

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
TUESDAY, October 12, 2022  
SPECIAL MEETING  
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, 2022 special meeting.
5. Approval of Minutes from the September 27, 2022 Regular meeting.
6. New Business:
  - A. Preliminary Plat of the Meadowlark Meadows Major Subdivision, a 28-lot subdivision located about 500 feet north of Mountain View Drive and extending from 23<sup>rd</sup> Street to 26<sup>th</sup> Street.
  - B. Minor Architectural Review for "The Blanca Tatanka" at 1453 Sheridan Avenue.
  - C. Downtown Sign District Review: Electronic Message Board for Silver Sage Insurance at 1130 Sheridan Avenue.
  - D. Discuss parking ratio situation for motels wanting to convert to long-term apartments.
7. P & Z Board Matters: Special Planning, Zoning and Adjustment Board meeting for October 25, 2022 at 7:00 p.m. for Zoning Ordinance Public Meeting.
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 Regular Meeting**  
**September 27, 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, September 27, 2022 at 12:00 pm.

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

Present: Carson Rowley; Ian Morrison; Cayde O'Brien; Matt Moss; Scott Richard; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Karinthia Herweyer; Andrew Murry; Council Liaison Andy Quick

Ian Morrison moved to approve the agenda for September 27, 2022, seconded by Scott Richard. Vote on the motion was unanimous, motion passed.

Scott Richard moved to approve the minutes from the September 13, 2022 regular meeting, seconded by Ian Morrison. Vote on the motion was unanimous, motion passed.

A Public Hearing opened at 12:01 p.m. for a Special Exemption to reduce the setback requirement from 8<sup>th</sup> Street at 726 Skyline Drive. With there being no comments from the public the hearing was closed at 12:02 p.m.

City Planner Todd Stowell reviewed the Special Exemption request to reduce the setback requirement from 8<sup>th</sup> Street at 726 Skyline Drive. Gregory Bennis has submitted a special exemption application to request that the setback requirements from the 8<sup>th</sup> Street right-of-way be reduced to about 1 ½ feet for a proposed two-car garage. Due to the extra width of the 8<sup>th</sup> Street right-of-way, the garage would still be about 20 feet from the curb along 8<sup>th</sup> Street. The Property is located in the R-1 residential zoning district, which requires a 15-foot setback from the corner lot line (8<sup>th</sup> Street right-of-way) and a 22-foot garage door setback.

Cayde O'Brien made a motion, seconded by Ian Morrison to approve the Special Exemption with conditions 1-4 and to approve the setback reduction to authorize the proposed garage location as shown on the site plan. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the Downtown Architectural Review for the Bigg Chill awning and signs located at 1321 Sheridan Avenue.

Scott Richard made a motion, second by Ian Morrison to approve the project as proposed, subject to the applicant obtaining the WYDOT permit and building permit prior to installation, and the lighting be similar to the awning next door (Cow Town Candy). Vote on the motion was unanimous, motion passed.

Ian Morrison recused himself from Item D.

City Planner Todd Stowell reviewed the Final Plat and Construction Plans for the Schoonover 5-Lot Subdivision. The subdivision is located at 233 Robert Street.

Scott Richard made a motion, second by Cayde O'Brien to recommend to City Council the approval of the final plat and construction plans, subject to the following conditions 1-8. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell discussed the Zoning updates with the board and asked for any updates or changes to the Zoning Ordinance before it goes out for public review. There was some discussion with

the board about whether Accessory Dwelling Units in RR or R-1 should be listed as accessory or conditional uses. The Board decided to advertise it with RR as accessory and R-1 as conditional.

The Board will be holding a Special Meeting for public input on the proposed amendments on October 25, 2022 at 7:00 p.m.

P & Z Board Matters: None

Council Updates: The County Land Use plan for public meetings is set for October 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> and 12<sup>th</sup>, 2022

Staff Items:

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 1:06 p.m.

*Utana Dye*

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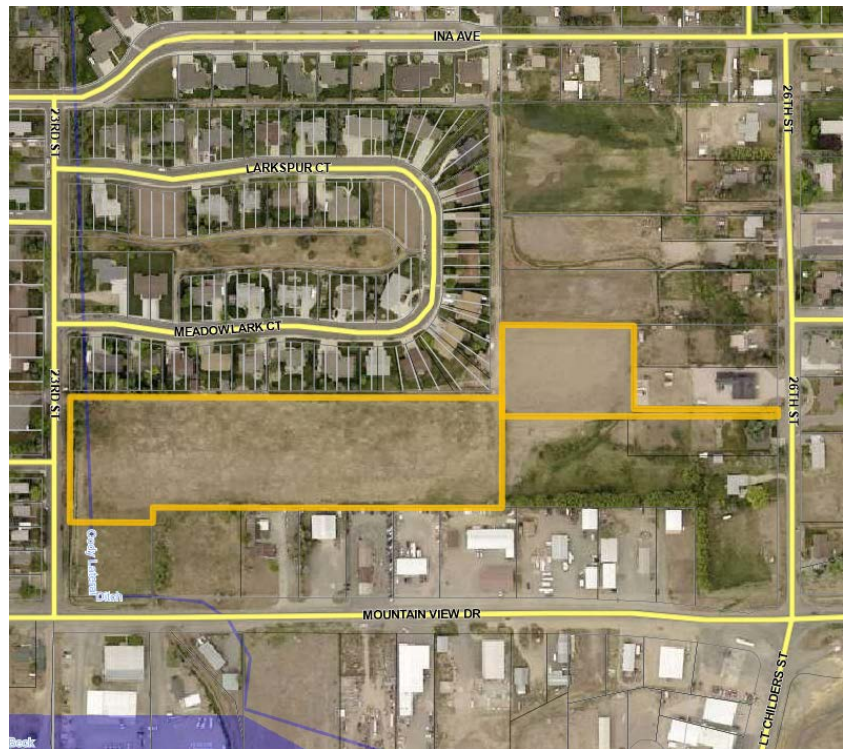
GIS Analyst

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

<b>MEETING DATE:</b>	OCTOBER 11, 2022	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	
<b>SUBJECT:</b>	PRELIMINARY PLAT OF THE MEADOWLARK MEADOWS SUBDIVISION— A 28-LOT SUBDIVISION. SUB 2022-07	RECOMMENDATION TO COUNCIL:	X
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT OVERVIEW**

Meadowlark Meadows, LLC, represented by Ed Webster, has submitted a preliminary plat application for a 28-lot subdivision identified as the Meadowlark Meadows Major Subdivision. The property is located approximately 500 feet north of Mountain View Drive, and extends from 23<sup>rd</sup> Street to 26<sup>th</sup> Street. Lots 1-24 are located in a Residential R-2 zone, while Lots 25-28 are in a Residential R-3 zone. Although Lots 1-24 are each large enough to qualify for duplexes, the owner plans to place private covenants that would limit the lots to single-family houses with the option of an accessory dwelling unit. The preliminary plat drawing is attached.



