

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY MAY 31, 2022
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 May 31, 2022 meeting. (Date changed from May 24, 2022)
5. Approval of Minutes from the May 10, 2022 regular meeting.
6. New Business:
 - A. Public Hearing for a special exemption to reduce the garage setback requirement from Park Avenue at 944 Simpson Avenue.
 - B. Review the request for a special exemption to reduce the garage setback requirement from Park Avenue at 944 Simpson Avenue.
 - C. Minor site plan review for Bailey Enterprises (Sinclair) Fueling Station at 2019 Big Horn Avenue.
 - D. Site plan review for Rocky Mountain Granite, located at 525 Stone Street.
 - E. Minor site plan review for Cody Mercantile Pawn Shoppe, LLC for exterior upgrades to the building at 1021 14th 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 May 10, 2022

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, May 10, 2022 at 12:00 pm.

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

Present: Scott Richard; Cayde O'Brien; Andrew Murray, Ian Morrison, Mathew Moss; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Carson Rowley, Karinthia Herweyer

Ian Morrison moved to approve the agenda for May 10, 2022, seconded by Cayde O'Brien. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the April 26, 2022 meeting, seconded by Andrew Murray. Vote on the motion was unanimous, motion passed.

A Public Hearing opened at 12:03 for a Special Exemption setback and nonconforming structure change, for a building at 1020 Alger Avenue. There were no comments from the public. The Public Hearing was closed at 12:04.

City Planner Todd Stowell reviewed the Special Exemption setback and nonconforming structure change for 1020 Alger Avenue. Property owner Chad McDougall would like to convert an existing building to the south of his main house into an accessory dwelling unit (ADU). The building does not meet the minimum setback requirement of 3 feet from the east property line. It is within one foot of the property line.

The accessory dwelling standards require the unit to share an electric meter with the main dwelling. The property owner requests an exemption to allow the ADU to use an existing second electric meter located on the garage near the alley.

The neighbor responses were all in favor of the special exemption. Chad McDougall said the ADU would be used for his mother-in-law and his parents when they are in town.

Cayde O'Brien made a motion, seconded by Ian Morrison to approve the Special Exemption setback and nonconforming structure change for the building at 1020 Alger Avenue with recommendations 1-4, and conditions 1-4 in the staff report. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the site plan to modify and allow the fabric structure at 3202 Big Horn Avenue to remain on the property. The deadline for the removal of the temporary fabric structure is May 15, 2022. The City received an application from the new property owner GordonJosh, LLC (Gordon and Josh Allison) to architecturally enhance the structure and allow it to remain on the property as a storage building. The property is zoned D-3 Business / Light Industrial, which allows storage buildings.

Todd reviewed the history of the structure, which was originally installed by Kayne West for a temporary storage building. The Board will need to consider the original application, which has been extended, and would require the structure to be removed. The other option would be to allow the structure to remain on the property as a storage building with proposed architectural enhancements. The Board's decision would need to be based on the conclusion that the structure is not architecturally compatible with the surrounding area.

Adjacent property owner Harold Musser addressed the Board stating he did not object to the structure remaining on the property with the architectural enhancements. Dustin Spomer, owner of the T-O Engineers building, was opposed to allowing the structure to remain as a permanent structure.

Joni Collier of JC Designs addressed the Board on behalf of the new property owner. She reviewed the proposed enhancements, compared the structure to similar buildings in Cody, and said the structure and foundation were engineered, and the fabric should last 15-20 years.

Board member Cayde O'Brien recused herself from voting due to a conflict of interest.

Ian Morrison made a motion to approve the site plan allowing the structure to remain on the property with the proposed architectural enhancements. There was not a second motion by the Board, therefore the motion died.

Ian Morrison made a motion, with a second from Andrew Murray, to table the site plan review until the next board meeting when there could be additional members to vote. Voting favor of the motion were Ian Morrison and Andrew Murray, with Scott Richard and Mathew Moss opposed. The motion died.

The next Board meeting will be held on May 31, 2022.

Ian Morrison made a motion, seconded by Cayde O'Brien to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 1:00 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

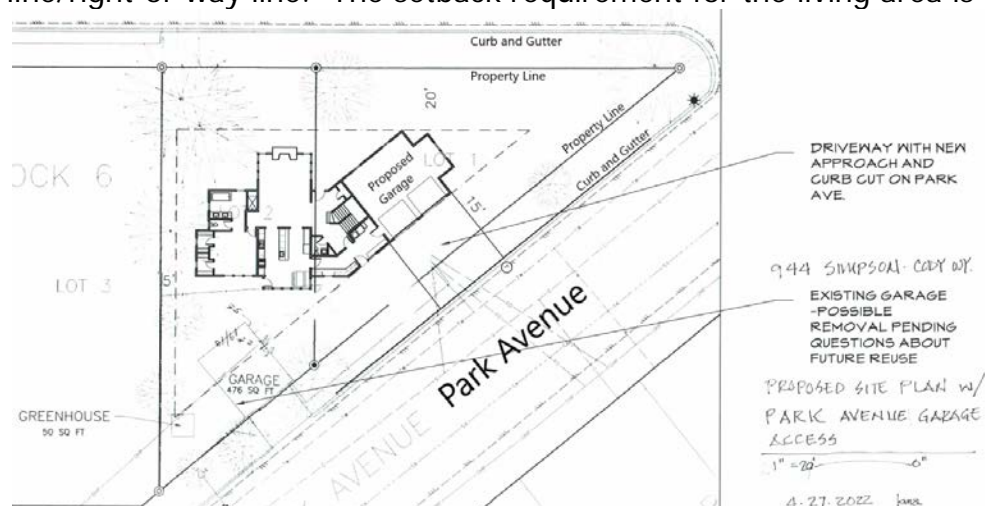
MEETING DATE:	MAY 31, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE GARAGE SETBACK REQUIREMENT FROM PARK AVENUE AT 944 SIMPSON AVENUE. SUP 2022-06	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION & BACKGROUND:

The Ponderosa Bottling Company (Laura Collier) has submitted a special exemption application requesting that the garage setback requirement from the Park Avenue right-of-way be reduced from 22 feet to 15 feet, for the property at 944 Simpson Avenue. The owner plans to remove the existing house from the property and construct a new residence, with an attached garage.



The property has a Simpson Avenue address and the proposed house would face Simpson Avenue, but the garage would be accessed from Park Avenue. The property is located in the R-2 residential zoning district, which requires a garage entry to maintain a minimum 22-foot street side setback, measured from the property line/right-of-way line. The setback requirement for the living area is 15 feet.



The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on May 12, 2022, and by publication in the newspaper on May 17, 2022.

REVIEW CRITERIA:

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

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

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

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

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

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

Staff Comment: The setback that is requested to be reduced is from the public street. In many cases the right-of-way line of a public street is at or near the back of the sidewalk, but in this case, the property line is about 12 feet from the back of curb along Park Avenue. If a standard 4-foot-wide sidewalk were in place, the proposed garage entry would be approximately 22 feet from the back of sidewalk. Visually, the intent of the 22-foot setback has the appearance of being met. It is only when the non-visual aspects of the situation are analyzed that the project does not meet the “letter” of the setback requirement, and the special exemption process is required.

The 22 feet between the sidewalk and the garage would provide a parking pad that would accommodate most vehicles, without the vehicle overhanging the sidewalk. (Extended cab, long bed pickups being the exception.)

While the addition of a sidewalk along Park Avenue on this property should be considered, the potential for the widening of the street beyond the existing curb line is not anticipated.

It is noted that the existing house and detached garage have a zero-foot setback from the Park Avenue right-of-way.

- c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use;*

Staff Comment: As can be seen by the site plan, the proposed garage is pushed as far away from Park Avenue as possible, without violating the setback from Simpson Avenue. The garage is not any larger than a standard size (approx. 24' by 24', plus a bump out), so the situation is not created by a request for an oversized building. A couple of feet could be gained by shifting everything closer to the west property line, but not to the extent of meeting the setback, and at the risk of crowding the neighbor and having to remove additional trees.

The extent of the requested exemption is sufficient to provide the 22 feet between the garage entry and a sidewalk, on which the relevant setback standard is based.

- d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption;*

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

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

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

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

Staff Comment: The future land use map designation for this area is "low-density residential", which is consistent with the single-family residential use of the property. There are no identified master plan goals specific to the setback situation.

Conditioning Authority

In approving a special exemption, the Planning and Zoning Board may impose any reasonable conditions or modifications pertaining to operational or physical features of the proposal to ensure conformance with the above approval standards.

The curb along Park Avenue is a fairly steep mountable curb profile. Many neighbors have replaced their curb with a standard curb cut. If the owner wishes to install a new curb cut for the driveway as noted on the application, there are some considerations. In order to provide the 22-foot-deep parking pad in front of the garage as discussed, the curb cut and sidewalk in that area will need to be constructed in a certain manner. Since a "bypass" sidewalk would conflict with the 22-foot-deep parking pad, and ADA maximum side slope requirements must be met, it appears that only the depressed/ sidewalk configuration, as depicted here, should be used.



ALTERNATIVES:

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

ATTACHMENTS:

Neighbor responses and floor plan.

RECOMMENDATION:

That the Board make the following findings:

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

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

AND,

Approve the setback reduction from 22 feet to approximately 15 feet from the Park Avenue right-of-way for the proposed garage at 944 Simpson Avenue, subject to the following condition:

The driveway parking pad in front of the garage shall be at least 22 feet in depth, and a 4-foot wide sidewalk installed between it and the curb. If a new curb cut is installed, the curb cut, 4-foot wide sidewalk, and driveway shall be constructed in a coordinated manner so that the sidewalk complies with ADA standards. Coordinate construction details through the street encroachment permit process with Public Works.

This request will be considered at a public hearing held by the City of Cody Planning & Zoning Board at their regularly scheduled meeting on Tuesday, May 31, 2022 at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing.

Response Letter from Owners of Neighboring Properties within 140 Feet of the Subject Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the Special Exemption request described above.

☒ I have NO OBJECTION to the Special Exemption request.

Name:

Pete Simpson Lynne Simpson

Address:

901 Simpson Ave.

Comments:

☐ I OBJECT to the Special Exemption request:

Name:

Address:

Reason for Objection:

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

Dear Planning and Zoning Board Members:

I am familiar with the proposal for the Special Exemption request described above.

☒ I have NO OBJECTION to the Special Exemption request.

Name:

Dwight Hurich

Address:

944 Park Ave.

Comments:

☒ I have NO OBJECTION to the Special Exemption request.

Name:

Walsh-Haines Family Living Trust

Address:

932 Park Avenue Cody, WY 82414

Comments:

☐ I OBJECT to the Special Exemption request:

Name:

Address:

Reason for Objection:

5/16/22, 11:59 AM

City of Cody Mail - 944 Simpson Ave



CITY OF CODY
WYOMING

Todd Stowell <todds@codywy.gov>

944 Simpson Ave

Lauri Ferraro <lauriferraro@gmail.com>
To: todds@codywy.gov

Mon, May 16, 2022 at 11:09 AM

I have no objection to the special exemption request at 944 Simpson Ave.

Thank you,

lauri ferraro
1001 Park Ave
Cody, WY 82414

5/16/22, 10:54 AM

City of Cody Mail - Fwd: Special Exemption Request



CITY OF CODY
WYOMING

Todd Stowell <todds@codywy.gov>

Fwd: Special Exemption Request

MCFekei <mrcjsj97@gmail.com>
To: todds@codywy.gov

Sat, May 14, 2022 at 5:43 AM

In regards to the Special Exemption Request for construction on the property at 944 Simpson Ave, we have NO OBJECTION to the request.

Mike and Cindy Feketi
900 Simpson Ave
Cody Wy

307-272-0980

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

MEETING DATE:	MAY 31, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: BAILEY ENTERPRISES (SINCLAIR) FUELING STATION AT 2019 BIG HORN AVE. SPR 2022-09	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Mike Bailey of Bailey Enterprises Inc. has submitted a site plan application to re-develop the existing fueling station at 2019 Big Horn Avenue (formerly Hobo Oil). The project would remove the existing buildings and fuel dispensers, install new fuel dispensers on two "islands", install a new 8' by 12' equipment building, install a new 7' by 24' freestanding sign, and include associated piping, electrical, and surfacing repair. The property is 0.44 acres in size and located in the Open Business/Light Industrial D-3 zoning district, which permits fueling stations. The demolition plan and proposed site plan area 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 and sign are reviewed for compliance with specific development standards of the zoning ordinance.

