

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY OCTOBER 12, 2021
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 for the October 12, 2021 meeting
5. Approval of Minutes from the September 28, 2021 regular meeting
6. New Business:
 - A. Site Plan Review for Pollen Landscapes retail nursery and garden center at 601 Stone Street.
 - B. Final Plat of the Bromley Minor Subdivision, for property at 1719 29th Street.
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 September 28, 2021

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the City Hall Council Chambers on Tuesday, September 28, 2021 at 12:00 pm.

Present: Richard Jones; Scott Richard; Carson Rowley; Cayde O'Brien; Sandi Fisher; Karinthia Herweyer; City Attorney Scott Kolpitcke; City Planner Todd Stowell; Council Liaison Andy Quick; Administrative Coordinator Bernie Butler.

Absent: Rodney Laib

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

Sandi Fisher made a motion, seconded by Scott Richard, to approve the agenda the September 28, 2021 meeting. Vote on the motion was unanimous, motion passed.

Cayde O'Brien made a motion, seconded by Scott Richard to approve the minutes from the August 24, 2021 meeting. Vote on the motion was unanimous, motion passed.

A Public Hearing opened at 12:03 for a Special Exemption request to reduce the setback requirement for a carport on the east side of 1732 Alger Avenue. Staff gave a brief overview of the request.

The hearing was closed at 12:05 pm.

Todd Stowell reviewed the Special Exemption request to reduce the side setback requirement to zero on the east property line, to allow a 48' long by 11' wide carport to be located on the side property line.

Staff reviewed the criteria for special exemptions and setback requirements.

Applicant Scott Emmerich had already constructed the carport and it cannot be structurally modified to meet the setback requirement without being completely removed and rebuilt. The special exemption is necessary if the structure is to remain where it is.

Eighteen neighboring property owners were notified of the proposal. Three responses were received, with two "no objections" and one "objection". One "no objection" requested a gutter and downspout to collect roof runoff and keep it off of their property. It was requested by the neighbor that would be affected by the runoff. Due to the slope of the applicant's property toward the neighbor, it will be necessary to install an infiltration system, or cut in a swale to control the water from running onto the neighbor's property.

The Board asked Mr. Emmerich questions about his project. He explained some details of the carport and stated he did not know a special exemption and building permit were needed.

Scott Richard made a motion, seconded by Sandi Fisher, to approve the setback reduction to zero feet from the east property line for the 48' long by 11' carport, with findings 1-4 and conditions 1 and 2 in the staff report. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed a fence-height-waiver request for a 6-foot-tall privacy fence in the front yard at 1404 Alger Avenue.

Applicant Chrissy Williams, with permission of the owner Wray Jenson, would like to replace the front yard trees and shrubs with the fence. There is a 3-foot retaining wall along the sidewalk. The applicant would like to place the 6-foot cedar fence just behind the top of the retaining wall. That would result in the fence being 9 feet above the sidewalk, and a foot or two from the edge of the sidewalk. The City's fence requirements limit the height of solid fences in the front yard to 3 feet, or 4 feet if at least 40% open.

The front yard setback for this property is 15 feet in depth. Staff is recommending the fence be setback further from the sidewalk to reduce the shadow effect from the fence and icing of the sidewalk during the winter months. The recommended setback would be a minimum of 6 feet from the property line.

The Board questioned the compatibility with the neighborhood. Alger Avenue has one other 6' fence in the front of the house, and that fence meets the 15-foot front yard setback requirement, so no waiver was needed. The neighboring property owners to the west, east, and north of the property did not object to the proposed fence.

Tenants Chrissy and Jake Williams spoke about the project and answered questions from the Board. The Board asked the applicants if they would consider reducing the height of the fence to 5 feet, with the recommended minimum 6-foot setback from the property line. They were agreeable to the request.

Karinthia Herweyer made a motion, seconded by Scott Richard, to approve the fence-height-waiver for a 5-foot-tall privacy fence to be located no closer than six feet from the front property line at 1404 Alger Avenue. Board members Karinthia Herweyer, Cayde O'Brien, Sandi Fisher, and Scott Richard voted in favor of the motion. Carson Rowley and Richard Jones voted against the motion. With the majority of the Board voting yes, motion passed.

Sandi Fisher made a motion, seconded by Cayde O'Brien, to adjourn the meeting. Vote on the motion was unanimous. Meeting was adjourned at 1:02 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator

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

MEETING DATE:	OCTOBER 12, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: POLLEN LANDSCAPES RETAIL LANDSCAPE AND GARDEN CENTER. SPR 2021-26	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Kendra Morris of Pollen Landscapes has submitted a site plan application to develop a retail nursery and garden center at 601 Stone Street. The proposal includes a 30' wide by 104' long retail building/greenhouse, with the front 32 feet of the building used for retail sales and the balance of the building for a greenhouse. In addition, there would be a stand-alone 30' by 32' "perennial" greenhouse, and a 14' by 26' lean-to greenhouse off the south side of the retail building. The balance of the property would be for parking and outdoor nursery display. The "future developed area" is not being reviewed at this time. The site plan and grading 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 subject property is located in the Open Business/Light Industrial (D-3) zoning district, which allows retail buildings and landscape contractor yards.

Architecture:

The primary building would be composed of the greenhouse style shown below, with the front 32' of the building being sided and constructed in a manner similar to the red building below—same colors and same porch style, just the roofline would be different. The applicant is working on a sketch or other sample photos for the meeting to better demonstrate the architecture.

The inclusion of a front porch with timber posts, the addition of the wainscot, and a pitched roof with overhanging eaves all enhance the retail building. The style seems appropriate for a landscaping business. Other buildings along Stone Street are shown below.



Other Stone Street buildings:



Landscaping:

The landscaping plan is attached. It includes shrubs/flowers in a bed that extends along the front of the store and over to the parking area, and trees along the street frontage. The storage of outdoor stock will also provide seasonal landscaping.

The applicant is a professional landscaper and she intends to landscape the property in a manner that reflects the business and her trade. Not all features may be installed by opening day, but her intent is that the landscaping details will become more extensive over time.

The landscaping plan does need modified to move the trees along the frontage to outside of the 10-foot utility easement (trunks and root balls). The three trees on the north end can be planted in the detention basin, so long as the minimum capacity of the basin is maintained. Alternatively, the basin can be shifted west.

The watering method for the landscaping is not identified, but some form of irrigation will be provided.

Fencing:

The site plan shows the location of a proposed fence. The fence is primarily to protect the nursery from deer and would be six feet tall. The style is described as wood posts with welded wire, topped by a single rail for those portions of the fence along the sides and back of the property. Along the front of the property a second rail would be added. Staff found these photos on the internet as a representation of what is anticipated. The applicant can provide details at the meeting.



Due to the underground utilities along the front of the property, the fence will need to consider required separation from the utilities, while remaining within the property. The property boundary is about two feet behind the sidewalk. It looks like placing the fence typically three feet behind the sidewalk is the best location to avoid utilities. A minimum 10' by 10' area in the northeast corner will not be fenced in order to provide clearances around utilities in that area. In addition, the fence location should not interfere with the operation of the fire hydrant—the fire code requires 3 feet of clearance. The fire hydrant location, combined with the existing utilities cutting close to

the property corner at that same jog may mean shifting that jog in the fence a few feet to the south.

Access/Parking:

The proposed access point is acceptable to Public Works. Five parking spaces, one of which is a concrete ADA handicap parking space, are proposed. Based on the applicant's experience at her current location (garden area at Triple L Sales), five customer parking spaces is expected to be sufficient for all but the busiest times. Three on-street parking spaces are available along the property frontage for "overflow" at peak times. Employee parking for two vehicles is planned to occur to the west of the stand-alone greenhouse.

The surfacing of the parking lot is shown as gravel, of the type required (crushed base). Parking blocks and ADA signage are shown as required, and all dimensional requirements for the parking lot are met.

Exterior Lighting

Exterior lighting is proposed in the form of can lights in the soffit of the front porch and the soffits at the ends of the building. As the soffit lights at the ends of the building would be tilted, the bulbs should either be recessed into the cans sufficient that bulb glare does not occur, unless they are relatively low intensity (65 watt incandescent equivalent or less) and have a frosted cover. (Other options likely exist.) It is not known if part or all of the lights would be left on after hours. A timer to control hours of operation may be desirable.

Neighborhood Compatibility, Setbacks and Buffers

The south 65.8 feet of the back of the property borders a residential zone. As such, a 6-foot privacy fence and 15-foot landscape buffer is required in that area. For the privacy fence, the applicant proposes a solid, sun-resistant fabric over the wire fencing. The 15-foot landscape buffer is labeled as snow storage. If it is planted in dryland grass, it would meet the requirement and still be able to serve for snow storage.

Although not a requirement, it is noted that the project could benefit from vehicle access between the south portion of the site and the "Future developed area" to the north. As drawn, there is no vehicle access to the north area. Shortening the main greenhouse a few feet would allow vehicles (e.g. skid steer) to access that north area. Something for the applicant to consider.

Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and meets minimum requirements. In brief, it includes a swale along the north end of the property to capture stormwater runoff and direct it to the detention basin shown.

That being said, if it were my project, I would elevate the retail building at least another six inches. Two reasons. It would provide better drainage away from the building (currently, there is almost no slope away from the south side of the building) and the northeast corner of the property corresponds to the low spot in Stone Street--if there were ever a major storm event, the water in Stone Street could pond and be subject to wave action as vehicles passed through the low-lying area. The wave action is the concern. The higher floor elevation would still allow ADA slopes to be met on the entry sidewalk—all benefits with apparently no drawbacks.

Snow Storage

The snow storage area is shown in the southwest corner of the property.

Utility Services

The connections for sewer, water, and power are shown appropriately on the site plan. For the water connection, there will need to be a tap made to the existing 4" line that is stubbed into the property. Coordinate with Public Works. Applicable utility fees will need to be paid with the building permit.

Signs

No signs are proposed at this time. A separate sign application will be needed when they are proposed.

Hydrant

The fire hydrant is at the front of this property (at the jog).

Garbage

Garbage collection will be through a typical rollout can or two. For brush, dead plants, and similar compostable waste they plan to use a private service.

ATTACHMENTS:

Application materials—site plan, elevation drawings.

ALTERNATIVES:

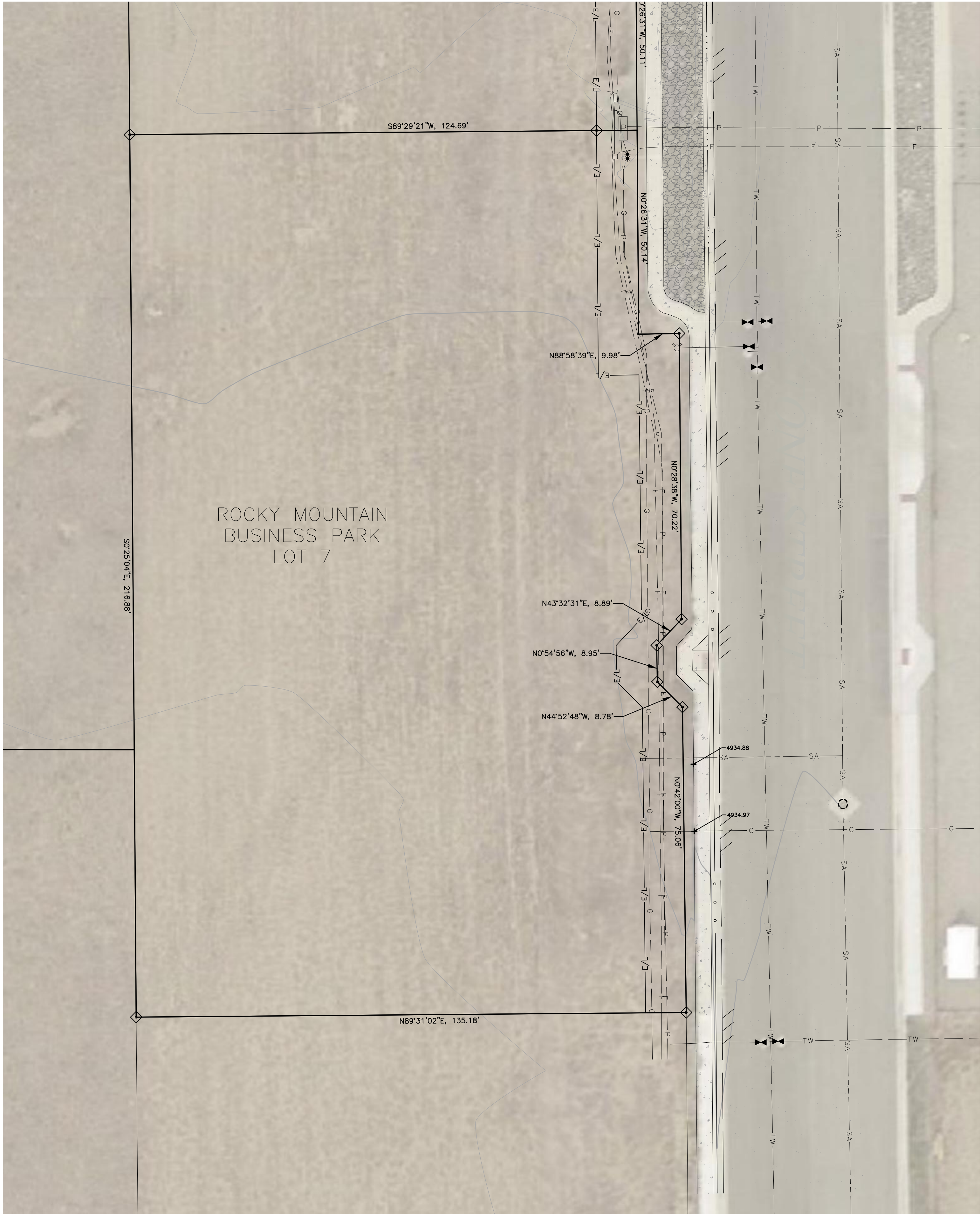
Approve or deny the site plan with or without changes.

RECOMMENDATION:

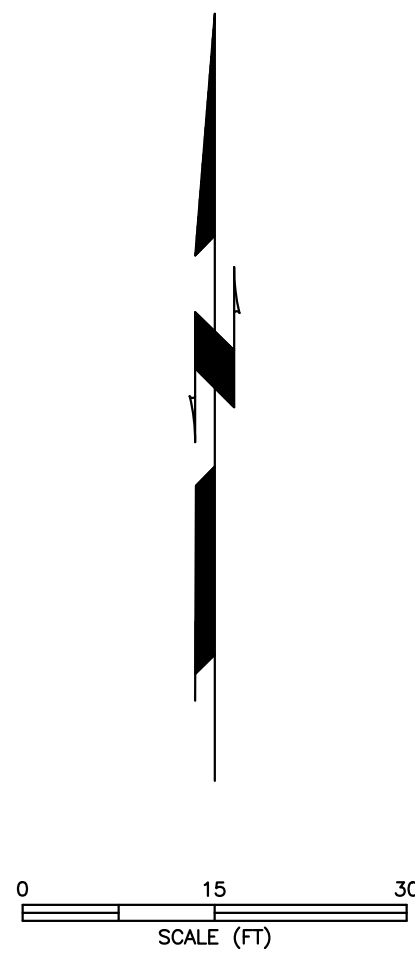
It is recommended that the Planning and Zoning Board approve the proposal, subject to the following conditions.

1. Modify the tree locations so that no trees are planted in the utility easement.
2. The fence may be within the utility easement subject to the following:
The front fence shall typically be installed three feet behind the sidewalk, except no fencing shall be within the north 10 feet of the utility easement and at least three feet of clearance must be provided around the fire hydrant.

3. Minimize glare from the soffit lights at the end of the retail building by using recessed bulbs, or shields, or using low-intensity frosted bulbs, or other method to minimize glare. Any other exterior lighting that may be added in the future shall be full cutoff in style and not have a higher color temperature rating than 4,000 Kelvin
4. Pay the applicable connection utility fees with the building permit fees. Coordinate installation with Public Works. As shown, all utility services are to be installed to run directly across the utility easement before running north or south to the building.
5. To meet the residential fencing/buffer requirement, provide the 6-foot privacy fence along at least the south 65.8 feet of the west property line and plant dryland grass or other landscaping in the 15-foot buffer area (snow storage area).
6. Upon completion, the storm water facilities must be inspected and certified by the applicant's engineer that they were completed according to the approved plans or equivalent, prior to building occupancy.
7. The project must otherwise comply with the project description, as described in the application and at the Planning and Zoning Board meeting. A building permit must be obtained within three years or this authorization will expire.
8. (Any architectural or other items?)



- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - SUBJECT PROPERTY LINE
 - OVERHEAD ELECTRICAL LINE
 - BURIED TELEPHONE LINE
 - BURIED POWER
 - BURIED TREATED WATER LINE
 - BURIED SANITARY SEWER LINE
 - BURIED GAS LINE
 - BURIED FIBER OPTIC
 - EDGE OF ASPHALT SURFACE
 - CURB/GUTTER & SIDEWALK
 - FENCE
 - ASPHALT
 - DIRT ROAD/GRAVEL
 - RIVER ROCK
 - EXISTING EASEMENT LINE
 - CONCRETE
 - LANDSCAPE
 - MAJOR & MINOR CONTOUR LINES
 - EXISTING SPOT ELEVATION
 - PEDESTAL TRANSFORMER
 - LIGHT POLE
 - DIRECTIONAL FLOW
 - POWER POLE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - FIBER OPTIC VAULT
 - POWER TRANSFORMER
 - MAG NAIL
 - EXISTING TREE
 - BRASS CAP



DATE	DRAWING LOG	BY	CHECKED	APPROVED
01/30/2020	ORIGINAL DRAWING	LPU	IKSM	IKSM

DRAWN BY: LPU
JOB NO. 2020
FIELD BOOK NO. 561
DRAWING NO. SITE

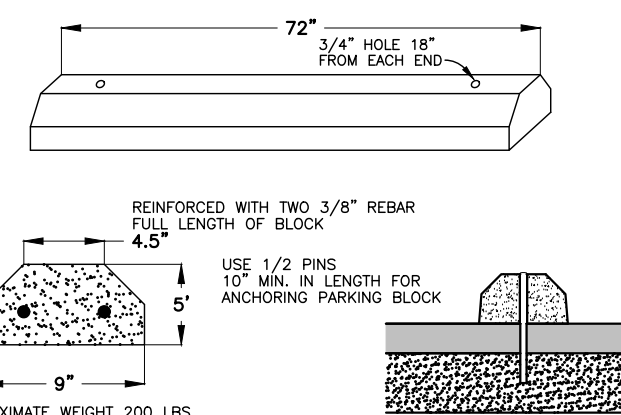
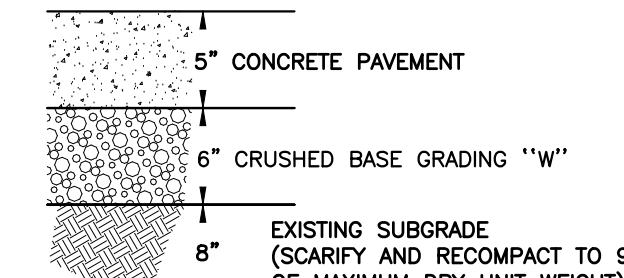
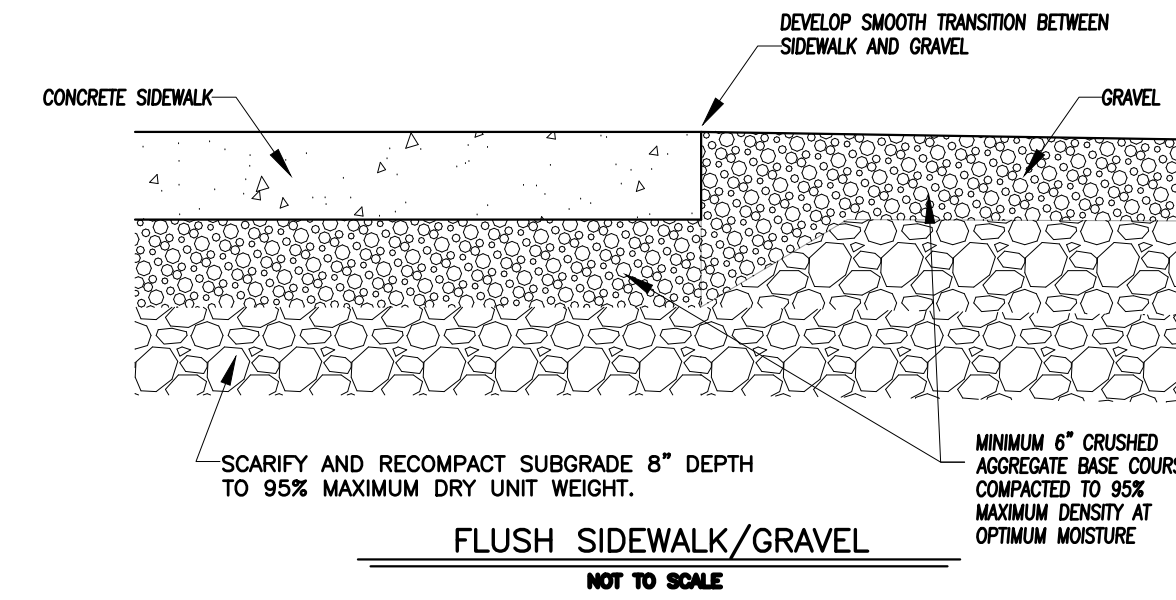
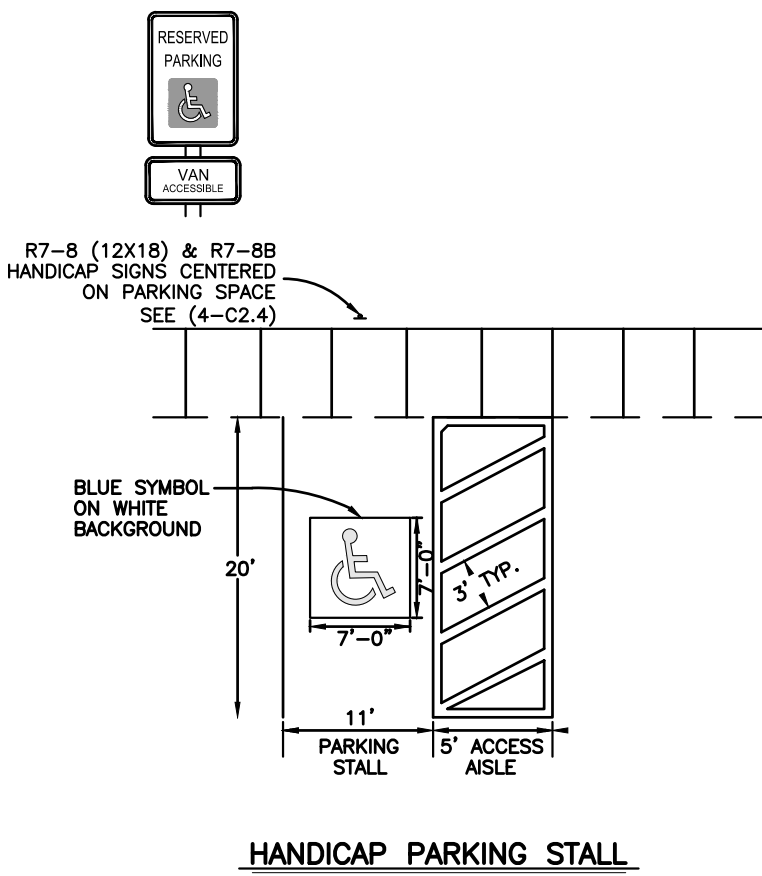
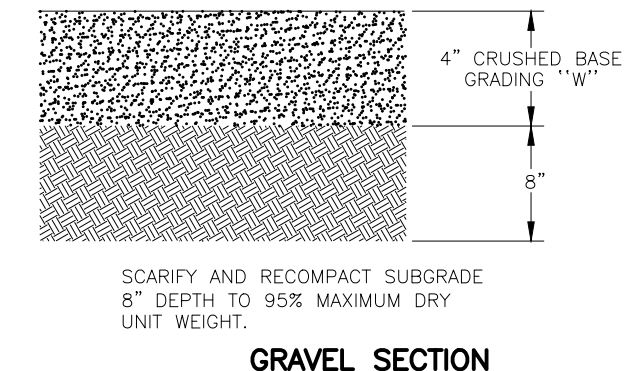
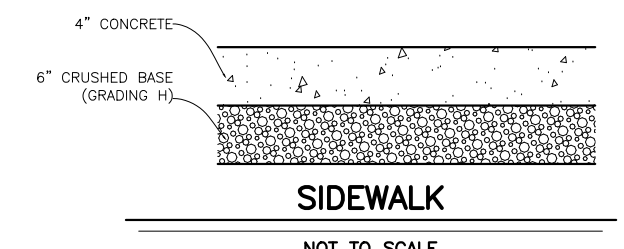
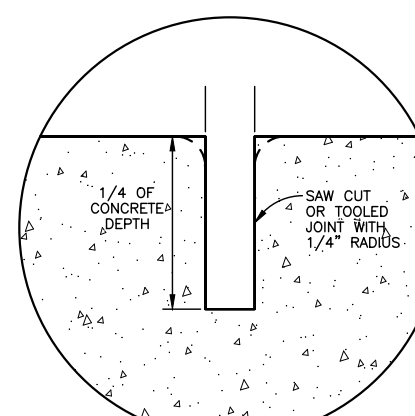
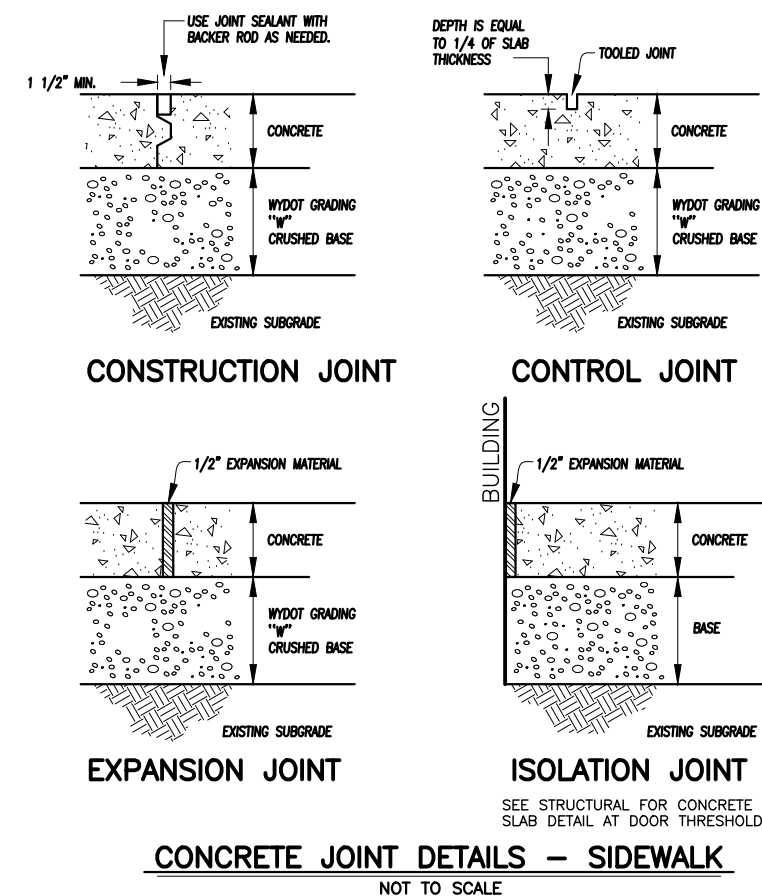
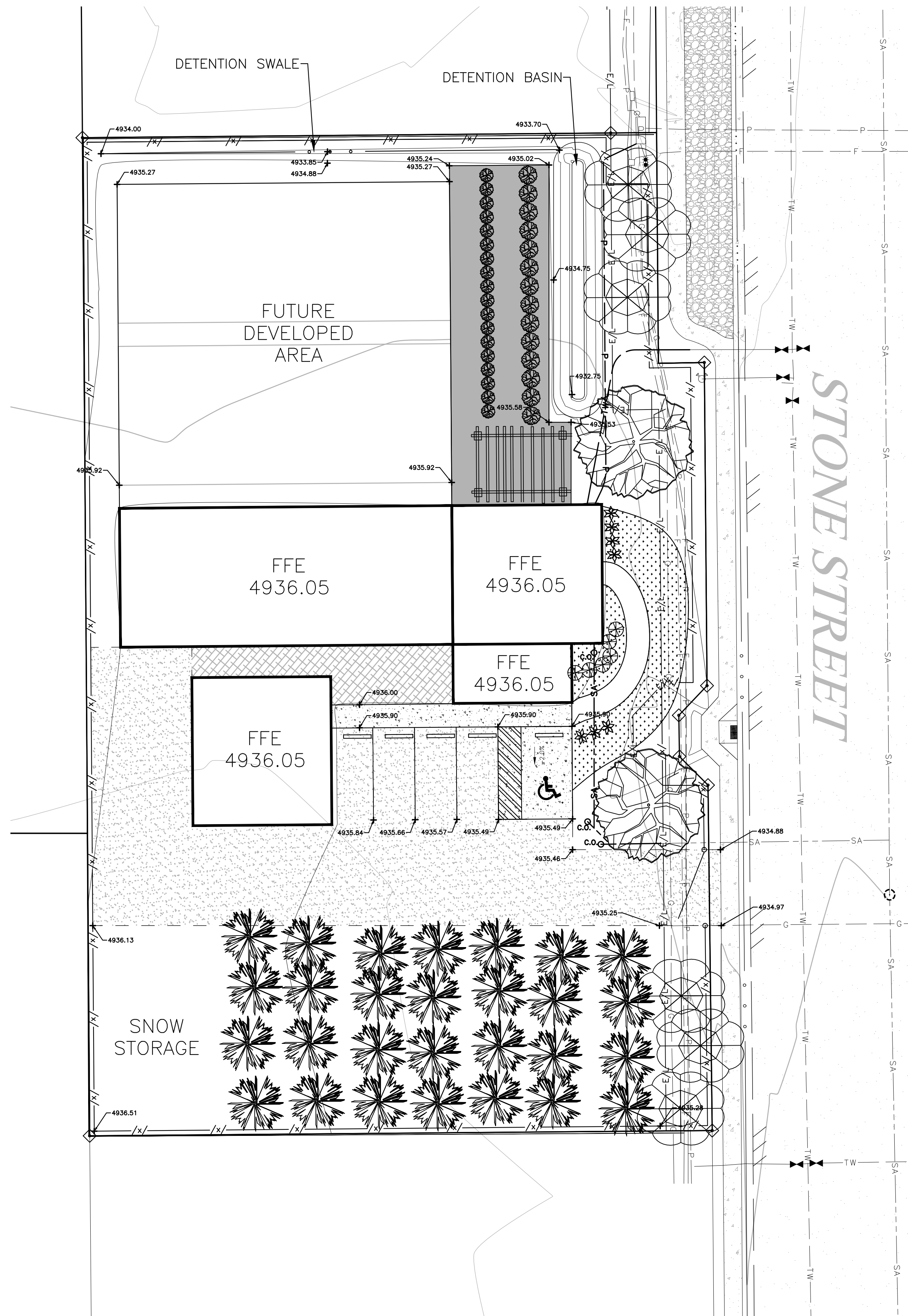


