.com
Project Address: _____ City: Cody, WY Zoning: _____
Property Owner's Name: KEITH & LISA SEIDL Phone/Cell: _____
Property Owner's Mailing Address: _____ City: _____ State: _____ Zip: _____
Sign Installer (Commercial signs require a licensed installer): _____

- Types of Signs: Attached Wall Projecting Awning Banner (Temporary) Inflatable (Temporary)
 Freestanding Monument Electronic Message Board Temporary A-Frame
 Other (Marquee, Suspended, Bulletin, Billboard, Subdivision, etc.)—Please describe _____

Is the sign in the Downtown Sign District? (1/2 block each side of Sheridan Avenue, from 9th St. to 16th St.) No Yes
Will an existing sign be replaced by the proposed sign(s)? No Yes (If yes, note which sign in description below.)

Brief Description of Proposal: REPLACEMENT OF MONSTER LAKE LODGE SIGN WITH CODY CATTLE COMPANY (50%) & CODY FIREARMS EXPERIENCE (50%)

Property Owner: Lisa Seidl 7-29-20 OR Letter of authorization from property owner
Signature Date

FEE SCHEDULE:
Each application for a sign review shall be accompanied by a review fee as set forth by Title 10 Chapter 15 of the city code.

- Off-Premise Temporary A-Frame Signs No Fee
 Sign Application Submitted with Commercial Site Development Application No Additional Fee*
 Attached wall, projecting, awning, inflatable, or freestanding sign on existing supports \$25.00*
 Freestanding sign requiring new base structure and electronic message boards \$50.00*
* A building permit fee, based on the valuation of the sign, is required in addition to the fee noted above. The building permit fee is calculated and collected when the permit is ready to be issued.

MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- Two* copies of a drawing or graphic rendering of the proposed sign(s) that indicate the sign content, design, colors, dimensions, area per sign face, materials, lighting and anchoring/mounting details. (* 12 copies if Planning and Zoning Board Review needed.)
 Identify any existing signs that will be removed or replaced by the proposed signs.
 If the proposed sign is under the general category of "freestanding" (not attached to a building), submit:
• A site plan that identifies the location of the freestanding sign and its distance from all property lines and utility easements in proximity.
• The dimensions and square footage of any freestanding sign that will remain on the premises.
 If the proposed sign is attached to a building or something on a building, submit:
• Drawings or photo renderings depicting the sign(s) on the building elevation(s).
• If the sign is permanent (>120 days), note the dimensions and square footage of any existing signs that will remain on the building(s).
 A Building Permit Application for installation of the sign(s).

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2-HOUR PARKING
WAY 1 TO SEPT 30





CITY OF CODY
WYOMING

Bernie Butler <bernieb@cityofcody.com>

sign

2 messages

Greg Pendley <greg@thecodycattlecompany.com>
To: bernieb@cityofcody.com

Fri, Jul 24, 2020 at 3:01 PM

Hi Bernie -
dimensions for our sign are 95.5" wide by 108" high. Pauls' should be the same or close.

Thanks, Greg Pendley

Bernie Butler <bernieb@cityofcody.com>
Draft To: [Greg Pendley <greg@thecodycattlecompany.com>](mailto:greg@thecodycattlecompany.com)

Fri, Jul 24, 2020 at 3:14 PM

Bernie Butler
Administrative Coordinator
City of Cody
307-527-3469
[Quoted text hidden]



COMMUNITY DEVELOPMENT DEPARTMENT
SIGN PLAN REVIEW APPLICATION

STAFF USE
File #: SGN2020-16
P&Z Invoice: SGN-0720-0003
Date Submitted: 7-28-20

Applicant's Name: PAUL BROCK Business Name: CODY FIREARMS EXPERIENCE
Applicant's Address: 142 W. YELLOWSTONE City: CODY State: WY Zip: 82414
Phone: 307-586-4287 Cell: 307-899-7719 Email: CODYFIREARMS@GMAIL.COM
Project Address: 1200 SHERIDAN AVE Cody, WY Zoning: _____
Property Owner's Name: KEITH + LISA SEIDEL Phone/Cell: 587-1201
Property Owner's Mailing Address: SAME City: _____ State: _____ Zip: _____
Sign Installer (Commercial signs require a licensed installer): _____

Types of Signs: Attached Wall Projecting Awning Banner (Temporary) Inflatable (Temporary)
 Freestanding Monument Electronic Message Board Temporary A-Frame
 Other (Marquee, Suspended, Bulletin, Billboard, Subdivision, etc.)—Please describe _____

Is the sign in the Downtown Sign District? (1/2 block each side of Sheridan Avenue, from 9th St. to 16th St.) No Yes
Will an existing sign be replaced by the proposed sign(s)? No Yes (If yes, note which sign in description below.)
Brief Description of Proposal: INSTALL 1/2 SIGN ON BUILDING-WHERE MONSTER LAKE WAS PREVIOUSLY.

Property Owner: *Lisa Seidel* 7-29-20 OR Letter of authorization from property owner
Signature Date

FEE SCHEDULE:
Each application for a sign review shall be accompanied by a review fee as set forth by Title 10 Chapter 15 of the city code.

- Off-Premise Temporary A-Frame Signs No Fee
- Sign Application Submitted with Commercial Site Development Application No Additional Fee*
- Attached wall, projecting, awning, inflatable, or freestanding sign on existing supports \$25.00*
- Freestanding sign requiring new base structure and electronic message boards \$50.00*

* A building permit fee, based on the valuation of the sign, is required in addition to the fee noted above. The building permit fee is calculated and collected when the permit is ready to be issued.