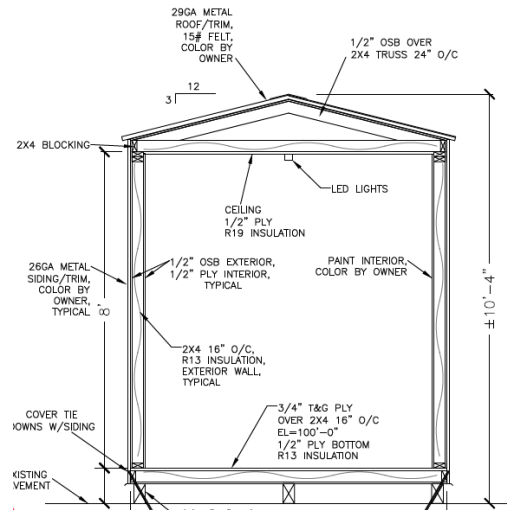
STAFF COMMENTS:

Architecture:

The only building on the site would be an 8-foot by 12-foot prefabricated mechanical equipment/control building. It would be wood framed with 8-foot-tall walls, a 3:12 pitched gable roof, and metal siding. Proposed colors are Burnished Slate for the walls and Mocha Brown for the roof and trim.



Burnished Slate (49) ★ Mocha Brown (13) ★



Landscaping:

The property is within the entry corridor overlay zone, which has a 5% landscaping requirement for new development and re-development of more than 75%. With the proposed replacement of the buildings, the landscaping requirement is now applicable. The developed portion of this property has no landscaping, but the property extends approximately 40 north of the concrete curb along the north side of the pavement, and that area contains grass and a couple of trees. As approximately 30% of the property is landscaped, the technical requirement is met. Admittedly it would be better if it were more appropriately positioned or developed. Due to the relatively small extent of changes to the site, staff is not pushing for any modification of the landscaping at this time, but pointing it out to the property owner as a future consideration. It is a requirement that the landscaping be maintained.



Access and Parking:

While the pump locations will be modified, the access drives along Big Horn Avenue are not changing.

No parking is required, other than at the gas pumps.

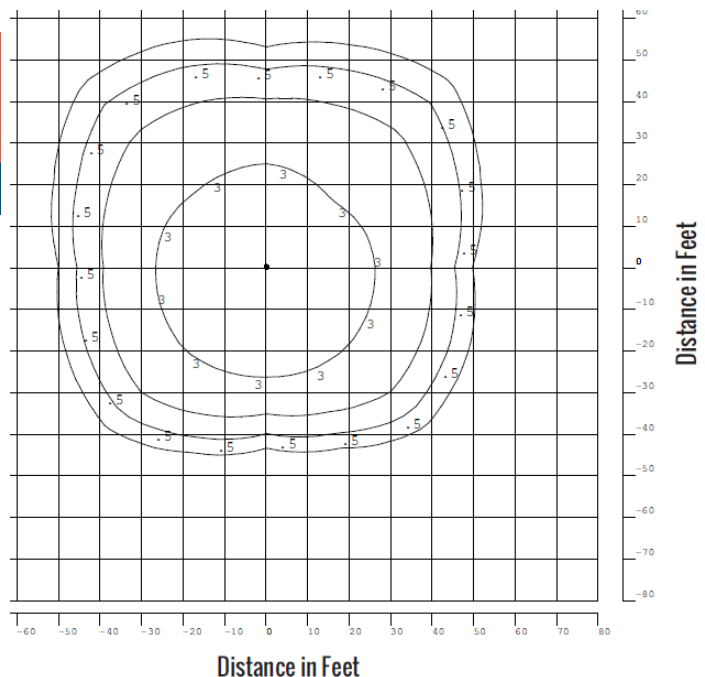
Truck access has not been analyzed in detail, but it appears that there is sufficient room for delivery fuel trucks to maneuver within the site and not block the driveway to the neighbor to the north, or extend off the site onto Big Horn Avenue.

Exterior Lighting

Exterior lighting is proposed in the form of two pole mounted light



fixtures, one on each island. At the time of this staff report, I am still awaiting verification on the number and height of fixtures. Full details are attached. Here is the photometric for a single light.



It appears that one light fixture at each island would be sufficient. With one light at each island, lighting levels at the pumps would appear to be around 10-15 footcandles or more (brochure photometric doesn't provide enough detail for a reliable number). Some light spillover would occur onto Big Horn Avenue (about 3 footcandles at the curb line) but that does not seem excessive. At the neighboring properties, it would be very minimal (approx. 0.5 footcandle).

In an email, the applicant stated that an additional light may be added to the pole to shine towards the equipment building (think spotlight). That is not a preferred method, as it creases a glare situation for the residence to the north. A simple porch light on the equipment building itself is the preferred method. The porch light should be either low intensity (18-watt LED or less), and/or full cut-off-in style.

To minimize blue light impacts, the 4,000K color option should be used, rather than the 5,000K option.

Neighborhood Compatibility, Setbacks and Buffers, Fencing and Height Requirements

There are no specified zoning setbacks or building height limits applicable to this property, other than keeping the building and sign off of the utility easements, as is proposed.

Storm Water:

There is no increase in impervious surface in this proposal. No stormwater facilities exist on the site, and none are proposed at this time.

Utility Services/Fire Hydrant

The mechanical building and pumps will be fed from an updated single electrical service.

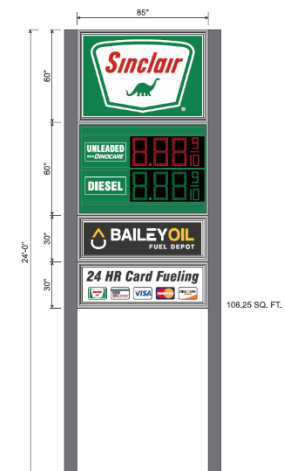
A fire hydrant is on the property. Due to the shifting of the gas pump location closer to the hydrant, the fire marshal and City water division have requested that the hydrant be protected with bollards.

Any third-party utilities, such as telecommunications would need to be coordinated with that utility provider.

No other utility services are planned.

Signs

The proposed freestanding sign would be approximately 24 feet in total height, where 25 feet is the maximum allowed. The sign cabinets measure 7'1" wide and 15 feet tall, for a total of 106.25 square feet, which is within the amount allowed. The sign (and associated footing) would be located in the southwest portion of the property, outside of the utility easements. The LED components would have auto-dimming, to comply with the city requirements for electronic message boards.



Two existing faded out sign panels are located along the east boundary of this property. As the sign code requires 200 feet between freestanding signs on the same property, and the property is only 165 feet wide, those existing signs and mounting structure will need to go. The applicant has indicated that it will be removed.



Garbage

A dumpster location is not specified. To minimize visual impacts, staff recommends that the dumpster be in the northwest portion of the site. If that does not work for some reason, coordinate further with the City planner and Sanitation department.

ATTACHMENTS:

Application materials.

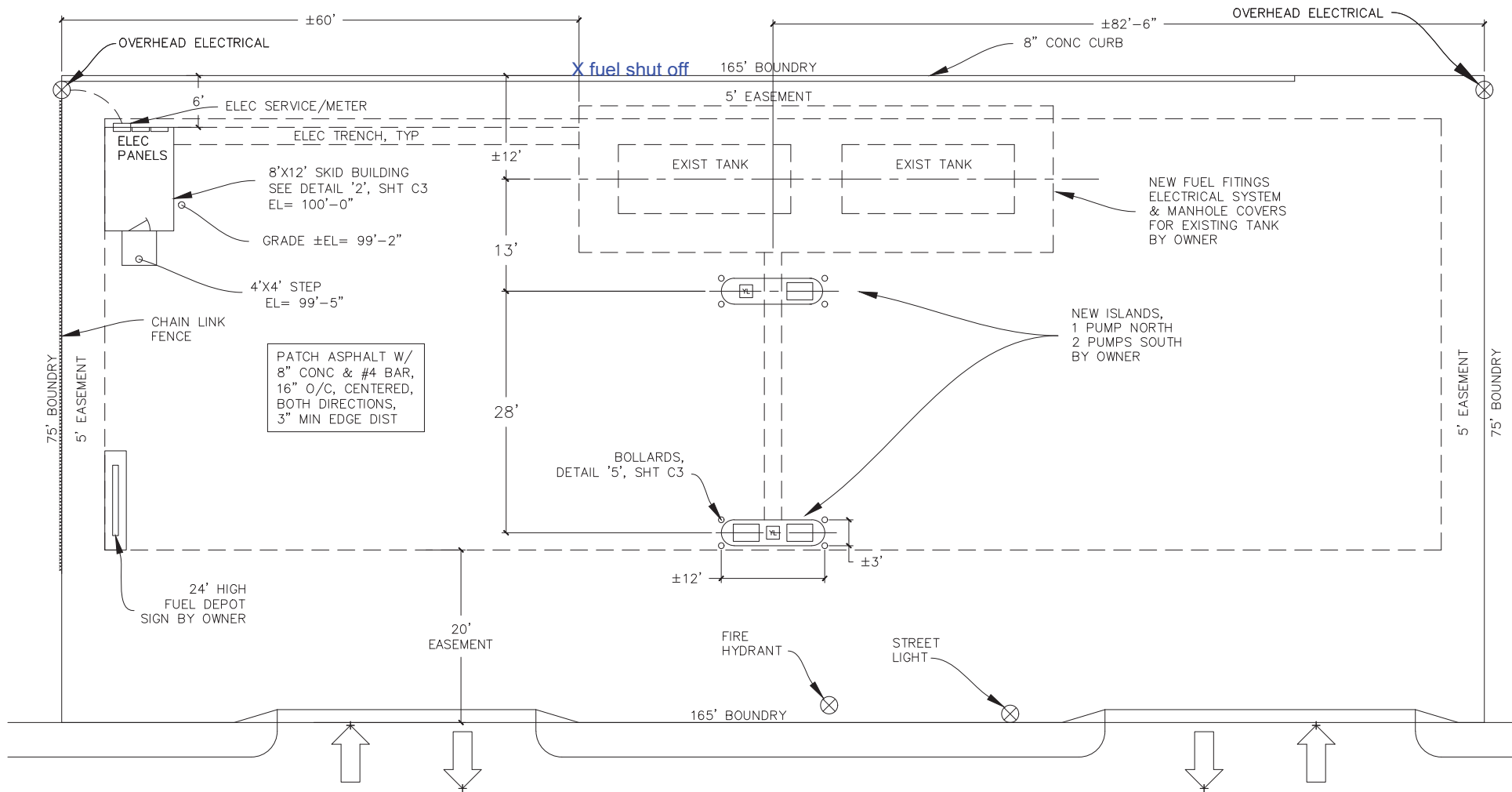
ALTERNATIVES:

Approve or deny the site plan with or without changes.

RECOMMENDATION:

Approve the site plan application subject to the following modifications and conditions.

- 1) The landscaping on the northern portion of the property is to be maintained, unless a new landscaping plan is provided and approved, which complies with the entry corridor overlay requirements.
- 2) Exterior lighting shall comply with the following:
 - a) Color temperature of 4,000K or less;
 - b) Island lighting is limited to one fixture on each of the two poles, mounted flat, and of the lighting pattern and intensity proposed, or less. Pole height is limited to 20 feet for the fixtures proposed.
 - c) Equipment building lighting, if provided, is to be full cut-off in design, and/or low intensity (18-watt LED or less).
- 3) Provide bollards to protect the fire hydrant, as determined by the fire marshal and water department.
- 4) The new freestanding sign is not authorized to be installed until the existing signs and sign structure on the east side of the property are removed.
- 5) The dumpster shall be towards the back of the developed site.
- 6) The project shall otherwise comply with the approved site plan and applicable building, fire, electrical, and zoning codes.