**Major Topics**

The applicant has worked closely with City staff to develop the proposed subdivision layout. There are factors that prevent the subdivision from meeting all City standards, so some variances are necessary. Particularly, the street connection to 26<sup>th</sup> Street is not able to meet standard width requirements for subdivisions. It will only have 22 feet of asphalt, when 34 feet is the typical residential local access street. By prohibiting on-street parking in that area, there is sufficient width to meet fire code standards.

However, with the narrower street width, staff and the applicant wanted to minimize traffic on the street, which is accomplished by having two cul-de-sacs, instead of running the street all the way through between 23<sup>rd</sup> and 26<sup>th</sup> Street. The two cul-de-sacs that result are longer than specified in the subdivision and fire code, but are acceptable to public works, planning and the fire marshal. Although the two cul-de-sacs do not provide vehicle connection, there is a sidewalk/pathway that would connect the two for pedestrian and bike use.

### **SUBDIVISION REGULATIONS**

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

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

*A. Alignment: All proposed streets, alleys and easements shall align horizontally and vertically with existing streets, alleys and easements adjacent to or lying near the subdivision.*

Comment: The proposed street will tie into existing streets at a 90-degree angle. The grades will be verified in the construction plans to be submitted with the final plat.

*B. Conform to Master Street Plan: All streets shall conform to the city master street plan for size and approximate alignment.*

Comment: No interior streets through this property are identified in the master street plan. Both 23<sup>rd</sup> Street and 26<sup>th</sup> Street have sufficient right-of-way width (60' each) for their classifications. 23<sup>rd</sup> Street was originally developed as part of the adjacent Dacken Subdivision, which utilized very wide streets. 23<sup>rd</sup> Street is currently identified as a local street on the street master plan, which would dictate a pavement width of 34 feet, plus curb, gutter and sidewalk on both sides. It presently has about 33 feet of pavement width and curb, gutter and sidewalk are only on the opposite (west) side. The preliminary plat does not indicate an intent to widen 23<sup>rd</sup> Street or provide curb, gutter and sidewalk. However, the requirement is recommended to be imposed. It would involve saw cutting and installing a new strip of asphalt (about 2 feet wide) between the new curb and gutter. Sidewalk could be installed either adjacent to the curb, or as a separated pathway, or as a variation of each. Sidewalk placement can be discussed further in preparation for the construction plans.

*C. Jogs Prohibited: Street jogs shall be prohibited unless, because of very unusual conditions, the commission and council determine that the offset is justified.*

Comment: The street jog in Songbird Court is necessary to equalize the lot depths. The street jog in Singing Lark Court is necessary due to land ownership boundaries. There are no unnecessary street jogs.

*D. Topography: Streets shall have a logical relationship to the topography.*

Comment: The street design adequately considers the topography of the site.

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

Comment: Met.

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

Comment: Met. The interior streets are both dead ends, for the reasons noted at the beginning of this staff report.

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

Comment: Singing Lark Court is about 600 feet long. Songbird Court is about 1,000 feet long. Variances to the length are requested. The fire marshal is okay with the variances, so long as each cul-de-sac does not serve more than 30 dwellings units (primary and accessory). A note to that effect will need to be included on the plat as a condition of the variances. (See also density discussion at end of report.)

The proposed cul-de-sac bulb size meets the requirement. Due to topography, drainage cannot be towards the existing streets. Therefore, adequate internal stormwater management will be needed.

Songbird Court is the typical "residential street" section. A variance to authorize the internal street section proposed for Singing Lark Court is requested for its width, and to require a sidewalk on only one side in the portion with restricted width.

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

Comment: Cul-de-sacs are the exception to the dead-end prohibition.

*I. Half Streets: Half streets will be prohibited...*

Comment: Not applicable. The current half-street situation along 23<sup>rd</sup> Street will be corrected with the improvement of the 23<sup>rd</sup> Street frontage.

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

Comment: A variance may be necessary for the jog in Singing Lark Court, but Public Works is planning to work with the engineer on a plan to minimize it (slightly pull back SW corner of Lot 24). The Songbird Court reverse curve (jog) also appears slightly less than the 100-foot standard, but it is not currently dimensioned. Some adjustment may be warranted, but not necessarily to the full 100-foot standard. Public Works can work with the applicant's engineer on this as well and report with the final plat.

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

	<b><i>Minimum Right Of Way Width</i></b>	<b><i>Minimum Grade</i></b>	<b><i>Maximum Grade</i></b>
<i>Residential street</i>	<i>60 feet</i>	<i>0.3 percent</i>	<i>7.0 percent</i>

Comment: The subdivision ordinance has not been updated to reflect the residential street profile of the street master plan, so a variance is requested to the 60-foot right-of-way width shown in the table. The master plan notes a 50-foot right-of-way width. Utilities are provided with additional easement beyond the street right-of-way.

The 49-foot width shown for Songbird Court needs to be widened to 50 feet, so as to avoid having to offset the survey pins. The 32-foot right-of-way width for Singing Lark Court needs a variance to be allowed.

Grade requirements will be met.

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

Comment: Anticipated to be met. It will be verified in the construction plans with the final plat.

*M. Visibility: Clear visibility, measured along the centerline of the street shall be as follows...Residential street 200 feet*

Comment: Met.

*N. Curvature Radius: The minimum radius of curvature on the centerline of a street shall be as follows...Residential street 200 feet*

Comment: The offset on Singing Lark Court appears to be less. A 100-foot radius is often authorized where there are low speeds. We will see if the 100-foot radius can be met with a few adjustments.

*O. Streets with Interior Angles: ...For street intersections with an interior angle greater than seventy degrees (70°), the curb shall be rounded by a radius of nine and one-half feet (9½').*

Comment: Met. 9½ feet is the minimum. The radii proposed are larger, and appreciated.

*P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys... Alleys shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.*

Comment: A variance to the alley requirement is requested, as all utilities will be along the streets and garbage collection will be with roll-out containers to the street. The existing alley that runs north-south will be available to access the utilities at the bend between the two cul-de-sacs. There is no garbage service in that alley. The existing alley along the north side of Lots 1-9 is platted, but has no improved surface. Many of the landowners to the north have encroached into the alley (use it as part of their yard), so it is not drivable. This subdivision is not being asked to correct those encroachments or install a drivable surface on that alley. It is noted that there is not a suitable canal crossing for garbage trucks or other large vehicles at the end of that alley. (There is an old wooden bridge).

*Q. Curb, Gutter, Sidewalk, Paved Streets: Curb, gutter, sidewalk and paved streets shall be required in all proposed subdivisions unless waived in accordance with criteria set out in subsection 11-5-2B...The developer shall be responsible for demonstrating to the city that the grades and location of the proposed improvements shall be compatible with all future development in the area.*

Comment: Curb, gutter and sidewalk and paved streets are proposed for both interior streets. It is also being required along 23<sup>rd</sup> Street.

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

Comment: As noted in "K" above, a variance is needed for the narrow portion of Singing Lark Court.

*S. Valley Gutters: The use of valley gutters in areas where storm sewer facilities exist or are proposed will be discouraged.*

Comment: No storm sewer facilities exist in the area.

*T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All*



*stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city.*

Comment: The engineer plans to submit the drainage report and full plan with the final plat and construction documents. The concept is shown in that a series of intermediate infiltration trenches would be installed at various points along the streets, as indicated by the 10' by 50' utility (actually drainage) easements.