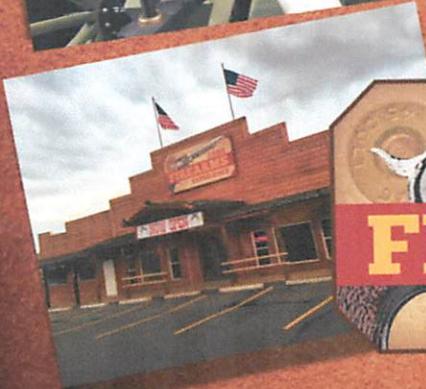
MATERIAL REQUIRED FOR SUBMITTAL & REVIEW

- Two* copies of a drawing or graphic rendering of the proposed sign(s) that indicate the sign content, design, colors, dimensions, area per sign face, materials, lighting and anchoring/mounting details. (* 12 copies if Planning and Zoning Board Review needed.)
- Identify any existing signs that will be removed or replaced by the proposed signs.
- If the proposed sign is under the general category of "freestanding" (not attached to a building), submit:
 - A site plan that identifies the location of the freestanding sign and its distance from all property lines and utility easements in proximity.
 - The dimensions and square footage of any freestanding sign that will remain on the premises.
- If the proposed sign is attached to a building or something on a building, submit:
 - Drawings or photo renderings depicting the sign(s) on the building elevation(s).
 - If the sign is permanent (>120 days), note the dimensions and square footage of any existing signs that will remain on the building(s).
- A Building Permit Application for installation of the sign(s).

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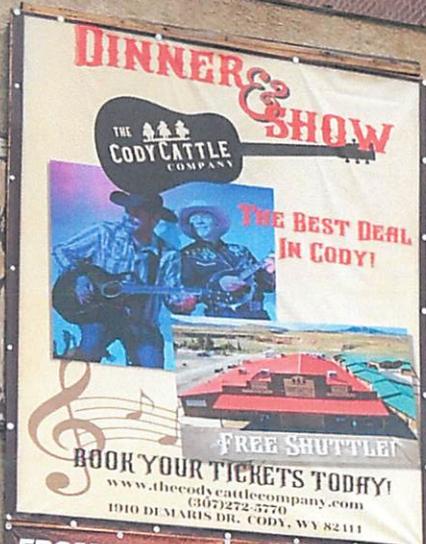
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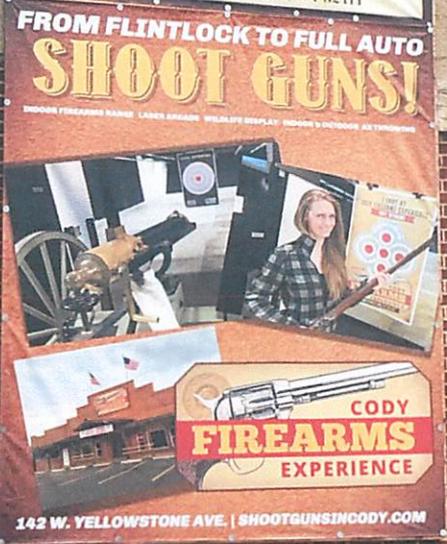
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MAY 1 TO SEPT 30



Billboard Lease Contract

Keith & Lisa Seidel (hereafter "Lessor") and Paul Brock of The Cody Firearms Experience (hereafter "Lessee") hereby enter into a lease agreement under the following terms:

Lessor shall convey to Lessee use of the existing billboard space at:

1200 Sheridan Ave. on Seidel's Saddlery building on the Southwest corner of the building

The Lessor agrees to lease the aforementioned premises to the Lessee for the sole purpose of erecting, displaying and maintaining a billboard. The Lessor retains the right to access, lease or build upon other portions of the property.

The term of this lease shall be from {07/01/2020} until {07/01/2021} at midnight on each date. The Lessee will retain a renewal option until {30} days before the termination date. At that time, the renewal option will be withdrawn.

The Lessee is obligated to pay Lessor a total of {\$2400} for the rights conveyed under this lease. The amount will be paid in {monthly installments in the amount of \$200 per month}. The checks shall be mailed to Seidel's Saddlery, 1200 Sheridan Ave., Cody, Wy 82414.

Lessee shall be responsible for maintaining the property in clean working order at Lessee's expense during the term of this lease.

The Lessee shall construct only {1/2} billboard, to be shared with Greg Pendley of The Cody Cattle Company (under separate lease). All construction, lighting and display materials shall be provided at the sole expense of the Lessee and shall remain the Lessee's sole property. Lessors require that artwork for the billboard be submitted for approval by email to lisa@seidelsaddlery.com prior to being installed on the building, for any objectional content.

The Lessee shall indemnify and hold harmless the Lessor in the event of any claims, damages, loss or expense that occurs during the rental term.

The Lessee shall not have the right to sublease the premises during the rental term. During that time, the Lessee shall maintain responsibility for all aforementioned obligations.

The Lessor shall have the right to terminate the lease with a {30} day notice under the following conditions:

- The Lessee violates any of the aforementioned conditions
- Any present or future laws prevent the display or maintenance of the billboard.

Upon expiration or termination of this lease, Lessee shall return the property to Lessor in substantially the same condition in which the property was received by Lessee.

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

MEETING DATE:	JULY 8, 2014	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	MONSTER LAKE OFF-PREMISE SIGN, DOWNTOWN ARCHITECTURAL DISTRICT REVIEW. SGN 2014-31	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Monster Lake Ranch has installed an 8-foot wide by 18'2" tall sign on the side of the Seidel's building at 1200 Sheridan Avenue. The sign is constructed of a vinyl banner/wrap and is mounted on the building using a 2x4 wood frame on the lower brick portion and direct fasteners on the upper portion. The applicant would like this to be a permanent sign, as opposed to a temporary sign which has a 120 day time limit.