2019 BIG HORN AVE

PROJECT INFORMATION

NAME OF BUILDING/FACILITY:
BAILEY'S FUEL STOP #13,
2019 BIG HORN AVE
CODY, WY 82414

TYPE OF CONSTR: UPGRADE FUELING STOP,
CODY MUNICIPAL CODES

SQUARE FOOTAGE:

GROUND LOT TOTAL -- 12,375 SQ FT
SKID BUILDING -- 96 SQ FT
DEMOLITION:
EXIST BUILDING --- 256 SQ FT
PAVEMENT & ISLANDS - ±1665 SQ FT

USES: COMMERCIAL GAS & DIESEL FUELING STOP

PLANS SUBMITTED BY:
SEHNERT SYSTEMS, INC.
2602 FREEDOM DR.
RIVERTON, WY 82501
307-856-4282

SITE PLAN

Scale: 1/8" = 1'-0"



NORTH

LIST OF DRAWINGS

CIVIL:

C2.0 SITE PLAN
C2.1 CIVIL ELECTRICAL SITE PLAN
C2.2 CIVIL EXISTING SITE-DEMOLITION PLAN
C3 CIVIL SECTIONS-DETAILS

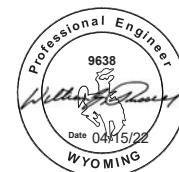
ELECTRICAL:

E1 ELECTRICAL ONE-LINE-SCHEDULES

ENGINEERING BY:



WJR SERVICES, LLC
3227 Indian Scout Drive
Casper, WY 82604
2602 Freedom Drive
Riverton, WY 82501



SHEET NO.

C2.0

AS NOTED
SITE PLAN

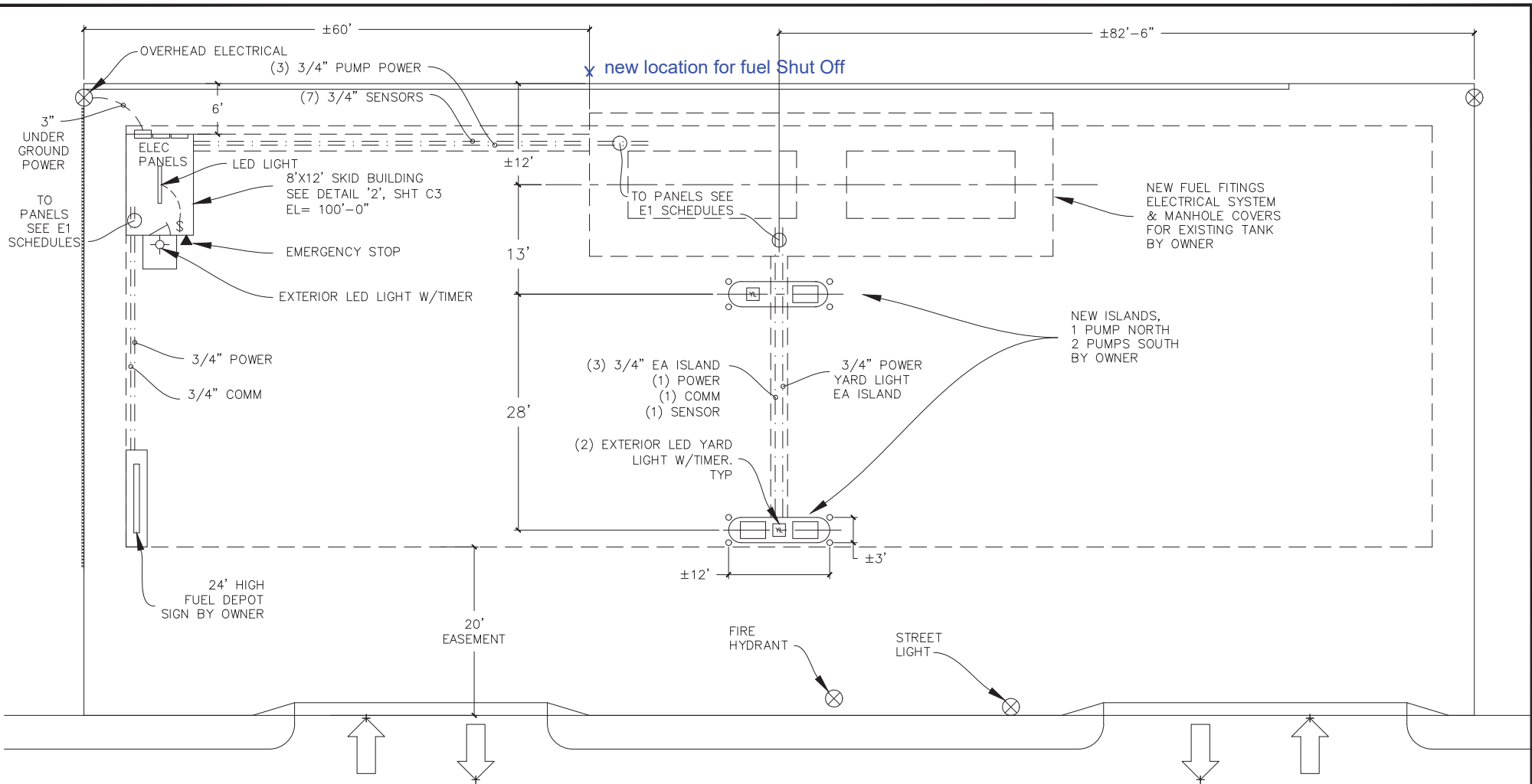
DRAFTING AND DESIGN BY:

SS
Sehnert Systems Inc
2602 Freedom Drive
Riverton, WY 82501
(307) 856-4282

PROJECT NAME AND LOCATION:
BAILEY'S FUEL DEPOT #13
REMODEL HOBO OIL FUEL STOP

BAILEY'S FUEL DEPOT #13
2019 BIG HORN AVE
CODY, WYOMING 82414
DWG DATE: 04/14/22

Drawn By: GLTrosper



2019 BIG HORN AVE

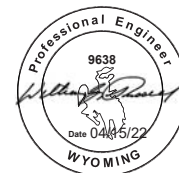


ELECTRICAL SITE PLAN

Scale: 1/8" = 1'-0"

ENGINEERING BY:

WJR WJR SERVICES, LLC
3227 Indian Scout Drive
Casper, WY 82604
2602 Freedom Drive
Riverton, WY 82501



SHEET NO.

C 2.1

AS NOTED
CIVIL ELECTRICAL SITE PLAN
DRAFTING AND DESIGN BY:

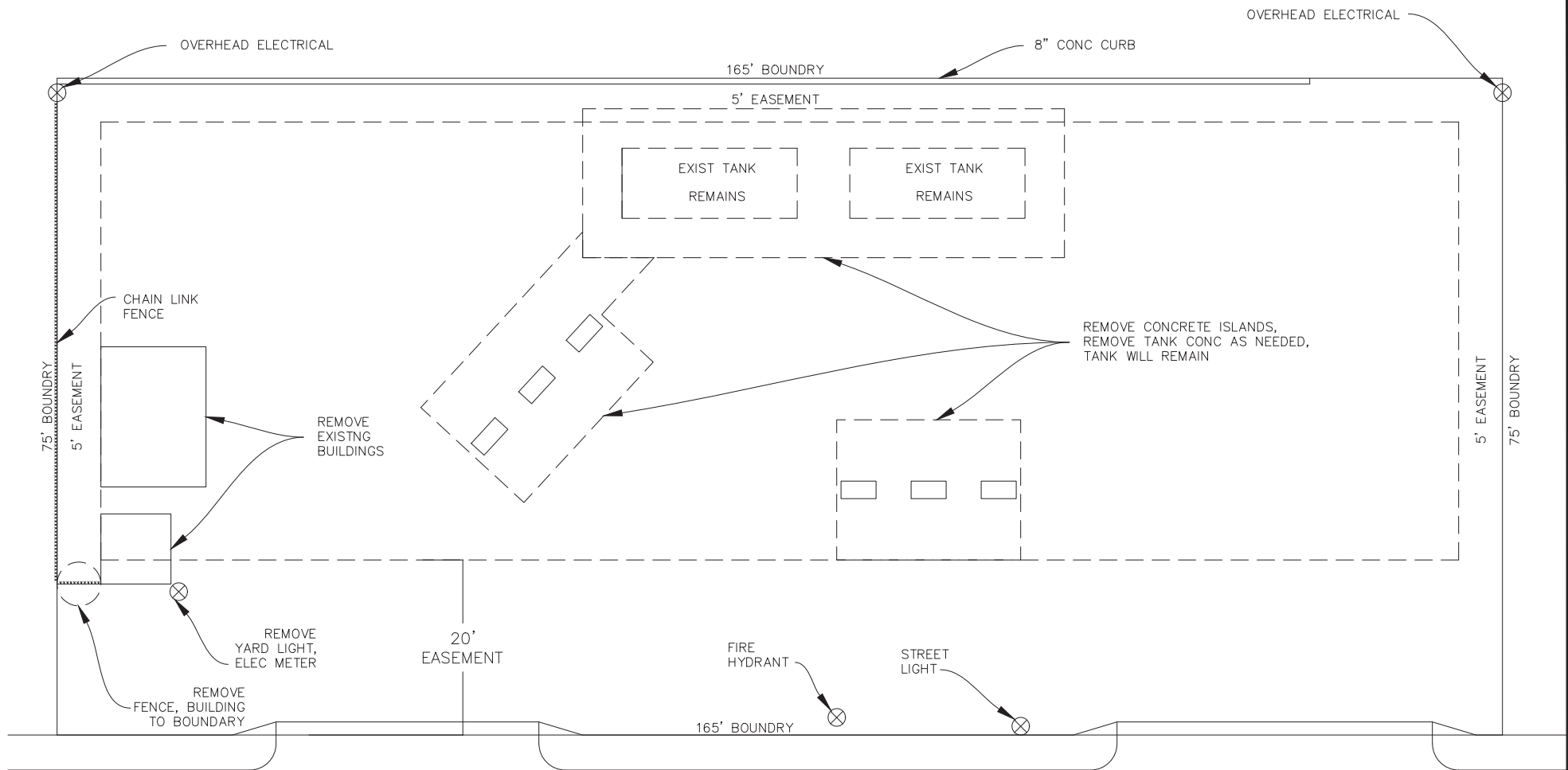


Sehnert Systems Inc
2602 Freedom Drive
Riverton, WY 82501
(307) 856-4282

PROJECT NAME AND LOCATION:
BAILEY'S FUEL DEPOT #13
REMODEL HOBO OIL FUEL STOP

BAILEY'S FUEL DEPOT #13
2019 BIG HORN AVE
CODY, WYOMING 82414
DWG DATE: 04/14/22

Drawn By: GLTrosper



2019 BIG HORN AVE



EXISTING SITE PLAN - DEMOLITION

Scale: 1/8" = 1'-0"

ENGINEERING BY:

WJR WJR SERVICES, LLC
3227 Indian Scout Drive
Casper, WY 82604
2602 Freedom Drive
Riverton, WY 82501



SHEET NO.