Staff notes that the easements should be reconfigured for two reasons. First, no fences are permitted to run down easements, so in order to have a fence along a side property line, the easement needs to be entirely to one side. Also, the infiltration trench needs to be sufficiently far from a foundation that it does not cause soil stability or water problems. On the West Avenue subdivision, which has a similar system, the lot lines and easement boundaries were configured to provide a minimum of eight feet between the trench and closest possible houses because of this concern. Additional design will be made and incorporated into the proposed construction plans.

A maintenance agreement or homeowner's association containing adequate provisions for the perpetual care and maintenance of the detention facilities will be needed. The agreement will need to include language that the City can enforce the agreement.

*U. Lot Requirements: All lots within a proposed subdivision will meet the following requirements:*

*1. Lots shall be sized to meet the requirements of the appropriate zoning.*

Comment: All lots meet minimum size requirements (5,500 square feet for single-family lot in R-2 and 3,200 square feet for R-3), as well as minimum frontage and minimum average lot width.

*2. Every lot shall abut upon or have access to an approved street or an approved cul-de-sac.*

Comment: Met.

*3. Side lot lines shall be at approximate right angles to the street line on which the lot faces.*

Comment: Met.

*4. Strip lots established with the intent of restricting access to streets or alleys will be prohibited.*

Comment: Met.

*V. Blocks: Blocks shall be at least three hundred feet (300') long, normally, not to exceed six hundred sixty feet (660') long. All blocks shall normally be of sufficient width to allow for two (2) tiers of lots of approximately equal width and an alley.*

Comment: Impossible to meet due to the surrounding development pattern, unless the amount of street improvements is significantly expanded. A variance is justified.

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

*C. Curbs, Gutters And Sidewalks: Curbs, gutters, and sidewalks shall be constructed along both sides of any proposed streets. ...*

Comment: Will be met as proposed and conditioned.

*D. Street Design, Construction: Streets shall be designed and constructed according to accepted engineering practices and construction standards with the minimum cross section being the city standard.*

Comment: The road base and asphalt depths will be determined for the construction plans. The City has authorized a newer, shorter rolled-curb design that can be used. Coordinate with Public Works.

*E. Street Name Signs: Street name signs shall be installed at all intersections.*

Comment: The street, stop, and "No Outlet" signs will need to be shown on the construction plans. The street name of Song Bird Court has been recommended to be modified to the single word name of Songbird. The name Singing Lark Court has been approved by the street naming committee.

*F. Sanitary Sewer: Sanitary sewer shall be constructed according to city approved specifications and city construction standards, and shall connect to the city system. It shall also be approved by all appropriate state and/or federal agencies. Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available. If, in the city's opinion, a larger sewer main is necessary to allow for future development of adjacent areas, an agreement may be entered into between the developer and the city whereby the city may help finance the oversized main. It will be the developer's responsibility to ensure that the piping system for the proposed subdivision is connected to the city system.*

Comment: The preliminary plat did not show any individual utility services, only the mains. Review will occur with the construction plans and final plat.

*G. Storm Sewer: Storm sewer shall be constructed according to city approved specifications, separate from the sanitary sewer. When reasonably possible the storm sewer shall be connected to the existing storm sewer system.*

Comment: There is no storm sewer system in the City street system in the area. As noted previously, an internal drainage system is proposed.

*H. Water Mains: All water mains will be designed and constructed according to city approved specifications and the city standards. The system will connect each lot within the proposed subdivision to a minimum six-inch (6") diameter main by the use of a minimum three-fourths inch (3/4") copper service line. The service lines shall be extended from the main to the property line according to city standards. These mains will be connected to the city system. All water mains will be designed in accordance with the city plan, state and federal regulations, and designed to provide adequate flow and pressure under all conditions, including major fire conditions...*

Comment: As Lots 1-24 have the potential for accessory dwelling units in addition to primary dwelling units, it is recommended that 1" lines and curb stops be installed for those lots (rather than 3/4"). If only a single dwelling is to be constructed on a lot, so long as the line is reduced to 3/4" at the curb stop and extended as 3/4" to the house, the City would only charge the 3/4" base fee on the monthly bill. If the owner wanted separate 3/4" services for the main house and the accessory dwelling, the 1" line could be split accordingly.

*I. Fire Hydrants: Fire hydrants shall be installed at intervals not to exceed five hundred feet (500') between hydrants and provided with standard hose connections as specified by the fire department.*

Comment: Fire hydrant locations will be presented on the construction plans, and are subject to Fire Marshal approval, as well as the City.

*J. Open Drains, Irrigation Ditches: All open drains and irrigation ditches shall be buried or, if possible, eliminated.*

Comment: There is a large canal along the west end of this subdivision. Due to its size, burying or piping the canal has not been requested by Cody Canal. This is consistent with other sections of this same canal not being required to be piped.

The preliminary plat did not identify a small irrigation ditch/drain that crosses Lot 28 and Singing Lark Court. It is part of a McMillin Irrigation Company system. The ditch/drain will need to be accommodated per their standards, and if it remains within the subdivision, it must be piped.

*N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. This requirement shall be in addition to lands dedicated for streets and alleys. ... The dedication of land or cash in lieu of land shall be at the sole discretion of the city council, with recommendation from the planning and zoning board and the parks and recreation department. If subsequent rezoning or resubdivision would result in a higher number of prospective dwelling units, additional land or cash equivalent shall be*

*conveyed to the city. If the city council elects to require cash in lieu of land, the amount thereof shall be the fair market value of the land. If the city and the subdivider cannot agree on that value, each shall designate an appraiser and the two (2) appraisers so selected shall arrive at a recommended market value, which shall be binding upon the parties...*

Comment: The Public Use Area requirement is applicable. In practice, accessory dwelling units are not counted towards this calculation. Based on 28 dwelling units, 0.56 acres of public use area would be required. However, the recommendation is to accept cash in lieu of the land. Using the 2022 County Assessor land values, and calculating Lots 1-19 separate from Lots 10-28 due to differing assessed land values for each underlying parcel, the total comes to \$28,517.

However, as will be noted below, Public Works has asked for a portion of the utility corridor between the two cul-de-sacs to be transferred to the City as right-of-way (the portion containing the sidewalk and wet utilities—sewer, water and irrigation). If that is the desire of City council, staff would propose that the value of half of that right-of-way be discounted from the cash-in-lieu amount. Half value is proposed as it would need to be reserved as a utility easement anyway. The cost of the section of sidewalk/pathway between the two cul-de-sacs could also be discounted from the cash-in-lieu amount.

#### **OTHER:**

**Irrigation:** The applicant proposes to transfer surface water rights from this property to the City and extend City raw water through the subdivision. Public Works is planning to participate in the cost of upsizing the line, so that it can function as a trunk line for future extension of raw water to the east. The property owner is responsible for the application, costs and processing of the transfer.

A new state law requires that the paperwork for that transfer be presented and accepted by the State before the City can give final plat approval.