The property is within the downtown architectural district and downtown sign district.

The proposal is depicted below:



REVIEW CRITERIA:

The property is within the Downtown Architectural District established by Section 9-2-2 of the Cody City Code. Pursuant to Subsection B of 9-2-2, within the downtown Architectural District, *"The planning, zoning and adjustment board shall examine and evaluate applications and plans involved in building and sign permits insofar as they pertain to the exterior of commercial buildings within the downtown district as herein*

described and shall make recommendations and suggestions to the applicants, property owners or occupants.

In addition, the sign must otherwise meet applicable requirements of the sign ordinance. Some interpretation is needed as to applicable standards.

STAFF COMMENTS:

As currently mounted, the sign is likely defined as a banner. Staff asks for the Board's determination as to whether the sign can be classified as a permanent sign and if so, under what conditions. If the sign is a temporary banner it is limited to 120 day display limit and a 32 square foot maximum size, unless a special exemption is obtained. Also, it must be clarified that the sign is not a billboard as billboards are not permitted in the downtown sign district. Applicable portions of the sign code are noted below.

Banner Definition: A strip of cloth, plastic or similar material with copy and/or graphics produced in a professional manner and intended to be hung or suspended without a rigid enclosing framework, and affixed to a building or railing which is located outdoors. Banners shall be displayed pursuant to section 10-15-9 of this chapter.

Banner Regulations:

5. Banners:

a. Periodic Display of Banners and Advertising Flags: Banners and advertising flags are permitted subject to these regulations:

(1) Banners must be displayed as a wall sign or attached to railings, and must be securely fastened so that it may not be blown down, in whole or in part. Any other location for display of a banner or advertising flag must be approved through the planning, zoning and adjustment board.

(2) Advertising flags must be securely fastened.

(3) Banners and advertising flags must be of professional quality construction and appearance pursuant to the definition in section 10-15-2 of this chapter.

(4) If the banner/advertising flag becomes damaged or detached, the banner or flag must be removed or repaired within forty eight (48) hours.

(5) Banners shall be subject to the time limits for temporary/seasonal signs described above. (Note: This reference refers to not being displayed for more than 120 consecutive days.)

Banner Size Limit:

32 square feet per banner in the downtown sign district.

Wall Sign Definition: An on premises sign affixed to or painted on the wall of any building and completely in contact with the building throughout its greatest dimension, which does not extend beyond the main wall of the building more than fifteen inches

(15") except in accordance with these regulations. A painted work of art or mural is not considered a wall sign. A window sign is considered a wall sign.

Wall Sign Size limit:

1.5 square feet per foot of street frontage. The property has 125 linear feet of street frontage which would allow 187.5 square feet of wall sign. The proposed sign is 145.33 square feet and there are no other wall signs on the building to count towards the total amount permitted. There are no time limits for wall signs in the downtown sign district.

Billboard Definition: *A board or panel used for the display of posters, printed or painted advertising matter, either illuminated or nonilluminated, which directs attention to goods, merchandise, entertainment or services offered elsewhere than the premises where the sign is located.*

General Standards pertaining to Off Premise Signs not constituting a Billboard.

3. Off Premises Signs:

a. Conformance: Any wall, projecting or freestanding sign allowed under this chapter may be used to advertise off premises businesses or products as a substitute for a sign on the same site where the business is located. Off premises sign plan review applications shall require written consent from the property owner(s) of the off premises site. Off premises signs must conform to the regulations that apply to the premises where the sign is located.

Other: Off-premise advertising along a state highway is also regulated by WYDOT. The WYDOT representative has indicated that while the sign is within their jurisdictional limits for signs, they will not require an off-premise (outdoor) advertising permit for this sign as it is not readily visible from the highway.

In practice, staff has permitted on-premise signs that are constructed of vinyl wrap (banner material) to be permitted under the provisions for normal wall signs when they are mounted on a plywood (or similar) backing. However, an off-premise sign mounted in that manner would have the appearance of a billboard under the sign code definition. Nevertheless, it could be differentiated from typical billboards if the permit is limited to the proposed sign, as opposed to the backing on which any future sign could be mounted.

If the board mounted vinyl wrap is sufficient to classify the sign not as a banner, but as a normal wall sign, the Board may approve it at this time, subject to adding the plywood backing. If that is not an acceptable alternative, I would suggest requiring a special exemption application to consider the size of the banner and extend the timeline beyond 120 days (likely seasonal limitations).

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign is professionally made and has a conservative color scheme.

ALTERNATIVES:

Approve the sign subject to conditions, require a special exemption application to modify the requirements for the banner, or deny the sign.

RECOMMENDATION:

See Staff Comments above.

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 8, 2014

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, July 8, 2014 at 12:00 PM

Present: Justin Lundvall, Chairperson; Vice-Chairperson Justin Ness; Robert Senitte; Buzzy Hassrick; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II, Lynn Stutzman, Administrative Assistant.

Absent: Brad Payne; Kim Borer; Mark Musser.

Chairperson Justin Lundvall called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Robert Senitte made a motion, seconded by Buzzy Hassrick, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Justin Ness, to approve the minutes for the June 24, 2014 meeting with changes. Vote on the motion was unanimous, motion carried.

Presentation of Communications:

Todd Stowell presented the amendment to the Preliminary Plat for Holm View No. 5.

Buzzy Hassrick made a motion, seconded by Justin Ness to recommend that the City Council authorize the preliminary plat amendment related to the modified utility plan for Holm View No. 5. Vote on the motion was unanimous, motion carried

Todd Stowell presented the Final Plat for Holm View No. 5, a 16-lot subdivision.