C2.2

AS NOTED
EXISTING SITE PLAN - DEMOLITION
DRAFTING AND DESIGN BY:

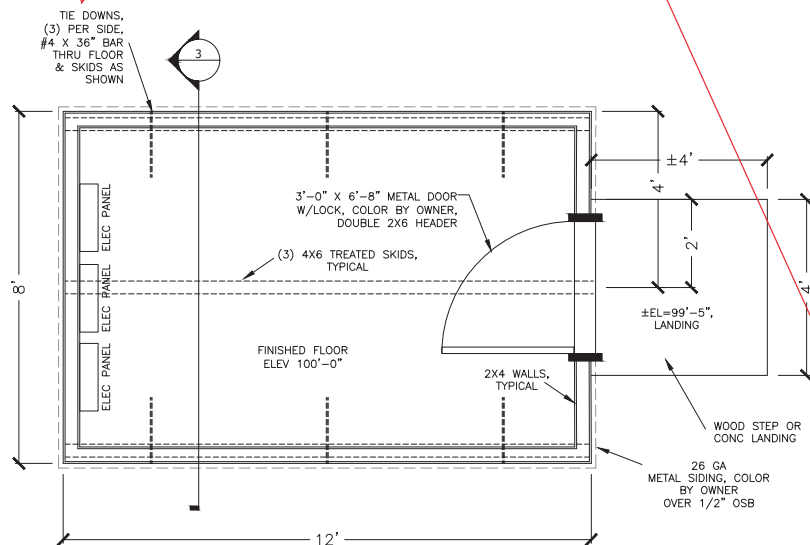


PROJECT NAME AND LOCATION:
BAILEY'S FUEL DEPOT #13
REMODEL HOBBO OIL FUEL STOP

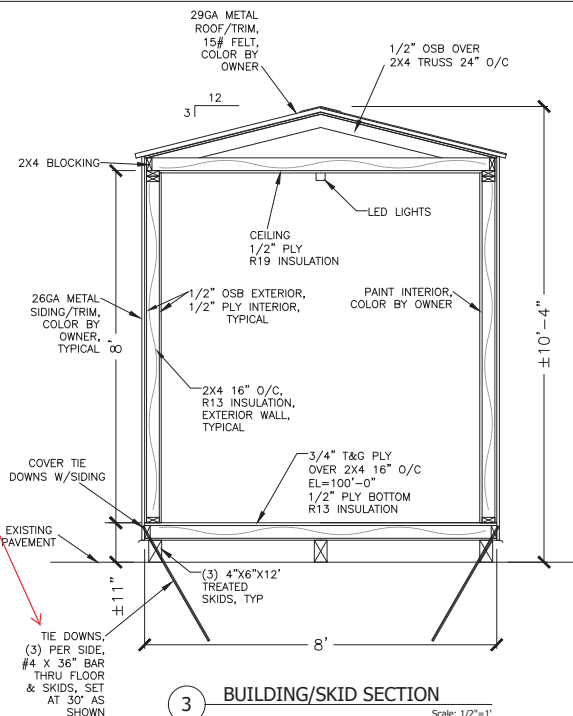
BAILEY'S FUEL DEPOT #13
2019 BIG HORN AVE
CODY, WYOMING 82414
DWG DATE: 04/14/22

Drawn By: GLTrosper

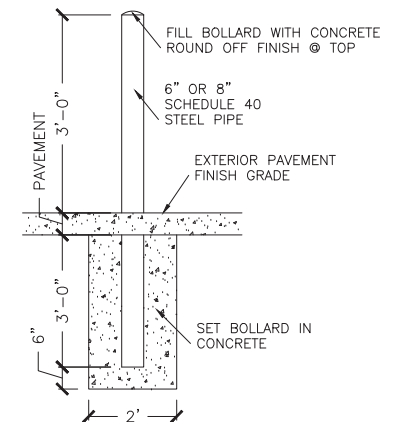
96 Sq Ft Skid building with designed tie downs



2 OPERATIONS SKID BUILDING
Scale: 1/2"=1'





3 BUILDING/SKID SECTION
Scale: 1/2"=1'



BOLLARDS TO BE PLACED AS SHOWN
PAINT BOLLARD: YELLOW
BASE LAYER-PRIMER
FINISH LAYER-ALYKYD PAINT

5 BOLLARD DETAIL
Scale: NTS

ENGINEERING BY:		SHEET NO.	
 WJR SERVICES, LLC 3227 Indian Scout Drive Casper, WY 82604 2602 Freedom Drive Riverton, WY 82501		C 3	
AS NOTED CIVIL DETAILS		DRAFTING AND DESIGN BY:  SST Sehnert Systems Inc 2602 Freedom Drive Riverton, WY 82501 (307) 856-4282	
PROJECT NAME AND LOCATION: BAILEY'S FUEL DEPOT #13 REMODEL HOBO OIL FUEL STOP		BAILEY'S FUEL DEPOT #13 2019 BIG HORN AVE CODY, WYOMING 82414 DWG DATE: 04/14/22 Drawn By: GLT/rosp	



E-APR SERIES

LED Area Light
Replaces Up To 750W PSMH

Image shown with E-DI-FIXED-MNT,
adjustable direct arm mount;
sold separately.



Image shown with E-SF-ADJ-FTR,
2-inch adjustable fitter mount;
sold separately.

Reliable Illumination at an Affordable Price

Perfect for brightening parking lots and perimeters at an affordable price, our savr LED area light delivers up to 32,000 lumens and features either Type 3 or Type 5 distribution pattern for optimal application design. It's cULus listed, comes with a 5-year limited warranty, and is available in 4000K and 5000K.

Features & Benefits

- Slim design with heat fins, that dissipate heat to maximize the life of the product
- Comes standard with exposed 1-10V dimming leads and best in class driver
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards

Recommended Use

- Parking Lots
- General Area Lighting
- Pathway/Walkways
- Shopping Centers

Input Voltage

- Universal (120V through 277V Operation)

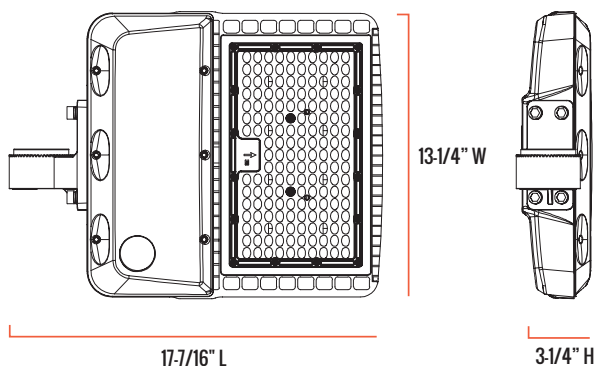
Certifications



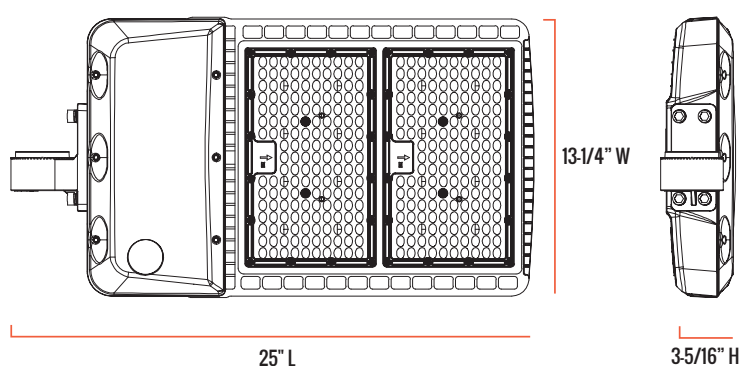
WARNING: Cancer and Reproductive Harm -
www.p65warnings.ca.gov

E-APR SERIES

E-APR13A, E-APR19A (SMALL HOUSING: 100W AND 150W)



E-APR32A (LARGE HOUSING: 240W)



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
E-APR13A (100W): 17-7/16" L x 13-1/4" W x 3-1/4" H	10.43 lbs.	15 - 25 feet	4 to 5 times the mounting height
E-APR19A (150W): 17-7/16" L x 13-1/4" W x 3-1/4" H	11.1 lbs.	15 - 25 feet	4 to 5 times the mounting height
E-APR32A (240W): 25" L x 13-1/4" W x 3-5/16" H	16.46 lbs.	20 - 35 feet	4 to 5 times the mounting height

FIXTURE SPECIFICATIONS

HOUSING	Medium bronze, durable, die-cast aluminum
LENS ASSEMBLY	UV stabilized polycarbonate
MOUNTING	Mounting sold separately. For use with adjustable direct arm mount (E-DI-FIXEDMNT) or 2-inch adjustable slip fitter mount (E-SF-ADJ-FTR)

WARRANTY & CERTIFICATIONS

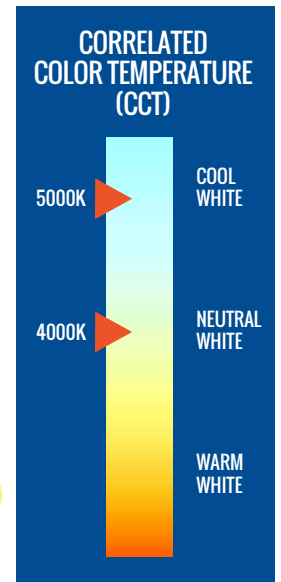
WARRANTY	5-Year Limited
cULus LISTED	Wet locations
DLC	Premium

E-APR SERIES



ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	LIFESPAN L70 AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°F to 104°F (-40°C to 40°C)	Estimated >100,000 Hours	> 0.9	< 20%	0-10V to 10%
INPUT VOLTAGE Current Draw (Amps)	120V	208V	240V	277V
E-APR13	0.85A	0.48	0.42	0.36
E-APR19	1.26	0.73	0.63	0.54
E-APR32	1.99	1.16	1.01	0.87



OUTPUT SPECIFICATIONS

SKU	DISTRIBUTION TYPE	REPLACES	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	BUG RATINGS
E-APR32A-T550B	Type 5	750W PSMH	32,000 Lumens	5000K	240W	≥ 70	B5-U3-G4
E-APR32A-T350B	Type 3	750W PSMH	32,000 Lumens	5000K	240W	≥ 70	B4-U3-G4
E-APR32A-T540B	Type 5	750W PSMH	32,000 Lumens	4000K	240W	≥ 70	B5-U3-G4
E-APR32A-T340B	Type 3	750W PSMH	32,000 Lumens	4000K	240W	≥ 70	B4-U3-G4
E-APR19A-T550B	Type 5	320W PSMH	19,000 Lumens	5000K	150W	≥ 70	B4-U2-G2
E-APR19A-T350B	Type 3	320W PSMH	19,000 Lumens	5000K	150W	≥ 70	B3-U3-G3
E-APR19A-T540B	Type 5	320W PSMH	19,000 Lumens	4000K	150W	≥ 70	B4-U2-G2
E-APR19A-T340B	Type 3	320W PSMH	19,000 Lumens	4000K	150W	≥ 70	B3-U3-G3
E-APR13A-T550B	Type 5	250W PSMH	13,000 Lumens	5000K	100W	≥ 70	B4-U2-G3
E-APR13A-T350B	Type 3	250W PSMH	13,000 Lumens	5000K	100W	≥ 70	B3-U3-G3
E-APR13A-T540B	Type 5	250W PSMH	13,000 Lumens	4000K	100W	≥ 70	B4-U2-G3
E-APR13A-T340B	Type 3	250W PSMH	13,000 Lumens	4000K	100W	≥ 70	B3-U3-G3

E-APR SERIES



ACCESSORIES (SOLD SEPARATELY)



2-inch Adjustable Slip Fitter Mount

SKU: E-SF-ADJ-FTR

USE: For use with 2-3/8" O.D. (Outer Diameter) pipe or tenon.

MAXIMUM TILT: 45-degrees.

NOTE: Not intended for use as an uplight.



Adjustable Direct Arm Mount

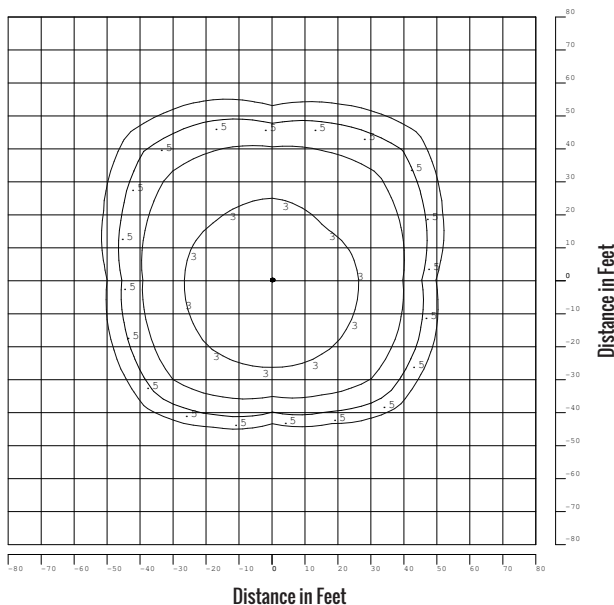
SKU: E-DI-FIXEDMNT

NOTE: Not intended for use as an uplight. Requires 3-inch minimum square pole.