ENGINEERING ASSOCIATES — CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER: ???

PROJECT: ROCKY MOUNTAIN GRANITE
TITLE: EXISTING SITE PLAN

C1.0

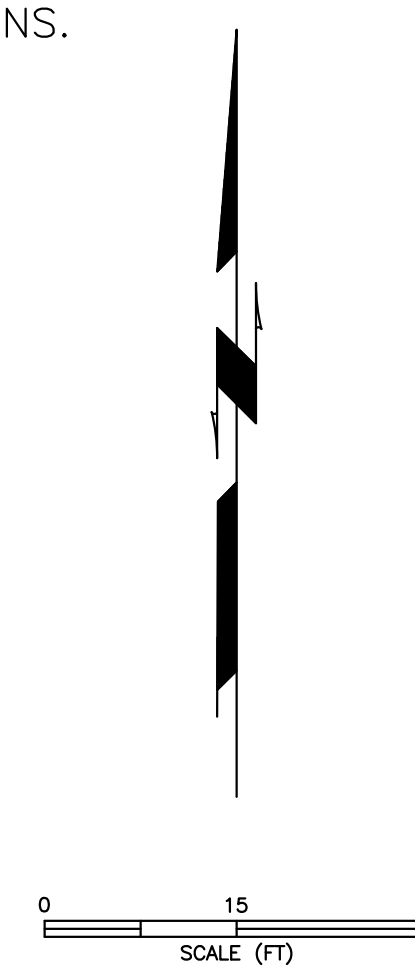
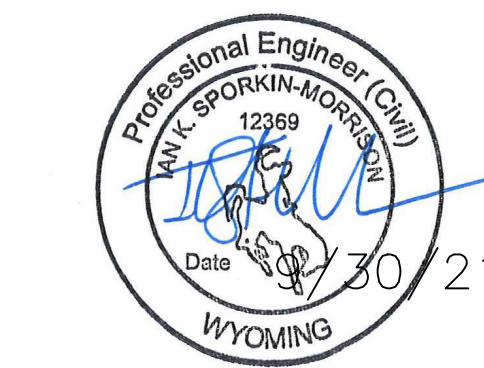


- LEGEND**
- FOUND 2" ALUMINUM CAP MONUMENT.
 - SUBJECT PROPERTY LINE.
 - ASPHALT
 - BURIED POWER
 - BURIED TREATED WATER LINE.
 - BURIED SANITARY SEWER LINE.
 - BURIED GAS LINE.
 - BURIED FIBER OPTIC
 - CURB/GUTTER & SIDEWALK.
 - EASEMENT LINE
 - EDGE OF ASPHALT SURFACE.
 - EXISTING RIVER ROCK
 - PROPOSED FLOWLINE
 - PROPOSED GRAVEL
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPING
 - PROPOSED ASPHALT MILLINGS
 - PROPOSED FENCE
 - MAJOR & MINOR CONTOUR LINES.
 - PEDESTAL; TRANSFORMER.
 - DIRECTIONAL FLOW.
 - LIGHT POLE
 - UTILITY PIPE LINE VALVES.
 - EX. SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - POWER TRANSFORMER

PARKING:
4 - 9' X 20' SPACES
1 - 16' X 20' HANDICAP SPACE
5 - TOTAL SPACES

NOTE:
FENCE LOCATION SHOWN IS APPROXIMATE. UTILITY LOCATES
WILL BE NECESSARY BEFORE CONSTRUCTION OF FENCE TO
DETERMINE FINAL LOCATION.

NOTE:
ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE TO
CITY OF CODY STANDARDS AND WYOMING PUBLIC WORKS
STANDARD SPECIFICATIONS.



DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: LTM
					JOB NO. 21026.00
					FIELD BOOK NO. 565
					DRAWING NO. SITE
06/11/21	ORIGINAL DRAWING	LTM	IKSM	CAS	

ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
ROCKY MOUNTAIN GRANITE

PROJECT:
ROCKY MOUNTAIN GRANITE
TITLE:
PROPOSED SITE PLAN

C2.0

216' 0.06"

EMPLOYEE PARKING

SNOW REMOVAL AREA

PERENNIAL GREENHOUSE

POSSIBLE FUTURE EXPANSION
OF GUTTER CONNECT GREENHOUSE

124' 2.94"

PARKING

SIDEWALK

GREENHOUSE
30' X 72'

LEAN
TO
GREENHOUSE

SHADE AWNING

PERENNIALS AND SMALL SHRUBS

ADA
PARKING

STORE
30' X 32'

SEWER

WATER

POWER

FENCE

GATE

STONE STREET

Revision #:

Date: 9/21/2021

Scale:

1/16" = 1'

Landscape Plan: 1

Pollen Garden Center



Landscape Design by: Kendra Morris



CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	OCTOBER 12, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT FOR THE BROMLEY MINOR SUBDIVISION—A 4-LOT SUBDIVISION. SUB 2021-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Michael and Linda Bromley of Block One, LLC have submitted the final plat application for their 4-lot subdivision. The property is 0.64 acres and located at 1719 29th Street, in a residential R-3 zoning district. The property currently contains a single residence and two sheds. An updated preliminary plat, which includes the proposed utility layout is attached, as well as the final plat.

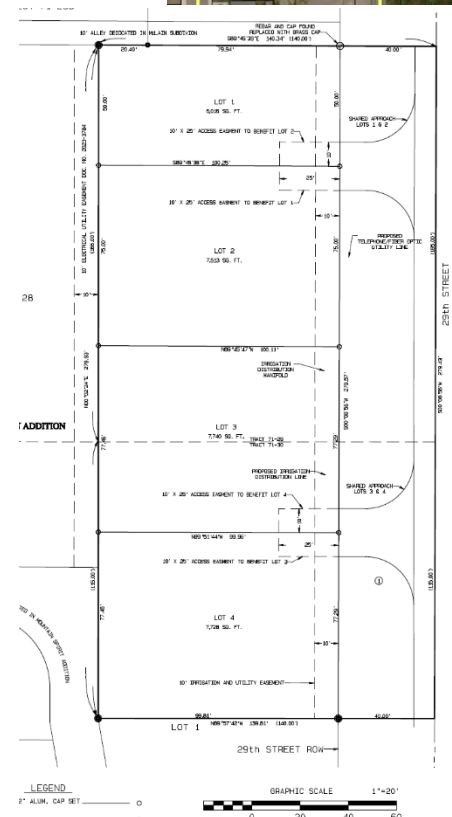


SUBDIVISION REGULATIONS

The subdivision ordinance requirements were reviewed with the preliminary plat approval. A variance to the alley requirement was granted and the preliminary plat was approved subject to the following conditions. The status of each condition is noted.

Status of Preliminary Plat Conditions:

1. Coordinate with the City regarding the electrical service route and provide easements as needed.
Status: Met. Habitat for Humanity granted an electrical easement on their property to allow underground power to be run along the west side of the proposed subdivision.
2. Modify the utility plan to minimize the number of street crossings, and add the plans from the 3rd party utility providers (cable, phone, telecommunications, and natural gas) to the utility plan. Submit the final utility layout with the final plat.
Status: Met. See the utility plan on the updated preliminary plat. However, it is not clear that the cable and telecommunication lines will be run in the same trench as power, along the west boundary of



the subdivision. Further coordination with these utility providers is occurring to confirm that this will be the case.

3. Remove the existing circular driveway approaches to 29th Street prior to development of Lot 3.

Status: Required prior to development of Lot 3.

4. Provide shared access easements at the common east corners of Lots 1 and 2 and of Lots 3 and 4. The easements must be at least 20 feet wide and 25 feet long.

Status: Met. Easements are shown on the final plat.

5. Coordinate with the electric division to remove the City yard light and associated power cable at the time of final plat review.

Status: Pending. It will occur at the time of installation of the buried power.

6. Either install an 8-foot-wide asphalt pathway along the property frontage to Public Works specifications, or contribute \$11,200 to the City towards installation of such a pathway.

Status: Pending. The applicant intends to make the payment, so that the pathway along this subdivision frontage is constructed by the City in conjunction with the adjoining City pathway project, anticipated to be constructed next summer.

Payment is required prior to the mayor signing the final plat.

7. All work within the 29th Street right-of-way requires a street encroachment permit from Public Works, prior to excavation or construction.

Status: Required prior to excavation or construction.

8. Contact Cody Canal and the McMillan Irrigation Company for approval of the irrigation distribution plan.

Status: The applicant is still working out the details of the plan. The concept involves utilizing a crossing under 29th that feeds a distribution box or pump, which then is run to each lot. It is also noted that a maintenance agreement is necessary for the shared piping and pump system. As the plan is not overly complex, it is proposed that the Planning and Zoning Board continue with processing the subdivision while the irrigation plans are worked out, but that the City Council not act on the final plat until the plans are finalized and the maintenance agreement provided.

9. On the final plat, include dedication of the 29th Street right-of-way to the City.

Status: Met—Included in the Certificate of Dedication and on plat map.

10. Provide the final plat documents in accordance with the subdivision ordinance requirements.

Status: As noted above, the following items are needed.

- a. *Provide verification from Spectrum, TCT and CenturyLink that they will go in the electric trench along the west side of the subdivision.*
- b. *Provide verification from the McMillin Irrigation District, and Cody Canal if applicable, that they have approved the irrigation distribution plan.*
- c. *Provide a maintenance agreement for the shared irrigation facilities.*

Other:

1. Applicable water tap fees and the estimate for the electrical materials have been paid.
2. The final plat has a few typos and extra labels/language that need deleted.
3. The preliminary plat process did not clearly address the timing of removing the utility lines that currently cross Lot 1 and serve the house on Lot 2. The plan is to remove those lines, so that associated easements do not need to be established for them, which easements would severely restrict the buildable area on Lot 1. Each of these existing utility lines need to be removed prior to the final plat being recorded. They will be replaced with services from the new line along the west side of the property. Therefore, new electric, cable and telecommunication lines need to be installed along the west side of the property and connected to the house on Lot 2, and the existing power, cable and telecommunication lines crossing Lot 1 need to be removed prior to the final plat being recorded.

POTENTIAL MOTION:

Recommend approval of the Bromley Minor Subdivision final plat, subject to the following conditions:

1. Prior to consideration of the final plat by City Council, provide verification from Spectrum, TCT, and CenturyLink that they will go in the electric trench along the west side of the subdivision for any service to this development, or another acceptable underground route.
2. Prior to consideration of the final plat by City Council, provide verification from the McMillin Irrigation District, and Cody Canal if applicable, that they have approved the irrigation distribution plan.
3. Prior to the mayor signing the plat:
 - a. The irrigation distribution plans must be approved by Public Works for the portion within the 29th Street right-of-way and by McMillin Irrigation for the entire distribution system.
 - b. Provide documents to establish a maintenance agreement for the maintenance of the shared irrigation facilities. The document must be reviewed and approved as to form by the City attorney.
 - c. Contribute \$11,200 to the City of Cody for use towards installation of the pathway along the subdivision frontage.
 - d. New electric, cable and telecommunication lines need to be installed in the easement along the west side of the property and connected to the house on Lot 2; and the existing power, cable and telecommunication lines crossing Lot 1 to Lot 2 need to be removed.

- e. Coordinate with the electric division on the removal of the yard light and pole in conjunction with installation of the new electrical lines along the west side of the property.
 - f. Correct the typos and remove the extra labels/language from the final plat.
Coordinate with the city planner.
- 4. The irrigation distribution system must be installed per the approved plan prior to issuance of any building permits.
 - 5. The sewer and water services must be installed to each lot per the utility plan prior to issuance of any building permit for the lot served.

ATTACHMENTS:

Final Plat
Updated Preliminary Plat
Utility will-serve letters



William Maxwell

Manager Utility Construction Planning
william.maxwell@blackhillscorp.com

1535 E Yellowstone hwy.

Casper, WY 82604

O: 307-439-7108

C: 307-689-7923

September 28, 2021

Rusty Blough
Morrison-Maierle
1402 Stampede Ave
Cody, WY 82414

Dear Mr. Blough:

Black Hills Energy has a 2" PE main at on the west side of 29th Street. Lots 1 through 4 have gas to all lots. Once foundations have been established, BHE will tap the main line and run a service to the structure.

When you are ready to have a gas lines installed, please call our Call Center at 1-888-890-5554. This will initiate the process, and Black Hills Energy will reach out to you to set up an appointment for a site visit.

Thanks,

William Maxwell
Black Hills Energy



BROMLEY MINOR SUBDIVISION

After surveying the area for Spectrum services. Spectrum is in the area to service this proposed development, there for Spectrum will be able to provide any type of CATV to any of the customers in this new area once this is built.