Roy Holm with Holm Blough and Company spoke on the water rights proposal for the Holm View No. 5 Subdivision, indicating his preference to retain the water rights and transfer them to other property they own down the hillside.

Justin Ness made a motion, seconded by Robert Senitte to recommend that the City Council approve the Final Plat for Holm View Addition No. 5, with the additional variance for the storm water inlet spacing, subject to the following conditions:

1. Compliance with City of Cody Code 11-3-3(B)(1)(a) and (b), including a legal agreement/contract between the property owner and surveyor to complete the water right transfer process with the State Engineer's office to transfer all surface water rights within the subdivision property (No. 5) to the City of Cody.
2. Provide the outside utility company approval signatures on the construction plan set, or supplemental approval letters with their signatures.
3. Modify Note 2 to restrict all lots except 8, 9, 15 and 16 to single family development, as specified in preliminary plat condition #8.
4. Payment of applicable utility fees is to occur prior to the mayor signing the final plat.

5. It is further recommended that prior to City Council action the Council should obtain legal direction from the City Attorney relating to whether the recapture agreement requires collection of payment from Holm View Addition, LC due to this subdivision.

No variance was granted for the irrigation water right requirement.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Downtown Sign Review for the Monster Lake sign at 1202 Sheridan Avenue.

Dave, a representative for Monster Lake answered questions from the board about the sign.

Buzzy Hassrick made a motion to deny the Monster Lake Sign on Sheridan Avenue. Motion failed due to a lack of a second.

Justin Ness made a motion, seconded by Robert Senitte to table the Monster Lake sign application and to have the applicant come back in front of the board within 30 days with staff or to remove the sign at the end of 30 days. Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: Todd Stowell presented to the board the approved signs for the Good 2 Go Store signs and electronic message board located at 221 Yellowstone Avenue, and the Cody Ace Hardware sign and electronic message board located at 2201 17th Street.

P&Z Board Matters: None

Council Update: None

Staff Items: None

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

There being no further business to come before the board, Chairperson Justin Lundvall adjourned the meeting at 1:04 PM.

Utana Dye
Certified Level II Engineering Tech. II

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 22, 2014

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, July 22, 2014 at 12:00 PM

Present: Justin Lundvall, Chairperson; Vice-Chairperson Justin Ness; Robert Senitte; Buzzy Hassrick; Brad Payne; Kim Borer; Scott Kolpitzke, City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II, Lynn Stutzman, Administrative Assistant.

Absent: Mark Musser

Chairperson Justin Lundvall called the meeting to order at 12:05 PM, followed by the pledge of allegiance.

Kim Borer made a motion, seconded by Buzzy Hassrick, to approve the agenda. Vote on the motion was unanimous, motion carried.

Justin Ness made a motion, seconded by Buzzy Hassrick, to approve the minutes for the July 8, 2014 meeting with the corrections noted. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the Downtown Sign Review for Sean DeNamur Designs at 1191 Sheridan Avenue. Kim Borer made a motion, seconded by Buzzy Hassrick to approve the two new signs subject to the existing sign being removed. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Fence Height Request for a 7 ½ foot tall entryway at 920 19th Street. Justin Ness made a motion, seconded by Buzzy Hassrick to approve the fence. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Franzen Minor Subdivision consisting of two-lots between Big Horn Avenue and Cougar Avenue, west of 33rd Street. The following conditions were recommended:

Recommended Conditions of Approval for the Franzen Minor Subdivision Preliminary Plat:

1. Remove the "Proposed 6 inch Treated Water Line" shown across Lot 2, or provide construction plans for the installation of the 6" water line. (Lot 1 has a tap to a treated water line next to Big Horn Avenue, so the proposed water line is likely unnecessary.)
2. Modify note 4 under "Irrigation System" to read as follows: "The specific use of Lot 1 and Lot 2 is currently unknown. Thus the irrigation pumping system for said lots is not designed at this time. However water will be supplied to both lots."
3. The raw water service line to Lot 1 cannot be in the City's 15' wide utility easement (other than crossing it). Provide an easement and relocate the raw water line into the new easement.
4. Modify the description of the 15-foot utility easement to not list raw water or treated water, based on the above.

Todd Stowell presented the Architectural and Landscaping Review for the Buffalo Bill Center of the West two storage buildings at 720 Sheridan Avenue. The recommendation is for the sheds to be authorized on the condition that the exterior walls of the sheds are painted to match the existing building, which is a beige/tan color. If roof color is also a concern, staff would recommend a brown color to match the fascia trim on the existing building.

Buzzy Hassrick made a motion to table due to the applicant not being present. Motion failed for lack of second.

Kim Borer made a motion, seconded by Justin Ness, to approve the two 8' x 10' storage buildings at the Buffalo Bill Center of the West, 720 Sheridan Avenue as long as the exterior walls are a beige color to coincide with the existing storage unit and the museum wall, and the roof color to match the brown trim color.

Buzzy Hassrick opposed the motion. Justin Ness, Justin Lundvall, Brad Payne, Kim Borer and Bob Senitte voted in favor of the motion. Motion carried.

OLD BUSINESS:

Justin Ness made motion to remove the Monster Lake Sign from the table, seconded by Robert Senitte. Vote on the motion was unanimous, motion carried.

Dave Bennell manager of Monster Lake spoke to the board members.