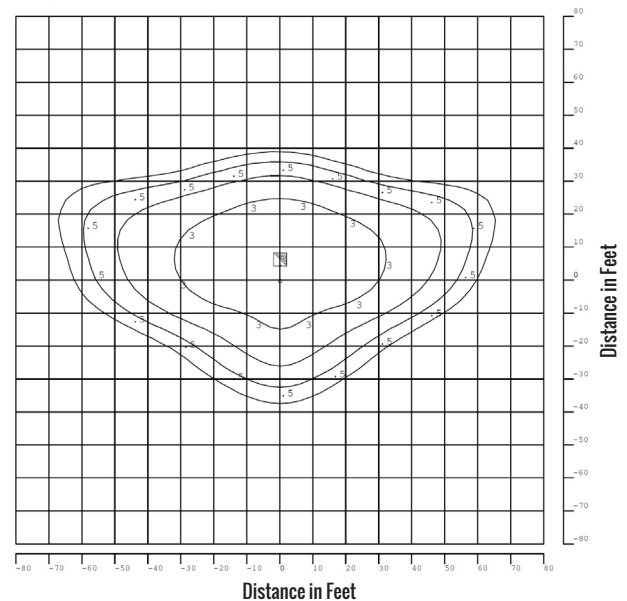


ISO PLOT CHART

Type 5 Distribution (symmetric distribution), used for the inner medians of parking lots. Type 5 optics product a symmetrical square distribution pattern that distributes light equally on all sides of the fixture. Type 5 fixtures are universal for most area lighting applications.

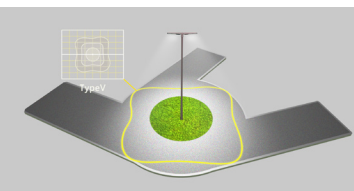


Type 3 Distribution (forward throw distribution), used on the perimeter of parking lots or in applications where you want to throw the light out in front of the fixture. Often Type 3 Distribution is used with the 2" Adjustable Slip Fitter because you can tilt the fixture to get the light to go further away from the pole if desired.



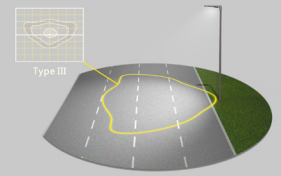
E-APR19A-T550B

- 20' mounting height
- IES Classification Type 5



E-APR19A-T350B

- 20' mounting height
- IES Classification Type 3



Note: All published photometric testing performed to IES LM-79-08 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.

Visit e-conolight.com for the latest EPA data.

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e-conolight.com | Customer Service: 888-243-9445 | Fax: 262-504-5409
 1501 96th Street, Sturtevant, WI 53177

Cree Lighting / C-Lite:
creelighting.com | Distribution/Sales: 855-617-2733
 9201 Washington Ave, Racine, WI 53406

OPTION 1

SINCLAIR R70 SIGN

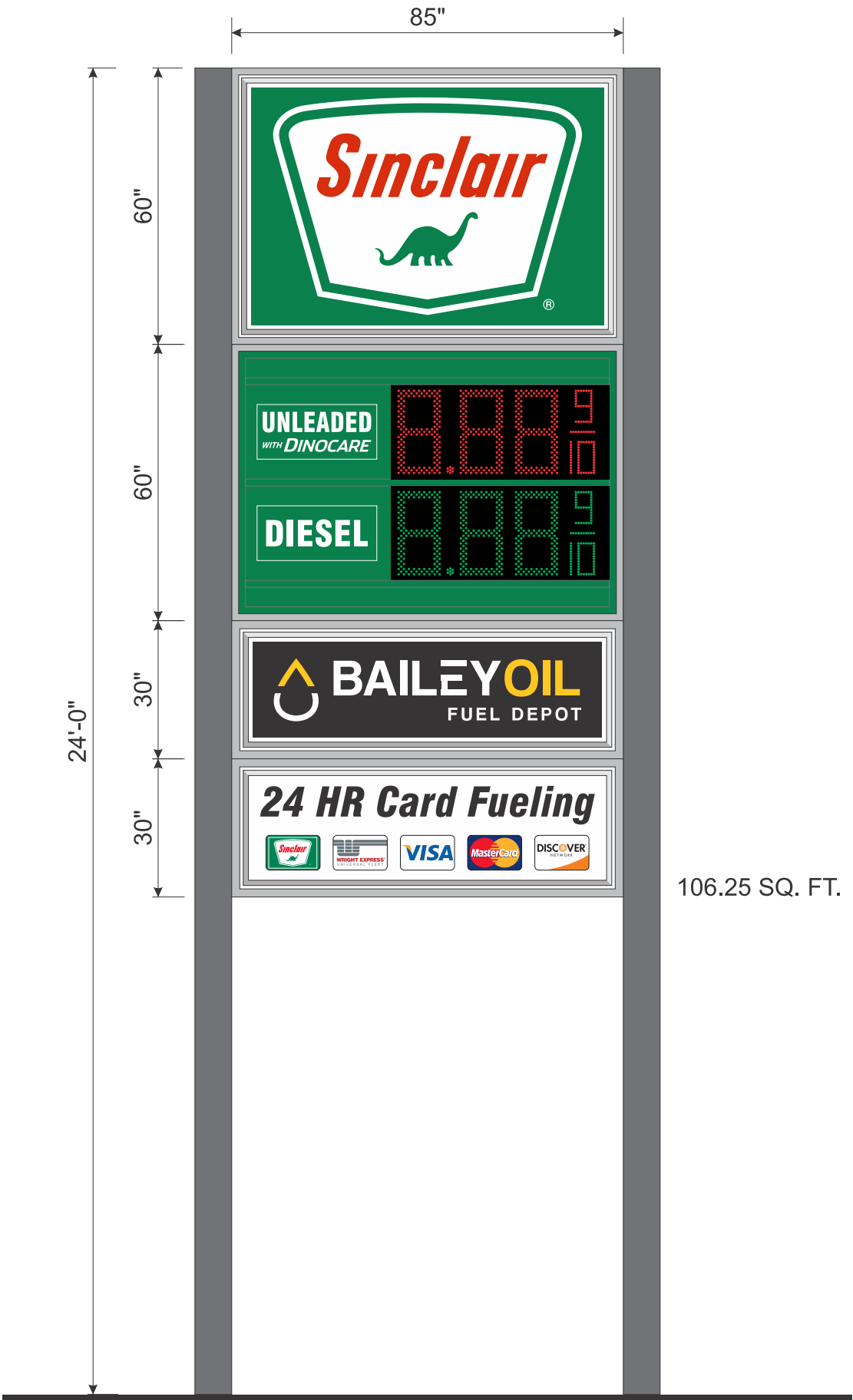
EXTRUDED ALUMINUM CABINETS (NATURAL FINISH) WITH INTERNAL LED ILLUMINATION
INSTALLED ON (2) 8" SQUARE TUBE POLES

SINCLAIR - CLEAR FORMED EMBOSSED POLYCARBONATE LOGO FACES
WITH SECOND SURFACE DECORATION
GREEN (PMS 348) & RED (#33) TRANSLUCENT VINYL APPLIED
BACK SPRAYED WHITE

TWO PRODUCT PRICE - CLEAR FLAT POLYCARBONATE FACES
WITH SECOND SURFACE DECORATION
GREEN (PMS 348) TRANSLUCENT & WHITE DIFFUSER VINYL APPLIED
18" FUELIGHT LED PRICE DISPLAYS (ONE RED, ONE GREEN PER SIDE)
11 7/8" X 26" FUEL PRODUCT PANELS

BAILEY OIL - WHITE PAN FORMED POLYCARBONATE FACES
WITH FIRST SURFACE DECORATION
#22 BLACK & #25 SUNFLOWER TRANSLUCENT VINYL APPLIED

24 HR FUELING - WHITE PAN FORMED POLYCARBONATE FACES
WITH FIRST SURFACE DECORATION
#22 BLACK TRANSLUCENT VINYL COPY
DIGITALLY PRINTED CREDIT CARD LOGOS ON CLEAR VINYL



Unauthorized use, reproduction and or display shall render the infringer liable for up to \$150,000 in statutory damages, plus attorney fees and costs for each infringement under the U.S. Copyright Act (17 U.S.C. 412 & 504)
THIS RENDERING IS CONCEPTUAL---COLORS MAY NOT REPRESENT ACTUAL FINISH---ILLUMINATED AND DAYLIGHT COLORS WILL VARY

CLIENT:
SINCLAIR

ADDRESS:
2019 BIGHORN AVE.
CODY, WY

DATE:
09-13-2021

SCALE:
3/8"=1'

ACCOUNT EXECUTIVE:
KW

DRAWN BY:
RL

FILENAME:
SINCLAIR\SITES\WYOMING\
CODY_2019 BIGHORN AVE
MID.CDR

QUOTE #:

REVISIONS:

PAGE 1 OF 1
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AN EMPLOYEE OWNED COMPANY

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MERIDIAN, IDAHO 83642

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fax 208.388.3966

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

MEETING DATE:	MAY 31, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: ROCKY MOUNTAIN GRANITE. SPR 2022-04	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Lesa Muckley of Rocky Mountain Granite has submitted a site plan application to develop a new facility at 525 Stone Street for the business. The business primarily manufactures granite and quartz countertops. The property is located in the Open Business/Light industrial (D-3) zoning district, which permits light manufacturing uses such as this proposal.

It is noted that there were two different site plans submitted—one prepared by the architect and one by the engineer. The site plan by the engineer is the one proposed and being reviewed in this report.



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.

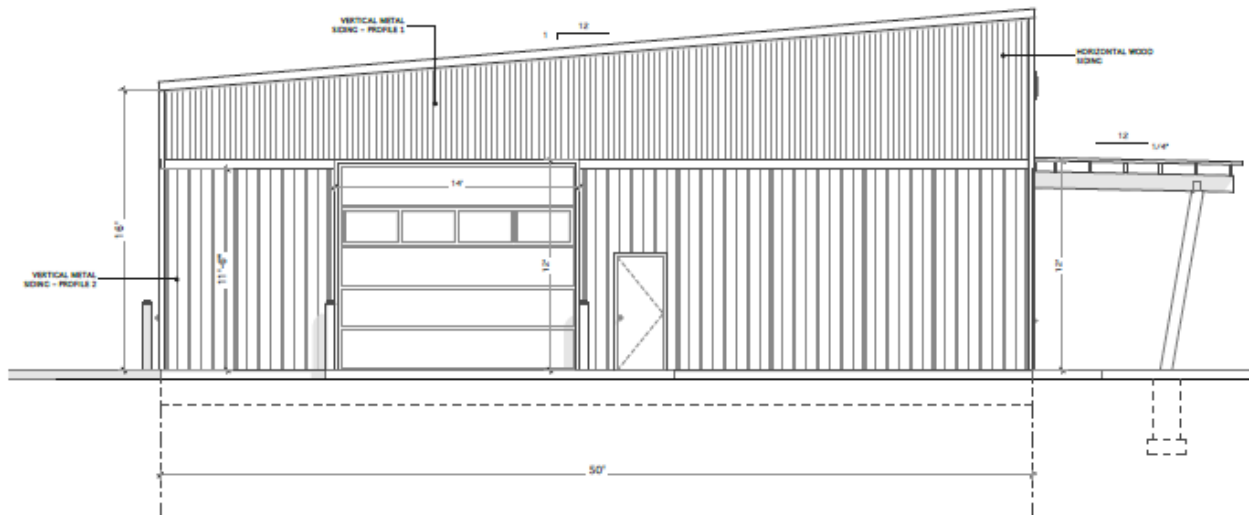
In addition, the site plan is reviewed for compliance with specific development standards of the zoning ordinance.