Currently the raw water line is provided with a 20-foot easement. The easement may be reduced to 15 feet. Public Works wants the line to be placed 5 feet off the property line, with 10 feet on the west and north side. The easement must be west of the lot line between Lots 15 and 16.

**Utility Layout:** Public Works indicates that the separation of the sewer main, raw water main and treated water mains may be reduced to six feet (currently about 8-9') in the utility corridor connecting the two cul-de-sacs, and in Singing Lark Court. WY DEQ has authorized that spacing on similar tight situations. This will allow the width of the utility corridor to be reduced in the area between the cul-de-sacs.

**Electrical:** The electrical division has provided a conceptual layout for the electrical system, which is attached. The third-party utilities (TCT, Spectrum, and Black Hills Energy) have indicated their intent to go in the same trenches. The portion of the plan

for Songbird Court can be flipped top to bottom, so that it utilizes the conduits already installed under the canal.

Note that the pole that has to be removed from the entrance of Songbird Court will be replaced with two poles, one to the north and one to the south, with each fed by a different substation. Any other utility providers using the pole line will also need to relocate, so coordinate with those providers as well. Include notes in the construction plans.

**Sidewalk/Pathway Width:**

The width of the bike and pedestrian connection between the two cul-de-sacs has not been specified. Additional discussion is needed. It may likely end up as a 5-foot concrete sidewalk or an 8-foot-wide asphalt path.

**Right-of-Way for Sidewalk/Pathway:**

Public Works requests City right-of way for the sidewalk/pathway connection and wet utility lines (sewer, water and power) in the utility corridor between the two cul-de-sacs. Planning staff is reluctant to support this request based on the thought that a private landowner would take better care of the area than the City. However, in any case, the property lines between Lots 9 and 10 must be coordinated so that it is either just north of the north edge of the sidewalk/pathway, or at the south side of the utility corridor, so that fencing can be placed on the property line.

**Mailboxes:**

Locations for common mailbox pedestals have not been identified. Locations must be determined with the Post Office and City. The City is thinking the south east corner of Lot 24 for the properties on Singing Lark Court, and the east side of either Lot 2 or 18 for the lots on Songbird Court.

**Future Development:**

It is anticipated that at some point, the property south of the cul-de-sac on Singing Lark Court will be developed. To accommodate a double cul-de-sac configuration (mirror proposed bulb), put the southeast triangle portion of Lot 20 into the street right-of-way—draw the right-of-way line north-south.

**Requested edits to Plat map:**

- 1) Modify the Singing Lark Court right-of-way to accommodate the potential double-bulb configuration just mentioned.
- 2) Expand lots 9, 10, and 11 into the sewer easement/R-W, and modify the dimensions accordingly.
- 3) Correct the width dimensions on Lots 1 and 19.
- 4) Reduce the raw water easement from 20' to 15' and shift it to be entirely to one side of any lot line.

- 5) Relabel the 10' by 50' easements, as "drainage" instead of "utility", shift each to be entirely to one side of any lot line, and reconfigure based on the stormwater calculations and the language in this report. Coordinate locations to avoid utility conflicts.
- 6) Add the recording information for existing easements.
- 7) Widen the right-of-way of Songbird Court to 50 feet.
- 8) Change "Song Bird" to "Songbird".
- 9) Add a 10-foot utility easement for the electric line on Lot 3 or 4.

**Sidewalk Modification Request:**

The applicant's engineer noted in a recent email that they request to reduce sidewalk improvements proposed on Singing Lark Court by eliminating the section on the south side of the cul-de-sac bulb. City staff does not support the request and believes the original proposal as shown on the preliminary plat is appropriate, as the modification would result in a mid-block pedestrian crossing on Singing Lark Court.

**Density Limitations:**

As noted previously, the fire code limits the total number of dwelling units on each of the cul-de-sacs to 30. Songbird Court is a full width street, yet as Singing Lark Court will only be 22 feet wide, it raises the question whether a maximum of 30 units is too much for that street. With the property south of the Singing lark Court cul-de-sac bulb being zoned R-3, that property owner has the potential to greatly increase the number of dwelling units served by this public road (by about 20 dwelling units), unless there is a limitation imposed based on the current variance granted for the width of the street as it is now being built. The Board and Council can discuss the situation and determine if additional limits on the density are justified. In planning staff's view the "minimal street" cross section (24' pavement width) that Singing Lark Court most closely resembles was only intended for 9 to 12 dwellings. The current subdivision is already in that range. If the future development to the south is looped back to 26<sup>th</sup>, it is not as much of an issue, but if it remains a dead-end, traffic from up to 30 dwellings just seems like a lot.

**Miscellaneous:**

For purposes of providing direction for preparation of the construction plans and final plat, the following comments are provided.

- a. Curb stops are to be placed near the back of sidewalk, and a pigtail run below the dry utility trench to the back of the utility easement.
- b. Raw water valves are to be placed near the back of sidewalk. No pigtail is needed.
- c. Extend the sewer services to the back of the utility easement.
- d. Note the installation of 1" water services for Lot 1-24, as mentioned in the staff report.

- e. Note the abandonment of any unused utilities, per the requirements of the utility providers.

**VARIANCES:**

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

*If during the approval process of a proposed subdivision it can be shown that strict compliance with the requirements of this title will result in extraordinary hardship to the subdivider due to unusual topography or other similar land conditions, or where the subdivider can show that variances will make a greater contribution to the intent and purpose of this title, the commission and council may, upon written request and proper justification, grant a variance to this title so that substantial justice may be done and the public interest secured; provided, that any such variance will not have the effect of nullifying the intent and purpose of this title.*

Planning staff would recommend approval of the variances noted in the staff report for the reasons explained.

**POTENTIAL MOTION:**

Recommend that the City Council approve the preliminary plat for the proposed subdivision, and grant the variances listed, subject to the listed conditions:

**Subdivision Variances:**

1. To allow use of the master plan street section and corresponding reduction in right-of-way width for Songbird Court.
2. To allow the street section and right-of-way width as proposed on the preliminary plat drawing for Singing Lark Court. *(Consider: ...on the condition that no more than \_\_\_ dwelling units utilize the street for access.)*
3. To allow a 100-foot curvature radius on the internal street. (May be further reduced based on construction plans.)
4. To allow the extended cul-de-sac lengths proposed, on the condition that no more than 30 dwelling units by each.
5. To waive the alley requirement, and any improvements to the existing alley.
6. To waive the block length requirement.
7. To waive burying (piping) of the canal along the west end of the subdivision.