Thank You

Jeremy Lind
Construction Coordinator

**Basin Office**

PO Box 310 - 405 S 4th St
Basin, WY 82410
307.568.3357

Billings Office

454 Moore Ln., Ste 4
Billings, MT 59101
406.248.4204

Cody Office (Corporate)

1601 S. Park Dr.
Cody, WY 82414
307.586.3800

Lovell Office

451 Shoshone Ave
Lovell, WY 82431
307.548.2275

Powell Office

401 S Bent St, #4
Powell, WY 82435
307.754.9160

Your Superior Hometown Service Provider • 1.800.354.2911 • www.tct.net

March 8, 2021

To whom it may concern,

This is in response to Bromley Minor Subdivision in Cody WY. TCT can serve this subdivision with fiber optics. We can offer TV, internet and phone services.

Rick Ramsey

TCT West

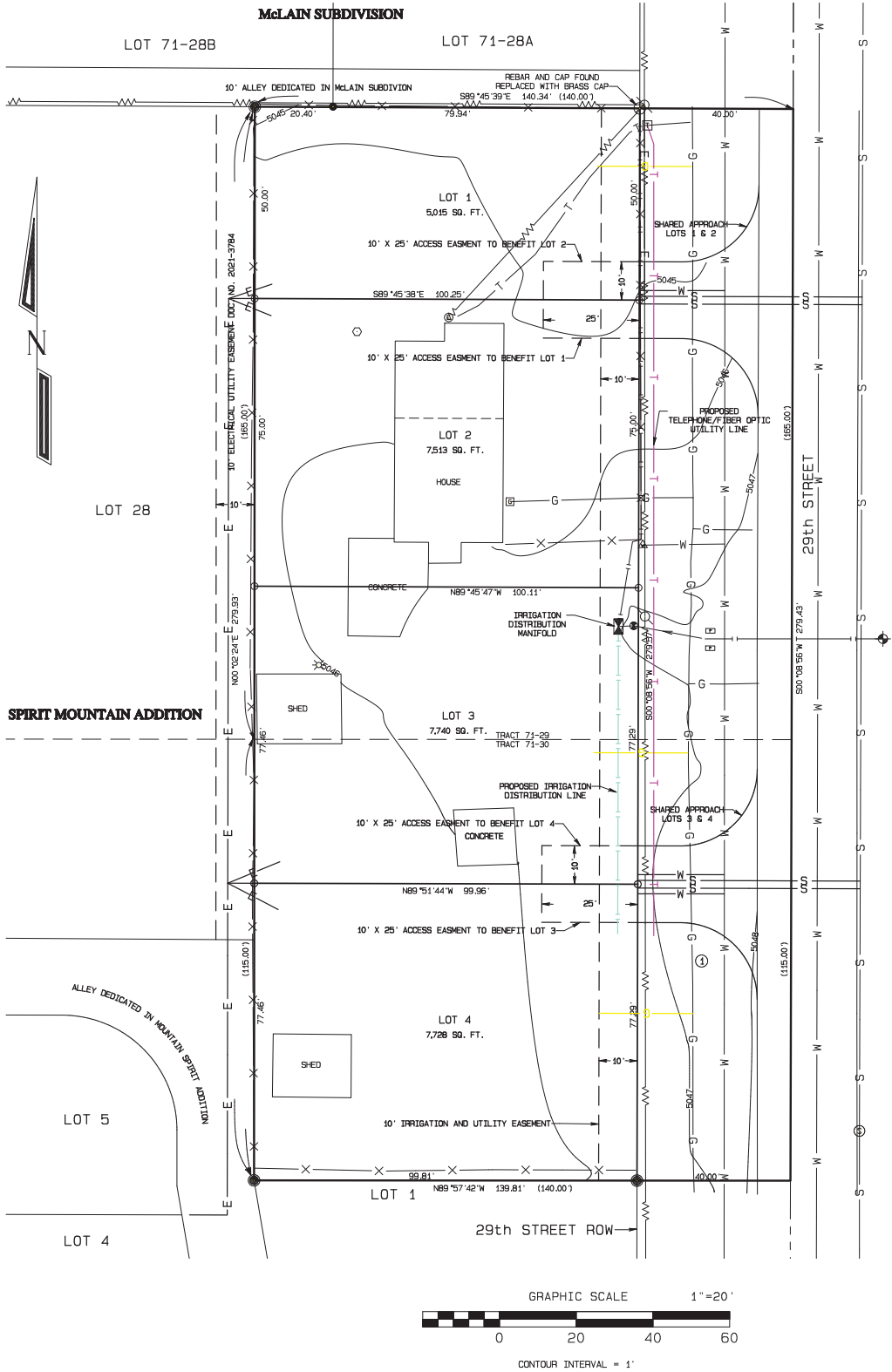
Engineer Associate

307-586-8357

rick.ramsey@tctstaff.com

T. 53 N., R. 101 W.
(RESURVEY)

T. 53 N., R. 101 W.
(RESURVEY)



EASEMENTS OF RECORD

PIPELINE, TELEGRAPH, & TELEPHONE LINE EASEMENT GRANTED TO THE ILLINOIS PIPE LINE COMPANY BY THE DEED RECORDED IN BOOK 67 AT PAGE 560 OF THE DEED RECORDS OF THE PARK COUNTY CLERK AND RECORDER, ASSIGNED TO HUSKY PIPELINE COMPANY BY THE ASSIGNMENT RECORDED IN BOOK 321 AT PAGE 359 OF SAID DEED RECORDS.

ROAD EASEMENT (NOW 29TH STREET) AS SHOWN ON THE PLAT OF THE CODY HEIGHTS SUBDIVISION RECORDED IN PLAT CABINET "E" AT PAGE 59 OF THE PLAT RECORDS OF THE PARK COUNTY CLERK AND RECORDER, 40 FEET WIDE.

NOTES

1. PRIMARY CONTACT FOR CORRESPONDING WITH OWNER IS RUSSELL B. BLOUGH, MORRISON-MAIERLE, (307) 587-6281, CODY, WYOMING.
2. NAME OF PROPOSED SUBDIVISION IS THE BROMLEY MINOR SUBDIVISION.
3. PROPERTY OWNER IS MICHAEL F. BROMLEY AND LINDA D. BROMLEY, TRUSTEES OF THE MICHAEL F. BROMLEY LIVING TRUST DATED JUNE 27, 2002, 81 WHITNEY DRIVE, CODY, WYOMING 82439. ENGINEERS AND SURVEYORS ARE MORRISON-MAIERLE, 1402 STAMPEDE AVENUE, CODY, WYOMING.
4. BEARINGS ARE BASED ON THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE.
5. TOTAL ACREAGE OF THE BROMLEY MINOR SUBDIVISION IS 0.90 ACRES± (39,177 SQUARE FEET±).
6. THERE ARE NO KNOWN FLOOD AREAS WITHIN THE PROPOSED COOK MINOR SUBDIVISION.
7. PROPERTY IS ZONED MEDIUM-HIGH DENSITY RESIDENTIAL, R3. LAND USE IS RESIDENTIAL.
8. BUILDING SETBACK LINES IN THE MEDIUM-HIGH DENSITY RESIDENTIAL R3 ZONE ARE: FRONT YARD OF NOT LESS THAN 25 FEET (FROM MAJOR ARTERIAL 29TH STREET), REAR YARD OF NOT LESS THAN 15 FEET, SIDE YARD OF NOT LESS THAN 5 FEET EXCEPT 0' FOR A COMMON WALL. PROVIDING, THAT A DETACHED ACCESSORY BUILDING MAY BE PLACED WITHIN 3 FEET OF AN ALLEY LINE (0' IF NO DOORWAY IN WALL NEXT TO ALLEY NO OVERHANG PERMITTED).
9. A SPRINKLER IRRIGATION SYSTEM IS CURRENTLY IN PLACE FOR THE BROMLEY MINOR SUBDIVISION, AND WILL CONTINUE TO BE USED AND EXPANDED TO INCLUDE ALL LOTS.
10. ADJACENT LANDS AND OWNERS WITHIN 200 FEET OF THE PROPOSED SUBDIVISION ARE SHOWN HEREON.