STAFF COMMENTS:

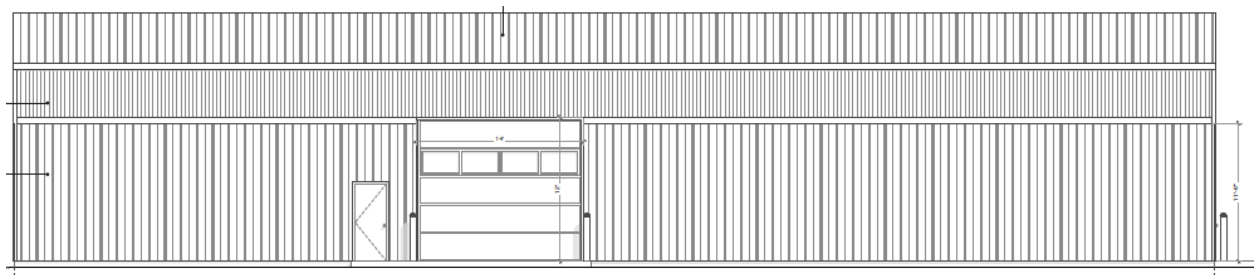
The Planning and Zoning Board is reviewing the second draft of the plans, so almost all staff identified items have already been addressed.

Architecture:

The building elevations are depicted below.



2 SOUTH ELEVATION



The variety of materials, textures, and colors, as well as the proportionately-scaled entryway enhance the building greatly. The result is an architectural similarity to several other newer and renovated buildings in the east end of the Big Horn Avenue corridor. For an industrial building, the architectural enhancements are much appreciated and demonstrate that with enough thought and planning, the result can be significant, with relatively minimal additional cost that clearly adds value.

Other Stone Street buildings:



Landscaping:

The landscaping plan is attached. It is composed of perennials, feather grass, evergreen shrubs, and deciduous shrubs in a landscape rock groundcover. To help delineate the landscape area, particularly during winter, there should be some sort of border established for the landscape bed.

The watering method for the landscaping is not clearly identified on the plans, but a drip system is planned.

The Board will need to determine if the landscaping plan is acceptable. The property is outside of the entry corridor, so no specific amount of landscaped area is dictated by the code. There does not appear to be a need for landscape screening, as the only outdoor use will be storage of the rock slabs in an orderly manner. The slab storage is proposed to occur in the area north of the building, and perhaps west. The area to the south of the building is for truck unloading and maneuvering.

Fencing:

None proposed.

Access/Parking:

The proposed access layout shown on the site plan by Engineering Associates is acceptable to public works and the parking lot layout meets applicable standards, with the following minor modifications.

The minimum width for gravel parking is 10 feet by 20 feet (18 feet from back of parking block). The parking spaces are drawn at 9 feet wide and 18 feet (16 feet from back of parking block). All other dimensional requirements for the parking lot are met. The gravel parking spaces are delineated by the spacing of the parking blocks—there is no striping.

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.

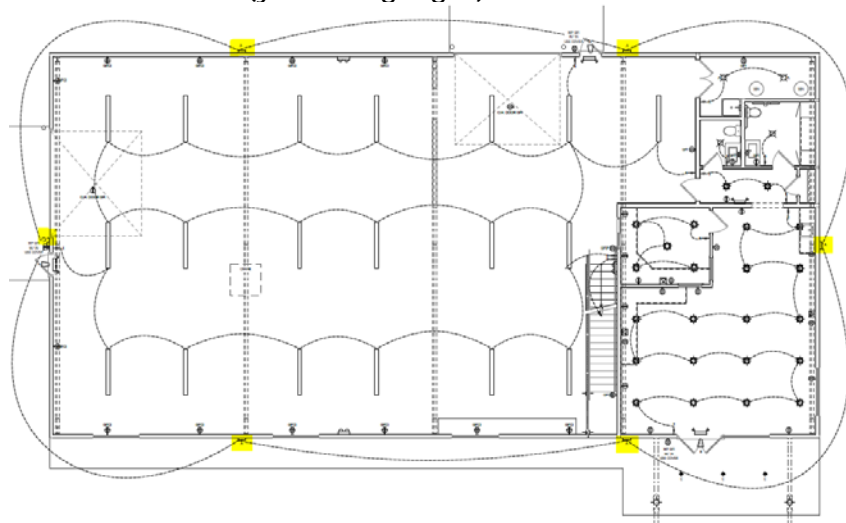
As the parking lot is proposed to be level with the building sidewalk, no ADA ramp is needed. The plans comply with the maximum 2% slope requirement and hard surfacing for the ADA parking space and unloading aisle. However, there is not detail regarding how the sidewalk/entry concrete will be sloped to make up the 7-inch difference between the sidewalk and the floor elevation of the building at the front doorway. Being a commercial building, the landing area at the front door must meet the elevation of the floor-no step is allowed. Additional information is needed.

The site plan shows seven parking spaces, when the City parking code recommends eight. The applicant is confident that based on her current facility, the seven spaces will be adequate. The Board can accept reliable data in determining the number of spaces required. If eight spaces are needed, it would simply be a matter of putting down one more parking block at the south end of the row.

Exterior Lighting

Exterior lighting is proposed in the form of can lights in the soffit of the front entry and wall packs around the perimeter. The applicant should consider what is actually needed for exterior lighting and when it is needed. Often perimeter lighting after hours is unnecessary. A timer to control hours of operation for the wall packs may be desirable.

The wall packs are cut-off in style and are proposed to be located as shown below (yellow highlight).



The lighting specifications indicates a proposed color temperature of 5,000K. The Board typically limits color temperature to 4,000K or less to minimize the impacts of blue light. Unless the applicant has justification that 5,000 is needed, 4,000K should be used (typically no cost difference). The City's streetlights are 4,000K, and moonlight is about 4,000K also.

Neighborhood Compatibility, Setbacks and Buffers

The location of the property does not trigger any zoning setbacks or buffer requirements, as it is not next to any residential property.

Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and meets minimum requirements. In brief, much of the site will be graded to flow naturally towards the south end of the property, where it will be captured by a very broad and shallow swale. The grading is shown on the site plan, and the storm water report is attached.

Snow Storage

The snow storage area is shown on the architect's site plan as being in the southwest corner of the property. This location would be appropriate as it would allow snow melt to be collected in the stormwater drainage swale.

Utility Services

The connection locations for sewer, water, and natural gas 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.

For the electrical service, a new transformer is needed. Options are to replace the transformer across Stone Street, or install the transformer near the junction cabinet at the southeast corner of this property. The options should be further discussed with the electric division, electrician, and owner. The owner is responsible for payment of the City's electrical estimate for materials needed to provide service to the project.

Signs

Two wall signs are proposed. A back lit style sign with the name of the business on a metal, wood or stone background is proposed above the entryway. It would measure approximately 20 feet long and 1.5 feet in height. See drawings and sample on the next page. A "RMG" sign on the front north corner of the building is also proposed. Dimensions are not given, but it is presumed that the lettering is the same height as the main sign. If so, the sign sizes and locations will meet applicable sign code standards.



Metal lettering will be halo lit on either a metal, wood, or stone background
Font style and lettering similar to this:



Hydrant

A fire hydrant is just south of this property, along Stone Street.

Garbage

The dumpster location is not indicated on the engineer's site plan. In conversation with the owner, it sounds like placing the dumpster just off the south end of the building would be acceptable. The back corner would be preferred for aesthetic reasons.

ATTACHMENTS:

Application materials—site plan, elevation drawings.

ALTERNATIVES:

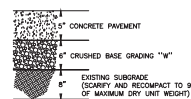
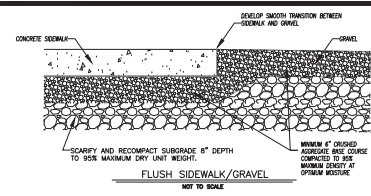
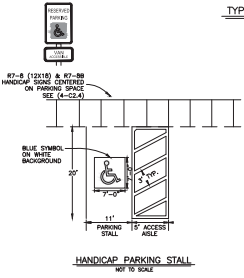
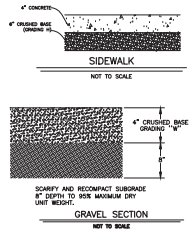
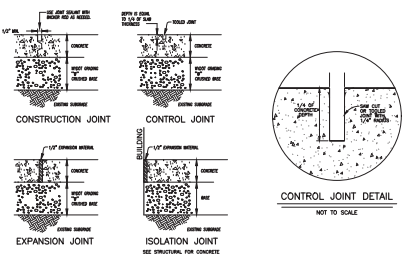
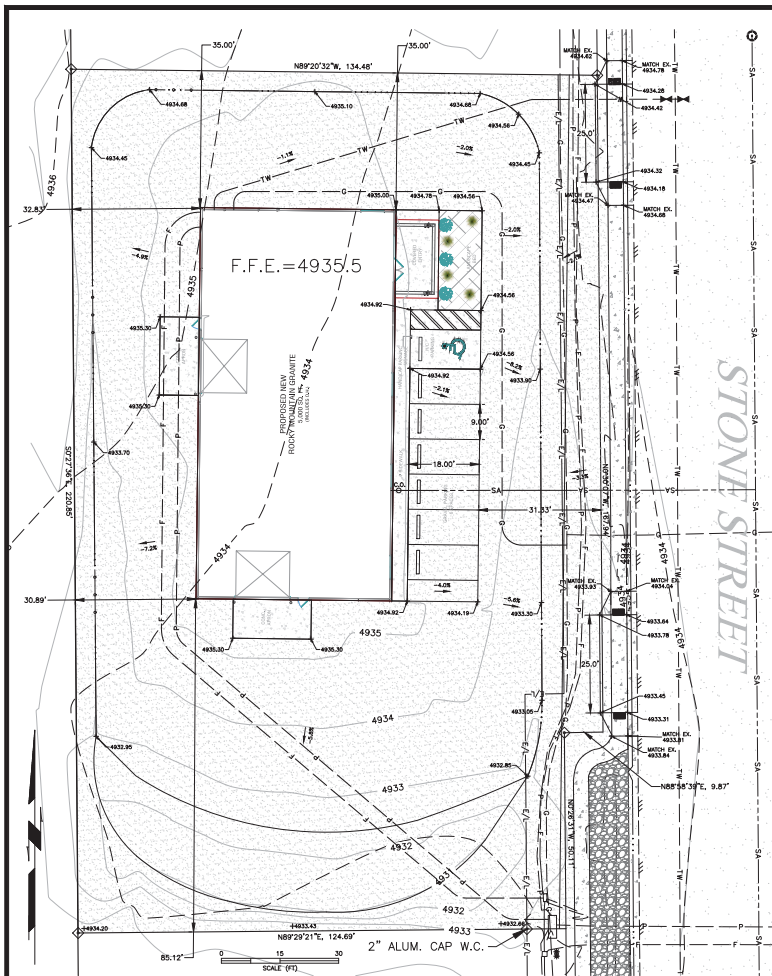
Approve or deny the site plan with or without changes.

RECOMMENDATION:

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

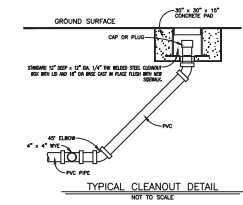
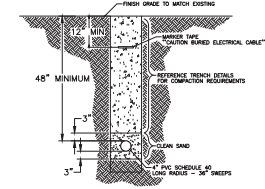
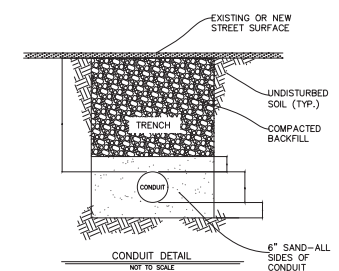
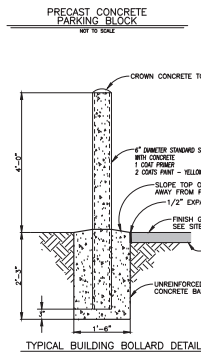
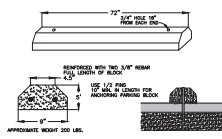
1. Provide additional detail on the walking surface between the ADA parking space and the front entryway, to demonstrate compliance with applicable building code and ADA standards. An acceptable plan must be provided before the building permit is issued.
2. Exterior lighting shall be full cutoff in style and not have a higher color temperature than 4,000 Kelvin.
3. Management of the exterior lighting shall occur as discussed with the planning and zoning board (timer for wall packs?).
4. The number of parking spaces must be at least _____, and the gravel spaces must be at least 10 feet wide, as delineated by parking blocks spaced 10 feet on center.