**Conditions/Clarifications:**

1. No more than 30 dwelling units may be served by each cul-de-sac, unless otherwise authorized by the fire marshal. Add a note to the final plat to this effect. *(Discuss whether further density limits to Singing Lark Court are warranted.)*
2. The cash-in-lieu-of-public-use-area amount may be reduced by the value of the sidewalk/pathway connecting the two cul-de-sacs, and if right-of-way is provided for

- the wet utilities in that corridor, by half the assessed land value of the land in that right-of-way.
3. Finalize the cost-sharing agreement for the raw water system no later than with the final plat.
  4. Work with public works to minimize the jog effect on Singing Lark Court (pull back SW corner of Lot 24?).
  5. Include the improvement of the 23<sup>rd</sup> Street frontage as outlined in the staff report (34' total pavement width, curb, gutter, and sidewalk).
  6. Work with the City on the development of the stormwater plan and easements to comply with the direction noted in the staff report (no lot lines down easements, separation from foundations, coordination with utilities.)
  7. A maintenance agreement and/or homeowner's association shall be established for maintenance of the storm water infiltration facilities (trench). Submit the proposed document(s) with the final plat.
  8. Incorporate the nine requested edits to the plat map noted in the staff report.
  9. The raw water easement on Lot 16 can be reduced to 15 feet, with the pipe offset five feet from the east and south property lines.
  10. Reflect the five "Miscellaneous Items" noted in the staff report in the construction plans.
  11. As the preliminary plat did not show fire hydrants or the individual utility services, continue to coordinate their locations with the City.
  12. Work with the Electric Division to finalize the electrical layout. *(Note: Lead time for equipment is currently very long. The sooner the layout can be finalized, the sooner we can invoice and order materials.)*
  13. The applicant will need to contact the post office for mail box location(s). The final location must be authorized by both the Post Office and City.
  14. Address the small McMillin irrigation ditch. Any portion remaining in the subdivision is to be piped.
  15. The process to transfer the surface water rights to the City must comply with state statute 15-1-415(e), which relates to timing of submitting the application to the state. Authorization from Cody Canal to detach the water rights is part of the process as well.
  16. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

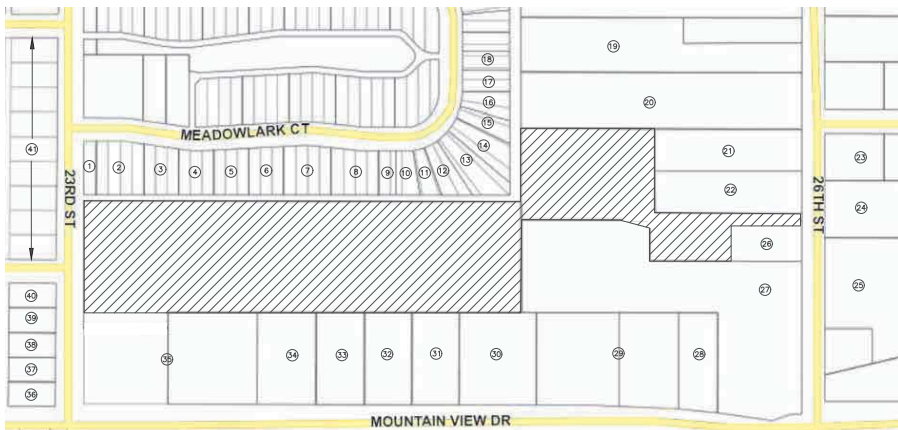
**ATTACHMENTS:**

Preliminary Plat and Conceptual electrical layout

Available but not attached: Application, deeds, easements.

H:\PLANNING DEPARTMENT\FILE REVIEWS\MAJOR-MINOR SUBDIVISION\2022\SUB2022-07 MEADOWLARK MEADOWS, LLC.-WEBSTER\STAFF REPORTS\STAFF RPT TO PC PRELIM MEADOWLARK.DOCX





VICINITY MAP  
1" = 150'

- 18 ANSHUTZ, KAROLE L: 2113 23RD STREET, CODY, WY 82414  
 19 CODY COUNTRY RENTALS, LLC: 2976 HAMPTON DRIVE SW, TUMWATER, WA 98512  
 20 EDE, DEANNA S: 2220 KEEPER BLVD S, CODY, WY 82414  
 21 FIRST PRESBYTERIAN CHURCH OF CODY: 2025 23RD ST, CODY, WY 82414

### LANDOWNER KEY

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 14 NELSON, MICHAEL A. & KATHY G. REVOCABLE TRUST: 2368 MEADOWLARK CT, CODY, WY 82414  
 15 MEADOWS, DONNA R.: PO BOX 2475, CODY, WY 82414  
 16 FARRELL FAMILY TRUST: 2372 MEADOWLARK CT, CODY, WY 82414  
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 18 OPELAND LIVING TRUST: 1175 PANORAMA DRIVE, COLORADO SPRINGS, CO 80904  
 19 CLARKE, MICHAEL TERENCE: 1857 26TH ST, CODY, WY 82414  
 20 TRUMAN, ART & CARTON, JULIE: POB 3141 LAKE STATION, WYN, WY 82190  
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### CERTIFICATE OF OWNER

STATE OF WYOMING } SS.  
COUNTY OF PARK }  
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON, AS RECORDED IN THE PARK COUNTY CLERK'S OFFICE IN DOCUMENTS \_\_\_\_\_.

THAT I HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE MEADOWLARK MEADOWS MAJOR 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 OWNER AND PROPRIETOR; THAT I HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS ON RECORD.

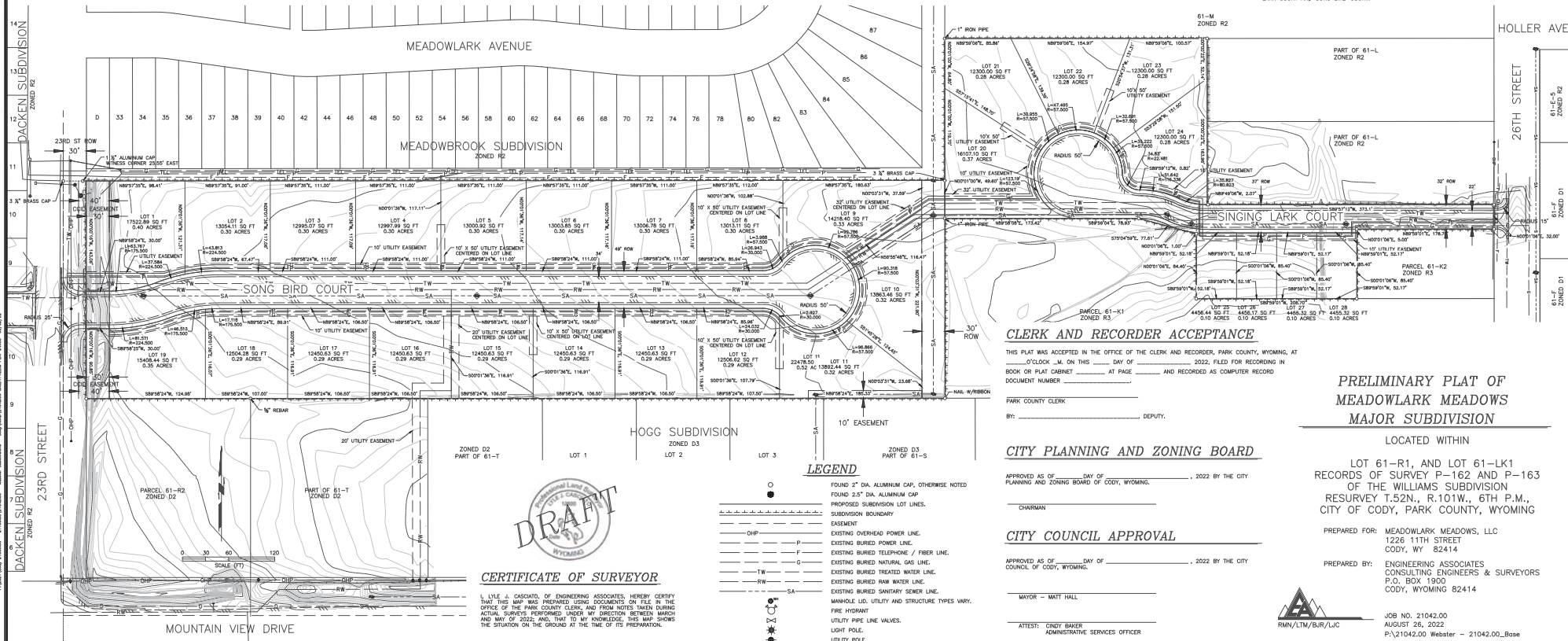
C. EDWARD WEBSTER  
MEADOWLARK MEADOWS, LLC