Justin Ness made a motion, seconded by Brad Payne, to approve the Monster Lake ranch sign subject to reinforcement design with staff's approval and guidance to ensure that it is a wall sign mounted in a way that is not a banner with condition that if sign changes the applicant is to come back to Planning and Zoning board for approval. Buzzy Hassrick and Kim Borer opposed the motion. Justin Ness, Justin Lundvall, Brad Payne, and Bob Senitte voted in favor of the motion. Motion carried.

Approved Signs by Staff: None

P&Z Board Matters: Justin Ness made a motion, seconded by Buzzy Hassrick, to request that City Council immediately look at and discuss activating an improvement district along Cougar Avenue at a minimum between Stone Street and Date Street. Vote on the motion was unanimous, motion carried.

Council Update: None.

Staff Items: The residential setback revisions were relatively minor as Planning and Zoning passed them onto City Council. At City Council there was an addition to the ordinance pertaining to situations with a separated sidewalk and a park strip. They thought in that situation it would be appropriate to allow a 15' front yard setback. The change was made to the Residential AA zone.

Robert Senitte made a motion, seconded by Brad Payne, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Justin Lundvall adjourned the meeting at 1:05 PM.

Lynn Stutzman
Administrative Assistant

City of Cody
Planning and Zoning

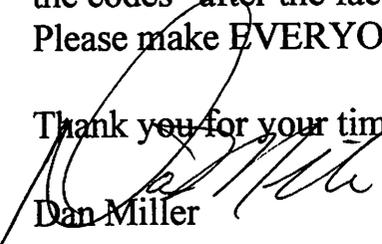
I am writing this correspondence concerning one of the items on the August 11, 2020 P&Z meeting.

This pertains to the signs (billboards) on the west side of Keith Seidels building in downtown Cody. When the issue came up with the signage in the exact location for Monster Lake a few years ago the issues were the same. No application was filed. City codes and ordinances were not followed and still the sign remained in place because according to the minutes "no one really complained". The fact that the rules and regulations weren't followed didn't seem to matter.

This time I am filing this formal complaint. I first contacted City Planner Todd Stowell and I am following up with the Board Members. No application was filed for this sign!! The size and location do not fall under the guidelines set forth in the City codes and ordinances. They are acting under the "don't ask for permission, ask for forgiveness after the fact" guidelines. I have been in business for 16 years in Cody. I am a believer in playing by the rules and a level playing field. When we moved our location in 2019 we did what the codes and ordinances called for. Filed an application, met with the City Planner and waited for your approval.

I'm asking that all businesses follow the same rules. Others have been made to follow the codes "after the fact" including Yellowstone Gifts and Rocky Mountain Sports. Please make EVERYONE follow the same rules.

Thank you for your time



Dan Miller

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

MEETING DATE:	AUGUST 11, 2020	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	CONCEPTUAL PLAN FOR THE PINTAIL 12-LOT SUBDIVISION SUB 2020-05	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

BACKGROUND:

William and Rita Overfield have submitted a conceptual plan for a 12-lot subdivision located on the east side of Pintail Street. The zoning of the property is High-density Residential (R-4) and each lot is proposed to contain a townhouse.



The conceptual plan review process is simply an opportunity for the applicant and their engineer to discuss the project with the Board, and to receive guidance before proceeding with the plat application and associated detailed plans. There are no variances, special exemptions, or formal approvals granted at this stage, although the likelihood of such may be part of the discussion.

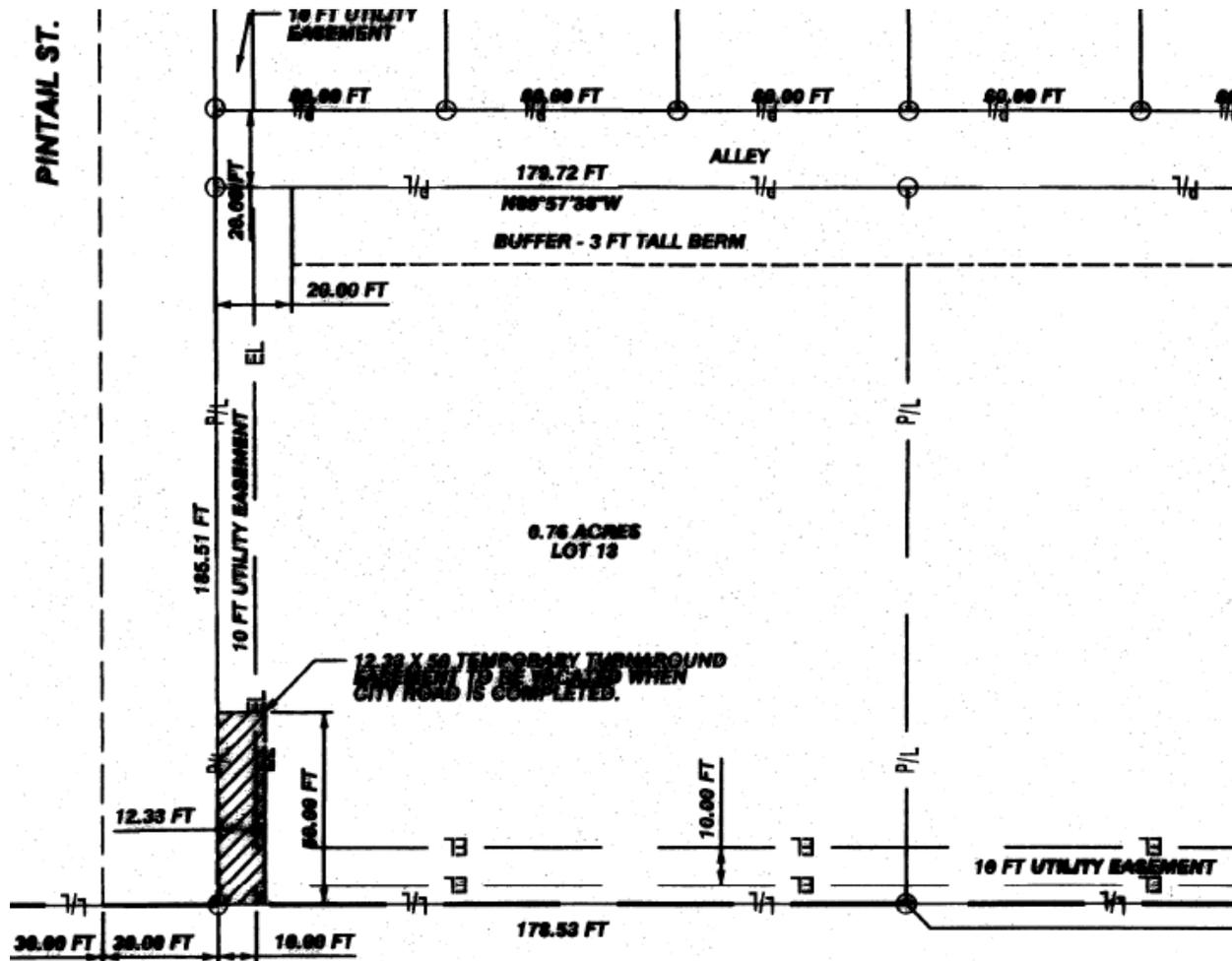
PROJECT DISCUSSION:

The layout of the 12-lot subdivision is depicted on the enclosed conceptual plan. The type of housing (townhouse) and density is within the allowable amount for the R-4 zone (12 units proposed—up to 18 allowed). Topics for discussion, as identified by staff, should include:

- 1) Existence of the 20-foot wide buffer and 3-foot tall berm along the north side of the property, per the underlying Greenwing plat (dashed line on plan). It was a voluntary offering by the original subdivision developer to ensure a buffer between commercial development on this property and residential development to the north. This property and the 3-story condo property to the east have since been rezoned to residential. Is the Board open to considering reducing, replacing, or eliminating the

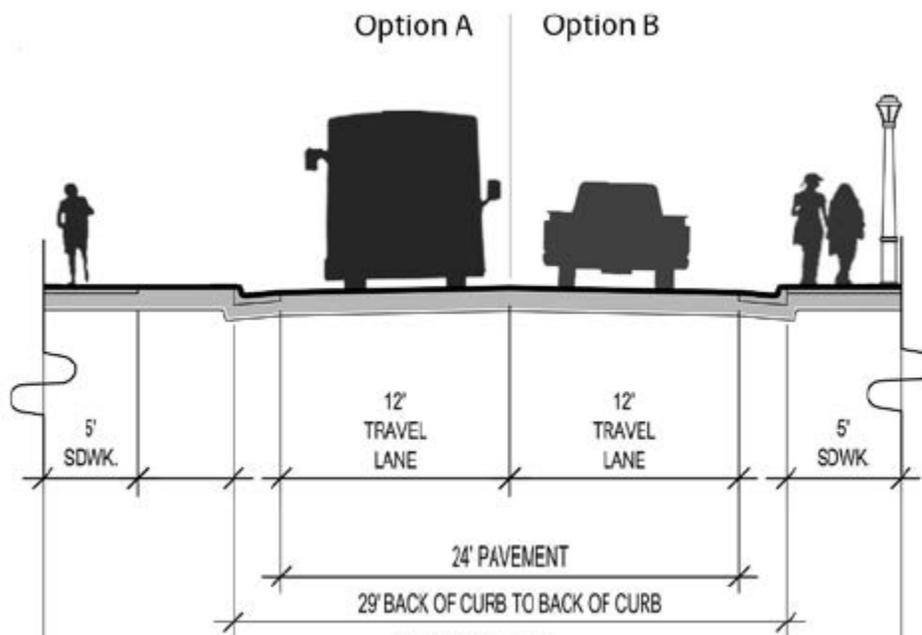
buffer/berm? The process would involve a plat amendment, with public notice and public hearing.

Staff is concerned that if the project proposes access to the north alley, as currently shown, that the neighbors will oppose the reduction/vacation of the buffer.



2) The west 12 feet of the south 50 feet of the property is identified as a “turnaround easement to be vacated when City road is completed”. The language is not clear if it is automatically vacated or requires further Council action. Also, what constitutes “completed”? And what is the City road referenced? It is assumed that the City road is the connection of Pintail Street to C Street. That route has been opened with a gravel road, but the road does not meet any City street standard, and therefore is not clearly “completed”. Regardless of whether it has been “completed” the Council could vacate the easement. What are the thoughts of the Board for eliminating the temporary turnaround easement?

3) The standard street profile for this development is shown below, with a 24-foot wide asphalt section.



If that full section is used, the desired 3-bedroom units will not fit on the remaining lot area. What are the reasonable alternatives for reducing the street profile? If there are none, a different floor plan will be needed.

If the Board is agreeable, planning staff would support reducing the asphalt width to 20 feet and reducing sidewalk with to 4 feet, while maintaining the rest of the street section per the adopted section. The 20-foot width, with the curb gutter and a 4-foot sidewalk, still provides the 24-foot backup area required under the parking code. The reduced width will help control vehicle speed psychologically.

Planning staff believes sidewalk should be installed per the standard street section, as this is a compact development, the planned units will likely have families with small children, and sidewalks provide pedestrian interconnection between units without having to use the street.