5. Coordinate the transformer location with the electric division. Provide additional easement if necessary for the transformer location.
6. Pay the applicable utility connection fees with the building permit fee. Coordinate installation with Public Works.
7. 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.
8. 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.



PAVEMENT SECTION (CONCRETE)
NOT TO SCALE
NOTE: 10-FT MAX JOINT SPACING.

- EXTERNAL ACCESSORIES-
CONCRETE WORK NOTES
1. USE 4000psi CONCRETE.
 2. USE 4-3000 MPA.
 3. USE 0.45 W/C RATIO.
 4. USE 4-INCH SLAB & 1\"/>

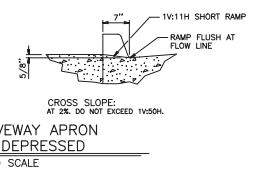
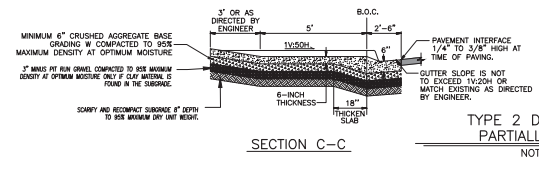
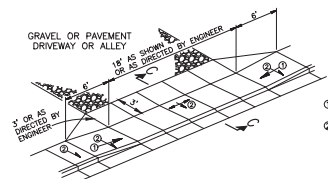


- LEGEND
- FOUND ALUMINUM CAP MONUMENT.
 - SUBJECT PROPERTY LINE.
 - OVERHEAD ELECTRICAL LINE.
 - BURIED TELEPHONE LINE.
 - BURIED POWER.
 - BURIED TREATED WATER LINE.
 - BURIED SANITARY SEWER LINE.
 - BURIED GAS LINE.
 - BURIED FIBER OPTIC.
 - EDGE OF ASPHALT SURFACE.
 - CURB/GUTTER & SIDEWALK.
 - CHAIN LINK FENCE.
 - WOMEN WIRE FENCE.
 - CONCRETE.
 - PROPOSED TREATED WATER SERVICE.
 - PROPOSED SANITARY SEWER SERVICE.
 - PROPOSED FIBER OPTIC.
 - PROPOSED TELEPHONE.
 - PROPOSED POWER.
 - PROPOSED GAS.
 - PROPOSED GRAVEL.
 - PROPOSED CONCRETE.
 - PROPOSED ASPHALT.

- MAJOR & MINOR CONTOUR LINES.
- PROPOSED LIGHT.
 - PEDESTAL TRANSFORMER.
 - DIRECTIONAL FLOW.
 - POWER POLE.
 - UTILITY PIPE LINE VALVES.
 - EX. SANITARY SEWER MANHOLE.
 - FIRE HYDRANT.
 - POWER TRANSFORMER.
 - PRO. SEWER CLEAN OUT.
 - LIGHT POLE.

PARKING:
6 - 9' X 18' SPACES
1 - 15' X 18' HANDICAP SPACES
7 - TOTAL SPACES

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
05/13/22	FINAL DRAWING EDITS	IKSM	IKSM	CAS
05/11/21	ORIGINAL DRAWING	LTM	IKSM	CAS

DRAWN BY: LTM
JOB NO. 21026.00
FIELD BOOK NO. 565
DRAWING NO. SITE

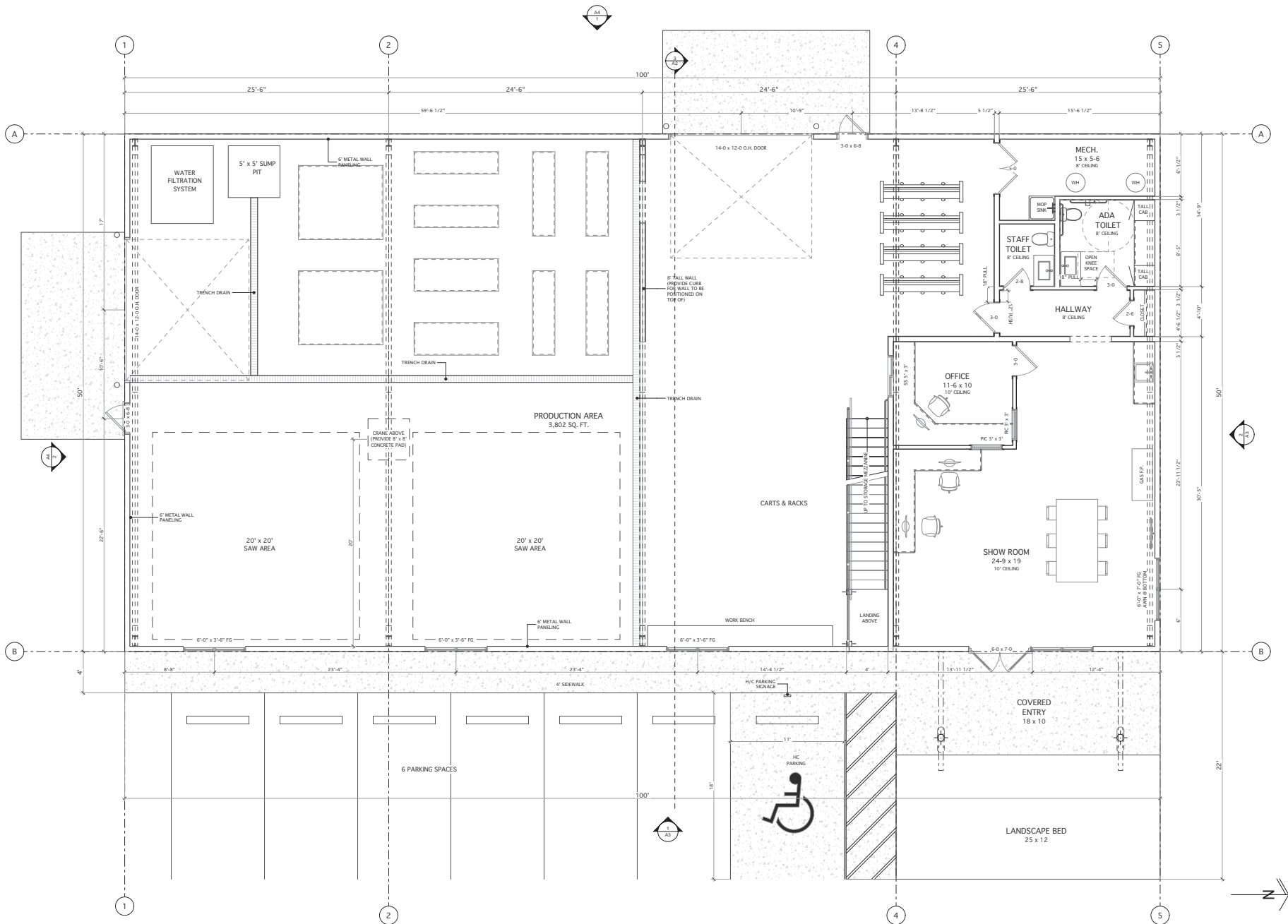


ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
LESA MUCKLEY

PROJECT:
ROCKY MOUNTAIN GRANITE
TITLE:
PROPOSED SITE PLAN

C2.0



1 MAIN FLOOR PLAN = 5,000 SQ. FT.

1/4" = 1'-0"

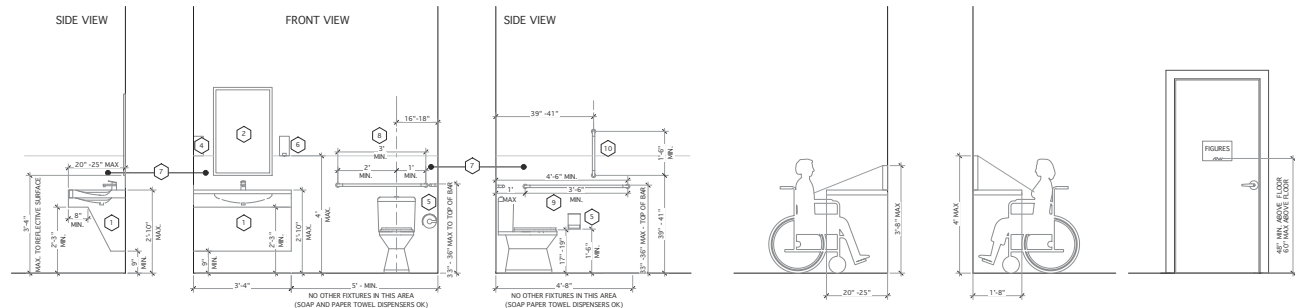
KEITH PRYOR
ARCHITECT
8 LUBBETT LANE • CODY, WY. • 82411
PH: 307.577.9221 FAX: 307.577.9221



ROCKY MOUNTAIN GRANITE
CODY, WYOMING

CONSTRUCTION
DOCUMENTS
04.05.2022
MAIN FLOOR
PLAN

A1
JOB # 2102





ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
ENGINEERINGWYOMING.COM

Mr. Philip Bowman, PE
Cody City Public Works Administrator
P.O. Drawer 2200
Cody, WY 82414

RE: Rocky Mountain Granite building drainage report

Dear Phillip,

Rocky Mountain Granite is proposing a new commercial building located just west of Northwest Rural Water District lot on Stone Street. The proposed development encompasses 0.66 acres. This lot historically has drained off site onto Stone Street. Average slope of the existing site is 0.8% and is lightly vegetated. This drainage report includes drainage for the proposed building, parking areas, roads.

Historic Run-Off

Complete site

Lt Veg/Gravel = 0.66 acres

Total = 0.66 acres

$C_{ave} = 0.30$

10-year, 2-hour storm Flow Rate:

Rainfall Intensity, $I = 0.53$ inches/hour

Total Historic Run-off

$$Q = C_{ave}IA = 0.30 (0.53) (0.66) = \mathbf{0.10 \text{ cfs}}$$

Historic Volume: $(0.10)(60)(60)(2) = 720 \text{ cf} = 27 \text{ cy}$

Developed Run-off

Complete site

Concrete, Asphalt & Roofs = 0.14 acres

Total = 0.66 acres

$C_{ave} = 0.70$

10-year, 2-hour Storm Flow Rate:

Rainfall Intensity, $I = 0.53$ inches/hour

Total Developed Run-off

$$Q = C_{ave}IA = 0.70(0.53) (0.66) = \mathbf{0.24 \text{ cfs}}$$

Developed Volume: $(0.24)(60)(60)(2) = 1728 \text{ cf} = 64 \text{ cy}$

Historic to Developed difference: $0.24 - 0.10 = +0.14 \text{ cfs}$

Volume: $1008 \text{ cf} = +37 \text{ cy}$



ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
ENGINEERINGWYOMING.COM

South pond volume: 53.3 cy

Proposed run off from the developed areas associated with the building including the asphalt handicap parking, roof, and site grading will be retained in a shallow detention basin on the southside of the property. Drainage from the north side of the building will be routed to the south detention basin. The parking lot area drains to the south also collected in the detention basin. The remainder of the site will continue to drain as it has done historically.

Sincerely,

ENGINEERING ASSOCIATES

Cody A. Schatz, PE & LS
Project Engineer

Encl

cc: 21026.00 Drainage Report



May 12, 2021

**Rocky Mountain Granite, Inc.
303 17th Street
Cody, WY 82414**

Attn: Lesa

HYDROSETTLER I SYSTEM QUOTE

Scope of Work: This equipment is designed to be used by the customer to process slurry water produced by stone fabrication equipment, to capture the majority of the solids produced, and to clean and recycle your shop water to 10-20 Micron.

Capacity: This system will process up to 300 square feet of solids per day. The system can handle peak flows of 40-45 gallons per minute.

The system: **Includes the following:**
1-Hydrosettler Tower
1-Sludge Skid (plus 5 extra bags)
1-120 volt controller with float
1-Polymer feed system with 5 gallons of polymer (approx. 8 month supply, \$185/container in the future)
1-3/4hp Ebara Sump Pump
1-1,600 Gallon Holding Tank-
1-3HP Repress Pump Skid-(Delivers 40-45 gallons a minute back to the main water line)

Installation: Installation is listed in the quote below. Installation is done by factory technicians.