STATE OF WYOMING } SS.  
COUNTY OF PARK }  
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY C. EDWARD WEBSTER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### NOTES

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### CLERK AND RECORDER ACCEPTANCE

THIS PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, FILED FOR RECORDING IN BOOK OR PLAT CABINET \_\_\_\_\_ AT PAGE \_\_\_\_\_ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER \_\_\_\_\_

PARK COUNTY CLERK \_\_\_\_\_, DEPUTY.

### CITY PLANNING AND ZONING BOARD

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

CHAIRMAN \_\_\_\_\_

### CITY COUNCIL APPROVAL

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE CITY COUNCIL OF CODY, WYOMING.

MAYOR - MATT HALL

ATTEST: CINDY BAKER  
ADMINISTRATIVE SERVICES OFFICER

### PRELIMINARY PLAT OF MEADOWLARK MEADOWS MAJOR SUBDIVISION

LOCATED WITHIN

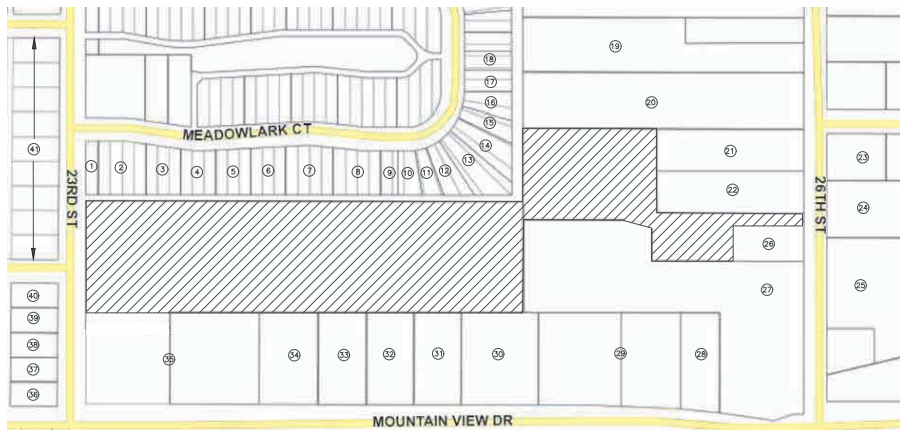
LOT 61-R1, AND LOT 61-LK1  
RECORDS OF SURVEY P-162 AND P-163  
OF THE WILLIAMS SUBDIVISION  
RESURVEY T.52N., R.101W., 6TH P.M.,  
CITY OF CODY, PARK COUNTY, WYOMING

PREPARED FOR: MEADOWLARK MEADOWS, LLC  
1226 11TH STREET  
CODY, WY 82414

PREPARED BY: ENGINEERING ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
P.O. BOX 1900  
CODY, WYOMING 82414



JOB NO. 21042.00  
AUGUST 26, 2022  
P:\21042.00 Webster - 21042.00\_Base



VICINITY MAP

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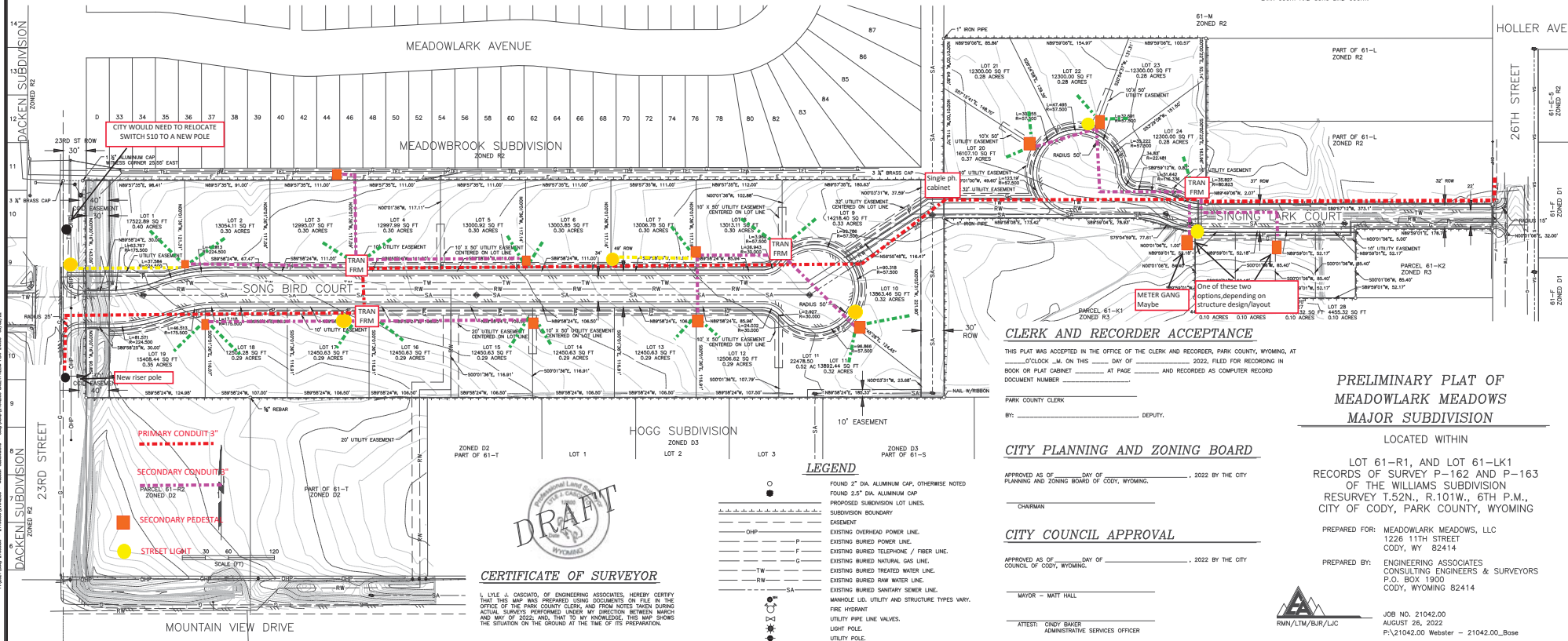
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 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