OWNERSHIPS OF RECORD IN
MOUNTAIN SPIRIT ADDITION

- (ALL LOTS ZONED R3)
- LOT 1 RICHARD C. & LINDA J. HORDICHOK
LOT 2 MATTHEW DONN GOULD
LOT 3 JANENE A. HALBERT
LOT 4 HEATHER N. GOLDSBY
LOT 5 CATHERINE M. GLENN
LOT 22 GENE R. ASHLEY
LOT 23 MOUNTAIN SPIRIT HABITAT FOR HUMANITY, INC.
LOT 24 SHEILA M. DUNKLEMAN
LOT 25 MICHAEL L. COZZENS
LOT 26 COREY D. & CHRYSTAL A., YOUNG
LOT 27 VERA RUTH EVERT

OWNERSHIPS OF RECORD IN
McCLAIN SUBDIVISION

- LOT 71-28A KRUGER FAMILY TRUST (ZONE R3)
LOT 71-28B CALVIN L. NOTEBOOM (ZONE R2)
LOT 71-28C ELIZABETH F. & WILLIAM P. JR. DEANS (ZONE R2)
LOT 71-28D ERNEST A. ROYBAL (ZONE R2)

LEGEND

- 5/8" REBAR WITH 2" ALUM. CAP SET ○
REBAR WITH ALUMINUM CAP FOUND - REPLACED WITH BRASS CAP SET ○
5/8" REBAR WITH 2" ALUM. CAP FOUND ○
BRASS CAP FOUND ●
RECORD DIMENSIONS SHOWN THUS ()
GAS METER □
WATER VALVE △
IRRIGATION HEADGATE ⊕
IRRIGATION PUMP ⊕
POWER POLE ⊕
ELECTRIC METER ⊕
SANITARY SEWER MANHOLE ⊕
MAILBOX ⊕
OVERHEAD POWER LINE AND CHARTER CABLE ———
BURIED TELEPHONE LINE ———
EXISTING WATER LINE PIPELINE ———
PROPOSED WATER TAP ———
NATURAL GAS PIPELINE ———
EXISTING SANITARY SEWER ———
PROPOSED SEWER TAP ———
PROPOSED BURIED POWER ———
EDGE OF GRAVEL DRIVEWAY ———
FENCE ———
IRRIGATION DITCH ———
BURIED IRRIGATION PIPELINE ———
SURFACE PVC SPRINKLER PIPELINE ———

OWNERSHIPS OF RECORD IN
CODY HEIGHTS SUBDIVISION

- TR 71-2 CONNIE MOWATT QUALIFIED PERSONAL RESIDENCE TRUST
S 66' TR 71-3 ROBERT LEE & CHERYL ANN GOULD
N 99' TR 71-3
S 33' TR 71-4 ANDREW BISCHOFF

OWNERSHIPS OF RECORD IN
JTS MINOR SUBDIVISION

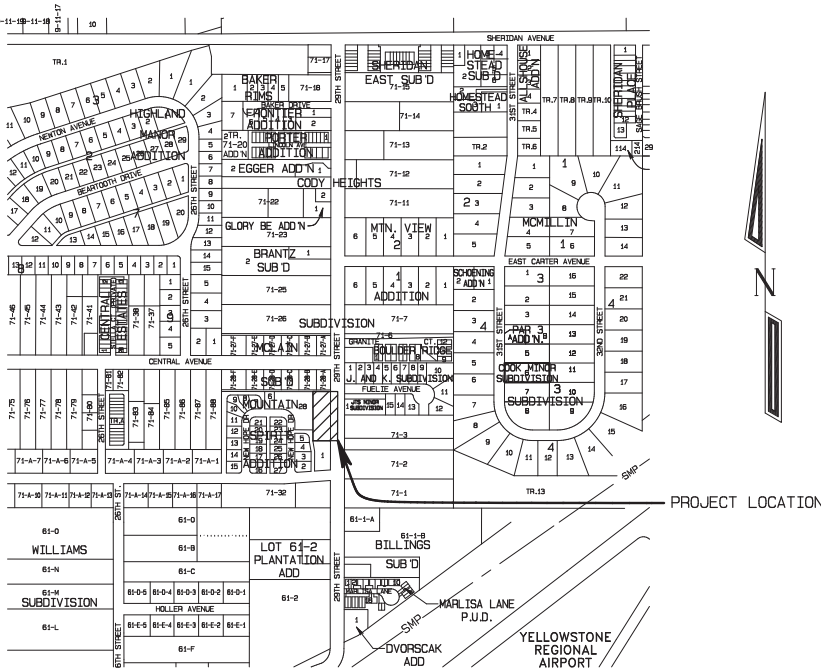
- (ALL LOTS ZONED R3)
LOT 1 JERRY THIEL AND SONS CONSTRUCTION, INC.

OWNERSHIPS OF RECORD IN
J. AND K. SUBDIVISION

- (ALL LOTS ZONED R3)
LOT 1 KAREN E. MCCREERY
LOT 2 RUTH A. & RICHARD W. PONTIUS
LOT 3 DRU & KELLY L. PHILLIPS

OWNERSHIPS OF RECORD IN
TRACT 71-6 ADDITION

- (ALL LOTS ZONED R3)
LOT 1 ANDREW C. NELSON ET AL

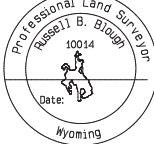


VICINITY MAP

SCALE: 1" = 500'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF PARK }
I, RUSSELL B. BLOUGH, ON BEHALF OF MORRISON MAIERLE, INC., OF CODY, WYOMING DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECTION ON DECEMBER 4, 2020, THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.




MICHAEL BROMLEY
CODY, WYOMING

PRELIMINARY PLAT SHOWING
BROMLEY MINOR SUBDIVISION

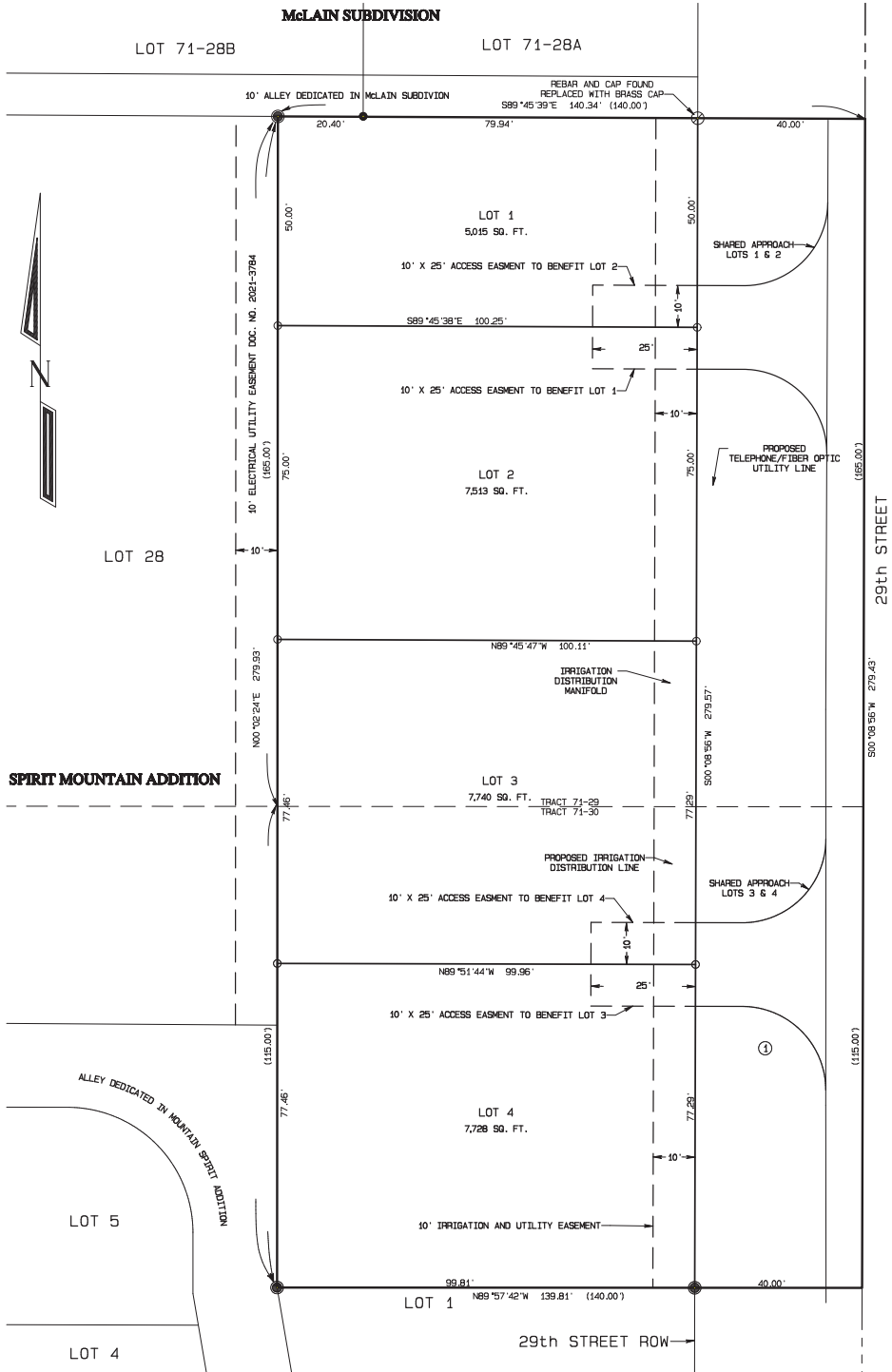
A SUBDIVISION OF PORTIONS
OF TRACTS 71-29 & 71-30
OF THE CODY HEIGHTS SUBDIVISION

WITHIN THE CITY OF CODY
AND LOCATED
IN TRACT 71, T. 53 N., R. 101 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)