Performance Overview:

Wattage: 60
 Lumen Output: Up to 9,019 Lumens
 Efficacy (lm/W): Up to 146 Lumens per Watt
 Kelvin: 3000K, 4000K, 5000K
 Protection: Standard 10kV Surge Protection
 CRI: >80

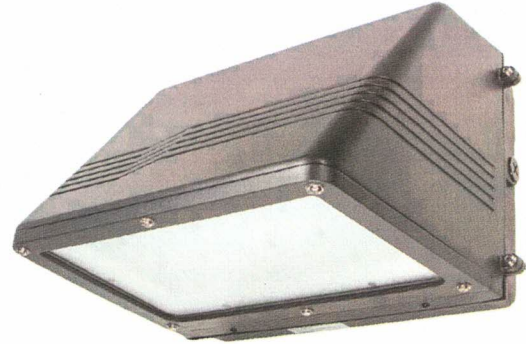


Project:

Date:

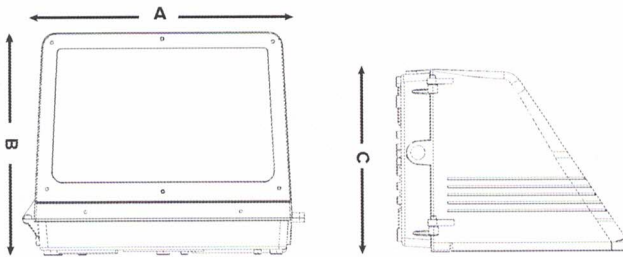
Catalog #:

Notes:



Key Features & Benefits:

- 10kV surge protection standard
- 1-10V dimming
- Occupancy sensor and photocell capable
- Easy installation with built-in level and driver disconnect
- Available in White and Bronze finish



SYSTEM WATTS	DIMENSIONS			WEIGHT Pounds (lbs)
	A	B	C	
45	14.3"	11.4"	9.2"	7.06
60	14.3"	11.4"	9.2"	7.06
90	14.3"	11.4"	9.2"	10.36
120	14.3"	11.4"	9.2"	10.36

Ordering Guide:

ESL	FCWP	60W	1					
ESL	TYPE	WATTS	GENERATION	KELVIN	VOLTAGE	FINISH*	OPTIONS	
	Full Cut Off Wall Pack	60W	1 (1st Generation)	30 (3000 Kelvin) 40 (4000 Kelvin) 50 (5000 Kelvin)	Blank HV (High Voltage)	Blank (Bronze) WH (White) XX (Any color)	Factory Installed	

*Contact Factory for custom finish options

Options (Factory Install)

Emergency BBU:

EMG (EMG Unit, Auto Test Function, 9 Watts Output, 90 Minutes Min, 120-277VAC Input, 10-300VDC Output, Open Terminal Block Wiring, UL Listed for Factory or Field Install, Title 20)

Sensors:

PC (Button Photocell)

OCC (Occupancy Sensor, 0-10v Dimming, 8'-20' Mounting - Uses REM-100 for programming)

Accessories (Field Install)

Emergency BBU:

ESL-REM-100 (Hand Held Remote)



Options & Accessories:



ESL-4OCC-LDD

Sensor Type: Microwave
Sensitivity Adjustment: 20% / 50% / 75% / 100%
Dimming Control Output: 0-10V
Detection Radius/angle: Max. 26ft/360°
Detection Area (square footage): 2123ft²@20ft/360°
Mounting Height: 20ft Max
Remote Range: 50ft
Programming: Via Dip Switch

For more information please see the
ESL-4OCC-LDD cut sheet

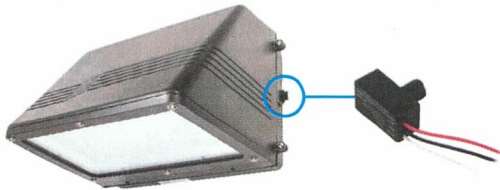


ESL-EMG-SL1-OTB-9W

Output Power: 9 Watts
Rated Voltage: 100-277 VAC, 50-60Hz
Emergency Operation: ≥90 Minutes
Charging Time: 24 Hours
2-Wire Illumination Test Switch
Lithium-Ion Battery
RoHS Compliant
UL 924, CSA C.22.2 No. 141-15, CEC Title 20



ESL-REM-100



ESL-WP-PC

Catalog Data:

				KELVIN									
ESL	TYPE	WATTAGE	GENERATION	3000K (30)			4000K (40)			5000K (50)			INPUT* VOLTAGE
				LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-45W				6,547	143	POQRQ95F	6,566	141	P2FJDS54	6,688	142	PYK05NEP	(BLANK)

ESL TYPE WATTAGE GENERATION				KELVIN									INPUT* VOLTAGE
				3000K (30)			4000K (40)			5000K (50)			
				LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-60W				8,905	146	PZICMTQR	8,939	144	PVR0FBN1	9,019	144	P8B84CG3	(BLANK)
				8,905	146	PZICMTQR	8,939	144	PVR0FBN1	9,019	144	P8B84CG3	(HV)

				KELVIN									
ESL	TYPE	WATTAGE	GENERATION	3000K (30)			4000K (40)			5000K (50)			INPUT* VOLTAGE
				LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-90W				12,814	145	PLXY5LI4	12,902	143	PGCA3VT3	12,989	145	PIUGEBDW	(BLANK)
				12,814	145	PLXY5LI4	12,902	143	PGCA3VT3	12,989	145	PIUGEBDW	(HV)

				KELVIN									
ESL	TYPE	WATTAGE	GENERATION	3000K (30)			4000K (40)			5000K (50)			INPUT* VOLTAGE
				LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	LUMENS	LPW	DLC QPL	
ESL-FCWP-120W				16,722	143	P2KY00P6	16,837	141	P5D5EHU1	17,090	142	P4TY7QMS	(BLANK)
				16,722	143	P2KY00P6	16,837	141	P5D5EHU1	17,090	142	P4TY7QMS	(HV)

* Input Voltage: (Blank) = 120-277 VAC, (HV) = 277-480 VAC



Construction:

- Die Cast Aluminum Housing
- High Performance Heat Sink
- Weathertight LED Driver Housing
- Contious Gasket Seal
- LEDs Mounted to and Protected by Aluminum Housing with Easy Driver Access Hinged Door

Optical:

- Precision Engineered Optical Lens:
 - Consistent Uniformity
 - Impact Resistant
 - UV Protection

Electrical:

- Input Voltage Options: 120-277 VAC, 277-480 VAC
- Life: >50,000 hours
- Dimming: 1-10V Dimmable
- 10kV Surge Protection

Lumen Ambient Temperature (LAT) Multipliers: Driver Summary:

AMBIENT		LUMEN MULTIPLIER
0 °C	32 °F	1.02
10 °C	50 °F	1.01
20 °C	68 °F	1
25 °C	77 °F	1
30 °C	86 °F	1
40 °C	104 °F	0.99
50 °C	122 °F	0.96

SYSTEM WATTS	OUTPUT CURRENT	OUTPUT POWER
45	900 mA	35-52 VDC
60	1200 mA	30-50 VDC
90	1700 mA	35-52 VDC
120	2300 mA	35-52 VDC

Electrical Load - Standard Voltage:

SYSTEM WATTS	INPUT CURRENT				INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	120 VAC	208 VAC	240 VAC	277 VAC							
45	0.38	0.22	0.19	0.16	120-277 VAC	50/60 Hz	>0.98 @120 VAC >0.90 @277 VAC	<20%	-40°F to 131°F (-40°C to 55°C)	Independent 10kV SPD	1-10V
60	0.50	0.29	0.25	0.22							
90	0.75	0.43	0.38	0.32							
120	1.00	0.58	0.50	0.43							

Electrical Load - High Voltage:

SYSTEM WATTS	INPUT CURRENT			INPUT VOLTAGE	INPUT FREQUENCY	POWER FACTOR	THD	OPERATING TEMPERATURE	SURGE PROTECTION	DIMMING
	277 VAC	347 VAC	480 VAC							
60	0.22	0.17	0.13	277-480 VAC	50/60 Hz	>0.90 @277 VAC >0.96 @480 VAC	<15% @277 VAC, <20% @480 VAC	-40°F to 158°F (-40°C to 70°C)	Independent 10kV SPD	1-10V
90	0.32	0.26	0.19							
120	0.43	0.35	0.25							

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT

MEETING DATE:	MAY 31, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL REVIEW: EXTERIOR UPDATE TO 1021 14 TH STREET. SPR 2022-13	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Kerry Pae, the new owner of 1021 14th Street (the building east of City Hall), has submitted an application to install new siding and trim on the building. Six window awnings on the second story would be removed. The walls are proposed to be sided with vertical seam metal siding (Tuff Rib agricultural panel, by Protech Steel) in a dark gray color. All trim (fascia, soffits, trim, gutters, and downspouts) are proposed in a copper color. The building is within the downtown architectural district.



REVIEW CRITERIA:

Pursuant to 10-10B-4 of the City of Cody Code, all structures within the zoning district are to be architecturally compatible and architectural and landscaping plans are to be submitted to the planning and zoning commission for approval.

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."*

APPLICANT'S DESCRIPTION:

Scope of work Exterior Refinish Only

Former Shoshone Office Products building at 1021 14th Street, Cody, Wyoming 82414

Remove the dated yellow siding and lapboard siding on the entire exterior of structure.

Remove six dilapidated awnings on the second story windows on block section of building.

Install dark gray 29ga. Metal siding panels vertically on entire exterior walls. Panels will be ribbed and 30 inches wide fastened to metal purlins on the 40ft.x60ft metal building section and fastened to newly installed 1 inch x 3 inch furring strips with Styrofoam insulation between each vertical strip on the 45ft.x46ft block section of the building.

Remove all existing gutters, spouting, flashing, trim, soffit, fascia and install new copper colored in place of these items over the entire exterior where called for, 4 inch wide window and door trim, 6 inch flashing for inside/outside corners and roof edges. Any small areas not able to be sheeted and metal doors would be painted to match siding.

All work to be performed by licensed contractor Ty Black Siding of Powell, Wyoming who has been in contact with the city regarding a permit.

Photos of the building, with the type of siding and color proposed, are attached.

STAFF COMMENTS:

Architecture:

The building is located between the Wells Fargo bank building, which is sided with horizontal wood and stone masonry and has a new dark bronze colored standing-seam metal roof, and City Hall, which is a flat-roofed brick masonry building. Other buildings in the immediate area are residential buildings with wood siding.

The selected dark gray color should match well with the standing-seam metal roof of the Wells Fargo bank building, and the entryway at city hall.

The removal of the upper story awnings from the building does not concern staff, as the upper awnings visually appear just tacked on and out of scale with the building.

The updated color and addition of siding over the concrete block will clearly be an improvement.

Without an actual rendering, it is difficult to fully visualize. Staff found a visualization tool on the manufacturer's website, but it was taking a significant amount of time and having some cropping issues. Here is a quick version.



Admittedly, I cannot determine with confidence that the result will look nice, or if it will appear like a big prefabricated metal shed—particularly the west side (2-story, which faces City Hall), and would appear overly stark. That issue is typically overcome with either landscaping or using a variety of textures, materials, and colors (e.g. the Rocky Mtn. Granite building also on today's agenda). Landscaping is not an option along the west side of the building due to lack of space, so that leaves the architectural components. However, neither staff nor the applicant are professional architects. While the proposal is an improvement over the existing architecture, I believe it could be further enhanced if the proposal were reviewed in more detail by a representative from the steel siding manufacturer and/or an architect. Whatever occurs will likely remain for the next 40+ years, so in that context the design and review should not be hurried.

The Board will need to decide if the current proposal is adequate, or if it is necessary to have further enhancements or modifications to meet the requirement that the building be architecturally determined architecturally compatible with other neighboring buildings in the downtown architectural district.

Signage and lighting:

Sign and lighting details were not provided. A separate sign permit will be needed for any new signage. Replacement of the lighting fixtures may occur. The new fixtures should also be cutoff style (e.g. can lights in soffits) and/or low intensity (porch light on north side).

ALTERNATIVES:

Approve or deny the proposal, with or without changes.

RECOMMENDATION:

The Board will need to determine if the current proposal is adequate, or if additional architectural design is needed.