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 PARK COUNTY CLERK \_\_\_\_\_, DEPUTY \_\_\_\_\_

# CITY PLANNING AND ZONING BOARD

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE CITY OF PLANNING AND ZONING BOARD OF CODY, WYOMING.  
 CHAIRMAN \_\_\_\_\_

# CITY COUNCIL APPROVAL

APPROVED AS OF \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE CITY OF COUNCIL OF CODY, WYOMING.  
 MAYOR - MATT HALL  
 ATTEST: CINDY BAKER  
 ADMINISTRATIVE SERVICES OFFICER

# PRELIMINARY PLAT OF MEADOWLARK MEADOWS MAJOR SUBDIVISION

LOCATED WITHIN LOT 61-R1, AND LOT 61-LK1 RECORDS OF SURVEY P-162 AND P-163 OF THE WILLIAMS SUBDIVISION RESURVEY T.52N., R.101W., 6TH P.M., CITY OF CODY, PARK COUNTY, WYOMING

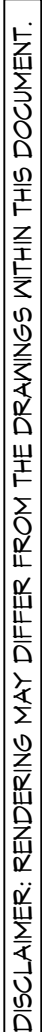
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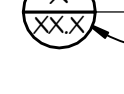


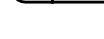


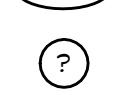








JOB NO. 21042.00  
 AUGUST 26, 2022  
 P:\21042.00 Webster - 21042.00\_Base



# THE BLANCA TATANKA - NEW BAR AND GRILL CODY, WYOMING



## KEY TO SYMBOLS

	BUILDING SECTION LETTER		WALL TYPE LETTER
	SHEET DRAWN ON		BORROWED LITE SYMBOLS
	WALL SECTION NUMBER		TOILET ACCESSORY
	SHEET DRAWN ON		CEILING TYPE
	DETAIL NUMBER		CEILING HEIGHT
	SHEET DRAWN ON		INTERIOR ELEV. NUMBER
	EXTERIOR ELEVATION NUMBER		SHEET DRAWN ON
	SHEET DRAWN ON		INDICATES CENTER LINE
	INTERIOR & EXTERIOR DOOR OR GATE NUMBER		
	ROOM NAME		
	ROOM NAME & NUMBER		
	KEYED NOTE NUMBER		
	EXTERIOR WINDOW LETTER		

NOTE: NOT ALL SYMBOLS ARE USED

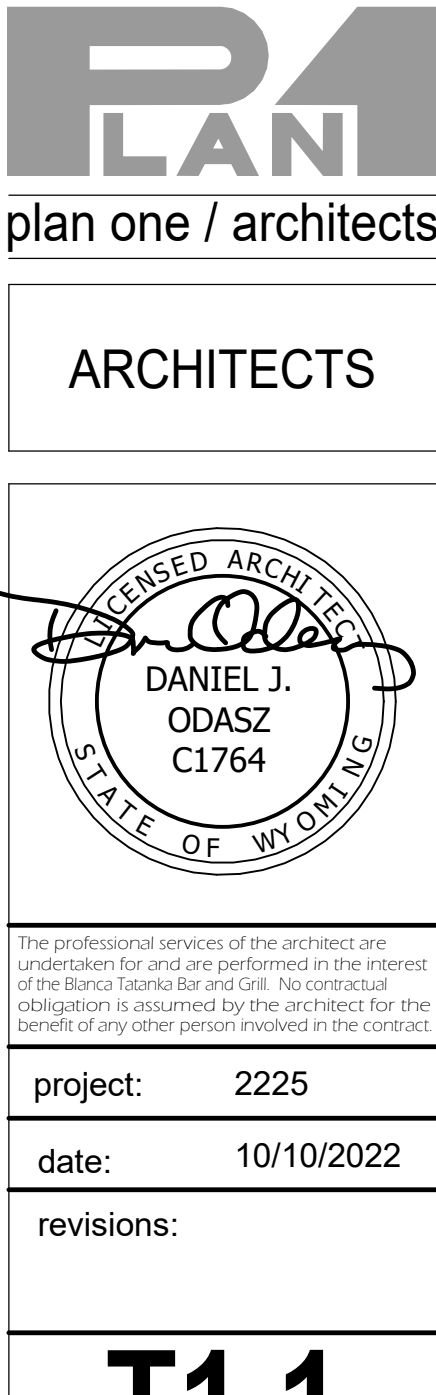
<div>INDEX</div>	
<div>T1.1 TITLE SHEET</div>	
<div>ARCHITECTURAL</div>	
<div>AS1.1 OVERALL ARCHITECTURAL SITE PLAN</div>	
<div>CR1.1 CODE REVIEW PLANS</div>	
<div>A1.1 ENLARGED FLOOR PLANS</div>	
<div>AS1.1 EXTERIOR ELEVATIONS</div>	
<div>AS1.1 BUILDING SECTIONS</div>	
<div>PROJECT SCHEDULE</div>	
<div>TO BE DETERMINED BY OWNER</div>	
<div>100% CONSTRUCTION DOCUMENTS</div>	
<div>SET NO.</div>	

**PROJECT LOCATION**

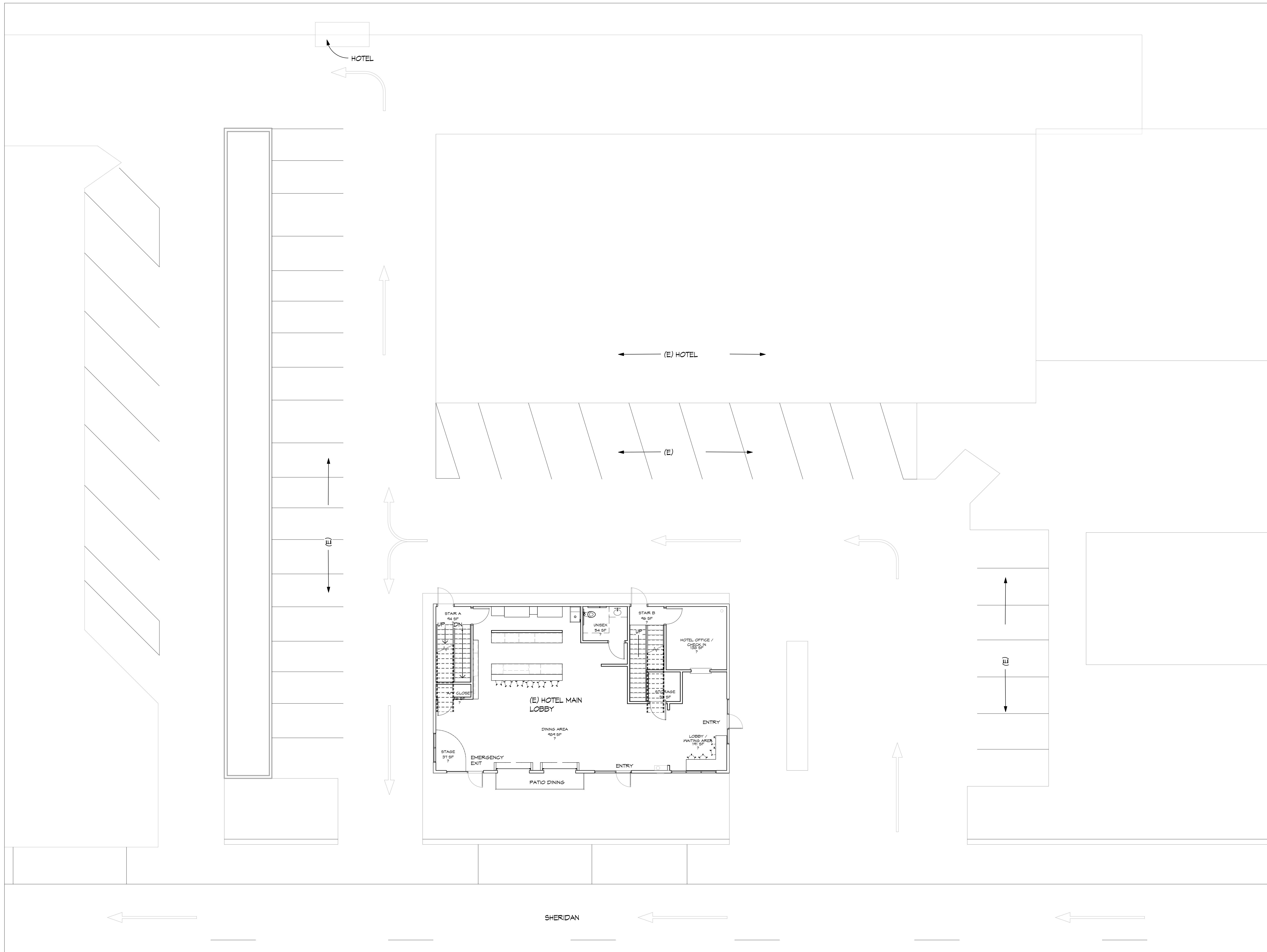
THE BLANCA TATANKA  
1453 SHERIDAN AVE  
CODY, NY 82414