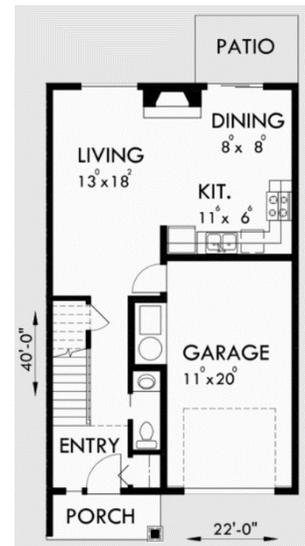
Both a reduction of the street profile and the reduction/vacation of the north buffer are needed for the desired townhouse units to fit.

4) Garbage collection is a concern with the current layout. If the City garbage trucks are going to enter the property, Public Works wants a turnaround, so that the truck can

exit at the same location it enters. The current connection to the alley puts the truck in the wrong direction of travel. Alternatively, garbage collection could occur on Pintail Street. Rollouts will likely be used (not dumpsters).

5) Minimum width of a fire lane is 20 feet. The connection to the alley, if allowed, would need to meet that standard, with appropriate turn radii. Also, what is that connection? An alley? A street? (relates to surfacing, etc.)

6) Parking. Each of the planned units have a one-car garage and a 20-foot long parking pad in front of it. This is enough to meet the minimum requirements of the parking code. The plans also have a concrete pad extending to the area in front of the porch, as if it were to be available for parking. Admittedly a motorcycle, mini, or smart car would fit in that area, but a mid-sized vehicle would not, without overhanging and blocking the sidewalk. The area is about 16 feet long, and depending on the floor elevation of the units and how the porch and steps are constructed, there could be a step at the front edge of the porch, which requires a 3-foot landing that conflicts with this planned "parking" space. The area is simply too short to qualify for parking. The parking ordinance requires all parking spaces that are constructed, whether the spaces are required or voluntary, to meet the dimensional requirements of the ordinance (20' long by 9' wide). To avoid vehicles from using this short space and blocking the sidewalk, planning staff believes it makes sense to restrict the approach width to the area needed for the access to the garage.



7) Overflow parking is not required, but is likely a good idea. "Where?" is the question. This is a small enough development that it would not be that far from any unit to a common parking area. One thing to consider with the idea of perpendicular parking off the public street, is whether there is a significant increase over just using on-street parking. The Pintail frontage would be able to provide five on-street parallel spaces. The common parking area will need more separation from the new street than shown (will lose north space), leaving about seven spaces that would be available, for a gain of two spaces.

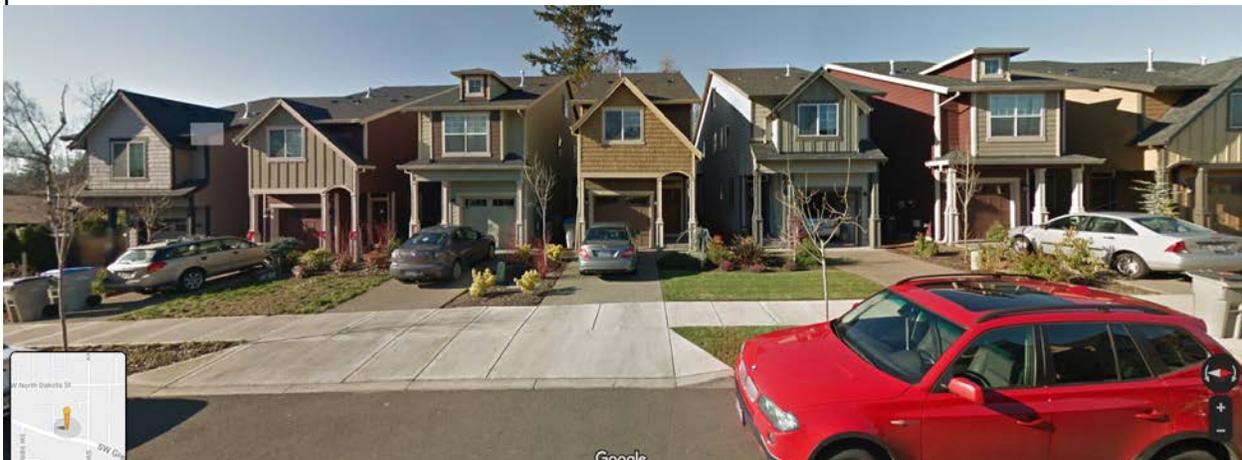
If a turnaround is provided, there may be options for parking off of it, or they may be able to find a way to use some of the drainage area for parking. Going down to 11 units would provide additional area that could be used for parking if desired, and it could be located towards the back of the development (area of Unit 6).

Related to the common parking area shown, the developer could approach City council about authorizing an encroachment permit to allow the parking spaces to start within the Pintail Street right-of-way, thus allowing more room for the rest of the development. If the parking spaces are in common area, planning staff would be comfortable interpreting that the end lot (Unit 7) is not a corner lot and need not maintain a 30-foot lot width, but could be reduced to the width of the unit.