 Morrison Maierle <small>engineers-surveyors-planners-scientists</small>	1402 Stampede Avenue Cody, WY 82414 Phone: 307.587.6281 Fax: 307.587.6282	1/4 SEC.	TRACT	TOWNSHIP	RANGE
			71	68 NORTH	101 WEST
COPYRIGHT © MORRISON-MAIERLE, INC., 2021		8th PRINCIPAL MERIDIAN (RESURVEY) PARK COUNTY, WYOMING			
FIELD WORK: KGM	DATE: 12/18/2020	CLIENT: MICHAEL BROMLEY			
DRAWN BY: JIM	SCALE: 1"=20'	PROJ. #: 8871.001			
CHECKED BY: RBB		Plotted: Sep 30, 2021			
J:\8871 Mike Bromley\001 29th Street Minor Subd\Terrmodel\8871.001.pro					

T. 53 N., R. 101 W.
(RESURVEY)

T. 53 N., R. 101 W.
(RESURVEY)



EASEMENTS OF RECORD

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NOTES

- BEARINGS ARE BASED ON THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE.
- TOTAL ACREAGE OF THE BROMLEY MINOR SUBDIVISION IS 0.64 ACRES± (28,026 SQUARE FEET±).
- THE DEVELOPER IS RESPONSIBLE FOR CONNECTING LOTS 1, 3, AND 4 TO CITY SEWER AND CITY WATER, PROVIDING SEWER AND WATER TAPS TO LOTS 1, 3, AND 4, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR DEVELOPMENT ON THESE LOTS.
- ACCESS TO 29TH STREET IS LIMITED TO SHARED APPROACHES AT THE COMMON LOT LINES OF LOTS 1 AND 2 AND LOTS 3 AND 4, UNLESS OTHERWISE AUTHORIZED BY PUBLIC WORKS. PARKING ON THE LOTS SHOULD BE CONFIGURED THAT VEHICLES DO NOT BACK DIRECTLY ONTO 29TH STREET. PARKING CONFIGURATION WILL BE REVIEW WITH EACH BUILDING PERMIT.

APPROVALS

CITY PLANNING AND ZONING BOARD
APPROVED AS OF THE ____ DAY OF ____, 2021 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.
CHAIRMAN
CITY COUNCIL APPROVAL
APPROVED AS OF THE ____ DAY OF ____, 2021 BY THE CITY COUNCIL OF CODY, WYOMING.
MAYOR - MATT HALL
ATTEST: CINDY BAKER
ADMINISTRATIVE SERVICES OFFICER

DESCRIPTION OF LANDS

THE EAST 140 FEET OF TRACT 71-29 AND THAT PORTION OF TRACT 71-30, CODY HEIGHTS SUBDIVISION AS LOCATED IN BOOK "E" OF PLATS, PAGE 59, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 71-30; THENCE WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 140 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE THEREOF, A DISTANCE OF 115 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE THEREOF, A DISTANCE OF 140 FEET TO THE EAST LINE THEREOF; THENCE NORTH, ALONG THE EAST LINE THEREOF, A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING.

WITHIN THE CITY OF CODY AND LOCATED IN TRACT 71, TOWNSHIP 53 NORTH, RANGE 101 WEST OF THE SIXTH PRINCIPAL MERIDIAN, PARK COUNTY, WYOMING (RESURVEY)

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF PARK }SS

WE, THE UNDERSIGNED, HEREBY CERTIFY BLOCK ONE, LLC, DATED SEPTEMBER 4, 2007 IS THE OWNER AND PROPRIETOR OF THE LANDS DENOTED HEREON IN THE DESCRIPTION OF LANDS.

THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BROMLEY MINOR SUBDIVISION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY DEDICATE AND SET APART THE 29TH STREET RIGHT-OF-WAY LABELED HEREON TO THE USE OF THE GENERAL PUBLIC FOREVER AND THAT WE HEREBY DEDICATE AND SET APART THE EASEMENTS AS SHOWN HEREON TO THE USES AND ENTITIES NOTED AND FURTHER THAT THIS LANGUAGE SHALL BE CONTAINED IN EACH AND ALL CONVEYANCES OF RECORD, WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 2021.

BY: MICHAEL F. BROMLEY
MEMBER/MANAGER
LINDA D. BROMLEY
MEMBER/MANAGER

STATE OF WYOMING }
COUNTY OF PARK }SS

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MICHAEL F. BROMLEY, MEMBER/MANAGER & LINDA D. BROMLEY, MEMBER/MANAGER, THIS ____ DAY OF ____, 2021.

WITNESS MY HAND AND OFFICIAL SEAL.

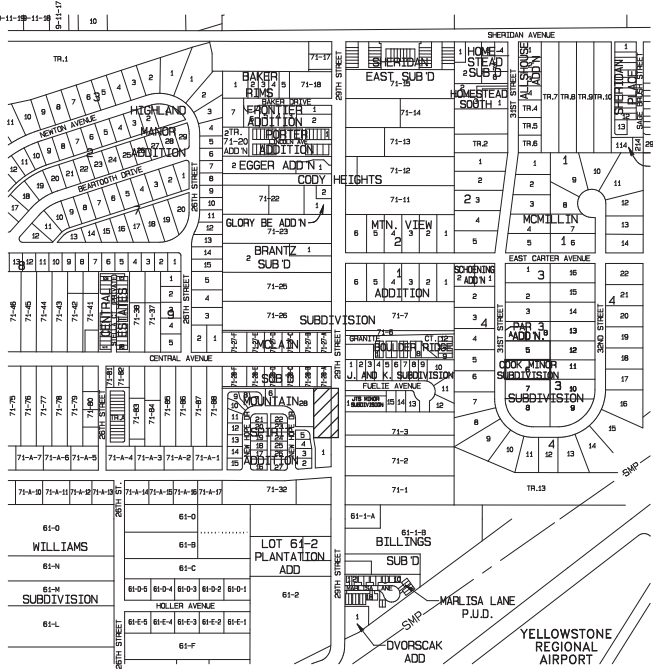
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____

RECORDER'S ACCEPTANCE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT ____ O'CLOCK ____ M. ON THE ____ DAY OF ____, 2021
A.D., AND IS DULY RECORDED UNDER DOCUMENT NUMBER ____ IN PLAT CABINET ____ AT PAGE ____.

COLLEEN RENNER
PARK COUNTY CLERK
BY: DEPUTY



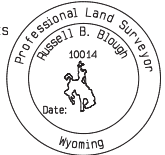
VICINITY MAP
SCALE: 1" = 500'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF PARK }SS
I, RUSSELL B. BLOUGH, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING BY REGISTRATION NUMBER 10014 HEREBY CERTIFY:
THAT ON DECEMBER 4, 2020 AND JANUARY 21, 2021, THE "BROMLEY MINOR SUBDIVISION" SHOWN HEREON WAS SURVEYED UNDER MY DIRECTION.
THAT THE LAND SURVEYED IS CORRECTLY DESCRIBED IN THE OWNER'S CERTIFICATE OF DEDICATION, AND THIS PLAT ACCURATELY SHOWS THE CORRECT LOCATION AND DIMENSIONS OF SAID SUBDIVISION.
THAT THE REQUIREMENTS OF W.S. 36-11-101 THROUGH 36-11-110 WERE COMPLIED WITH AND MONUMENTS AND LOT CORNERS SHOWN AND DESCRIBED HEREON WERE ACTUALLY SET.
THAT ALL ELEMENTS OF THE SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT, ANY SURPLUS OR DEFICIENCY IS DISTRIBUTED UNIFORMLY IN PROPORTION TO THE MEASUREMENTS SHOWN ON THIS PLAT.
THAT THE CITY OF CODY DATUM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD 83/93 WEST CENTRAL ZONE WAS USED AS THE BASIS OF BEARING FOR ALL BEARINGS SURVEYED AND SHOWN ON THIS PLAT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS ____ DAY OF ____, 2021 A.D.

MORRISON - MAIERLE
BY: RUSSELL B. BLOUGH (AGENT)
WYOMING REGISTRATION NO. L.S. 10014



BLOCK ONE, LLC
CODY, WYOMING

PLAT SHOWING

BROMLEY MINOR SUBDIVISION

A SUBDIVISION OF PORTIONS
OF TRACTS 71-29 & 71-30
OF THE CODY HEIGHTS SUBDIVISION

WITHIN THE CITY OF CODY
AND LOCATED

IN TRACT 71, T. 53 N., R. 101 W., 6TH P.M.
PARK COUNTY, WYOMING (RESURVEY)

Morrison Maierle engineers-surveyors-planners-scientists	1402 Stampede Avenue Cody, WY 82414 Phone: 807.887.8881 Fax: 807.887.8882	1/4 SEC. TRACT 71 TOWNSHIP 53 NORTH RANGE 101 WEST	6th PRINCIPAL MERIDIAN (RESURVEY) PARK COUNTY, WYOMING
FIELD WORK: KGM DRAWN BY: JIM CHECKED BY: RBB	DATE: 12/18/2020 SCALE: 1"=20' PROJ. #: 8871.001	CLIENT: MICHAEL BROMLEY Plotted: Sep 30, 2021	SHEET 1 OF 1
J:\8871 Mike Bromley\001 29th Street Minor Subd\Terramodel\8871.001.pro			