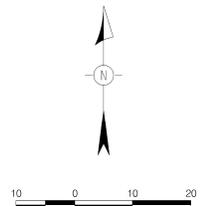
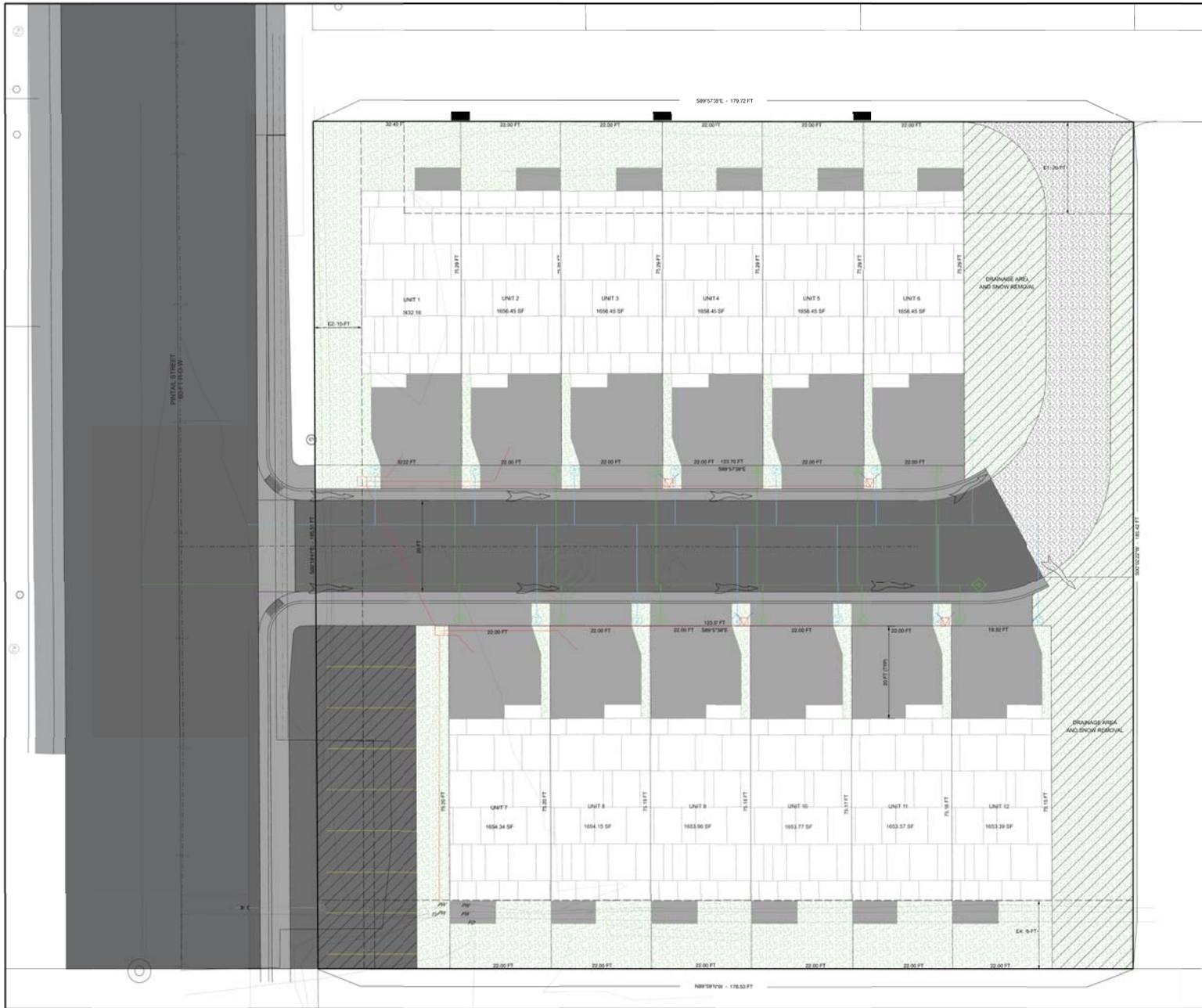
Drafting edits.

The sidewalks need to be continuous—not interrupted by landscaping and utility boxes. All utilities need to be stubbed out beyond the sidewalks (house side of sidewalk).

Visual provided for comparison—notice use of sidewalks, limited parking pads, utility boxes in landscaping, 2nd floor overhanging front of 1st, concrete landings in front of porches.



ATTACHMENT: Conceptual plan



- LEGEND**
- SUBDIVISION BOUNDARY
 - SUBDIVISION LOT LINE
 - - - ADJACENT BOUNDARIES
 - - - STREET CENTERLINE
 - - - EASEMENT BOUNDARY
 - DUMPSTER (PROPOSED)
 - DRAINAGE FLOW
- EXISTING UTILITIES**
- SANITARY SEWER LINE & SERVICE
 - TREATED WATER MAIN & SERVICE
 - GAS LINE & SERVICE
 - UNDERGROUND POWER & SERVICE
 - VALVE
 - FIRE HYDRANT
- PROPOSED UTILITIES**
- SANITARY SEWER MAIN & SERVICE
 - TREATED WATER SERVICE
 - GAS SERVICE
 - UNDERGROUND POWER LATERAL AND SERVICE
 - SECONDARY PEDESTAL
 - PROPOSED CURB STOP
 - PROPOSED FIRE HYDRANT
 - PROPOSED MANHOLE
 - POWER TRANSFORMER
- HATCHING**
- LANDSCAPE
 - PAVED ROAD
 - RESIDENTIAL UNIT (22 FT X 40 FT) W/ SINGLE CAR GARAGE
 - CONCRETE SIDEWALK & CURB & GUTTER
 - CRUSHED BASE
 - COMMON AREA

LANDSCAPE PLAN

PINTAIL MAJOR SUBDIVISION

A DIVISION OF LOT 13 OF THE AMENDED GREENWING SUBDIVISION
 WITHIN TRACT 40, RESURVEY T.53N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING

DEVELOPER / OWNER:
 WILLIAM & RITA OVERFIELD
 P.O. BOX 313
 CODY, WY 82414
 DOC# 2020-298



August 6, 2020 PROJECT # 20-018 FIELD SURVEY FEBRUARY 2020
 DRAWN BY: TS 20-016 Landscape Plan (03M) BY: SP FIELD BOOK: 11-12

E3: 12.33 FT - 37.00 FT