**PROJECT SUMMARY**

THIS PROJECT IS THE INTERIOR RENOVATION OF THE EXISTING "SCOUT INN" IN CODY, MT. THE BASEMENT WILL BECOME A SMALL COMMERCIAL KITCHEN AND STORAGE SPACE, WHILE THE MAIN LEVEL WILL BECOME A MEN'S BAR AND GRILL. THE PROJECT IS DESIGN-BUILD IN NATURE, WITH THE OWNER SERVING AS THE GENERAL CONTRACTOR. ALL MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN WILL BE COMPLETED BY THE SUB-CONTRACTOR FORCE.





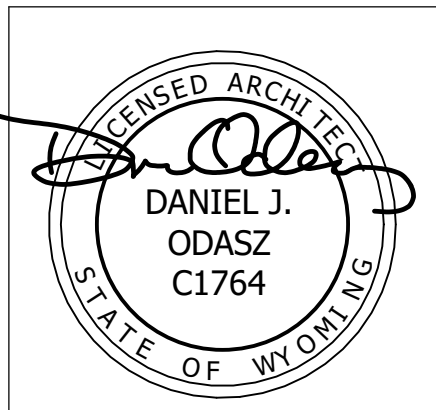


1 OVERALL ARCHITECTURAL SITE PLAN  
AS1.1 1/8" = 1'-0" NORTH

# THE BLANCA TATANKA - NEW BAR AND GRILL CODY, WYOMING

**PLAN**  
plan one / architects

ARCHITECTS



The professional services of the architect are undertaken for and are performed in the interest of the Blanca Tatanka Bar and Grill. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 2225

date: 10/10/2022

revisions:

**AS1.1**

PROJECT NUMBER: 2225		BUILDING CODE APPLICABLE: 2021 IBC	
PROJECT NAME: BLANCA TATANKA BAR AND GRILL			
LOCATION: 1453 SHERIDAN AVE., CODY, WYOMING			
LOCAL ZONING: N/A			
DESCRIPTION: 1,705 S.F. (BASEMENT - KITCHEN); 1,705 S.F. (MAIN - DINING), 1,705 S.F. (2ND FLOOR - APARTMENT (EXISTING))			
OCCUPANCY: B (KITCHEN), A-2 (DINING), R-2 (RESIDENTIAL)			
TYPE OF CONSTRUCTION: V-B			
<b>OCCUPANT LOAD FACTORS</b> CIRCULATION _____ 0 TOILETS _____ 200 KITCHEN _____ 300 STORAGE _____ 300 MECHANICAL/ELECTRICAL _____ 300 DINING _____ 15		<b>ACTUAL OCCUPANT LOADS</b> BASEMENT FLOOR PLAN OCCUPANT LOAD = 8 MAIN FLOOR PLAN OCCUPANT LOAD = 127 SECOND FLOOR PLAN OCCUPANT LOAD = 9 TOTAL OCCUPANT LOAD = 144	

CODE REFERENCE	MAIN LEVEL	
<b>ALLOWABLE AREA (SEPARATE OCCUPANCY)</b> (SECTION 503 & TABLE 1003)	N/A	
BASE ALLOWABLE AREA (PER FLOOR) (SECTION 506.1)	7,000 SF/FLR	A-2, B, R-2 = 7,000 SF
INCREASED ALLOWABLE AREA PER FLOOR (EQUATION 506.2)	N/A	
MAXIMUM AREA [ALLOWABLE AREA OF 1ST FLR x STORIES] (SECTION 507)	21,000 SF	
UNLIMITED AREA BUILDING? (SECTION 509)	NO	
SPECIAL PROVISIONS?	N/A	
ACTUAL AREA		B OCCUPANCY 1,705 SF A-2 OCCUPANCY 1,705 SF R-2 OCCUPANCY 1,705 SF
<b>ALLOWABLE HEIGHT</b> (SECTION 503.504 & TABLE 1003)	HEIGHT / STORIES	
BASE ALLOWABLE HEIGHT (ABOVE GRADE PLAN)	40 FT.	
NUMBER OF ALLOWABLE STORIES	2	
ACTUAL HEIGHT	36 FT.	
<b>MEANS OF EGRESS</b> (SECTION 1003)		
DESIGN OCCUPANT LOAD (SECTION 1004.1)	144	
<b>EGRESS WIDTH</b> (SECTION 1005.1)		
STAIRWAY WIDTH PER OCCUPANT	0.3"	
STAIRWAY WIDTH REQUIRED	8.7"	
STAIRWAY WIDTH PROVIDED	44"	
OTHER EGRESS COMPONENT WIDTH PER OCCUPANT	0.20"	

REQUIREMENTS FOR GROUP A-2 OCCUPANCIES
1 HOUR SEPARATION OF ELECTRICAL ROOMS
1 HOUR SEPARATION OF MECHANICAL ROOMS - EQUIPMENT OVER 400,000 BTU
1 HOUR FIRE RATING AROUND STORAGE ROOMS THAT EXCEED 100 SQUARE FEET

<b>CORRIDORS</b> (SECTION 705.1, 1010.1)					
<b>REQUIRED FIRE-RESISTANCE RATING</b> (SECTION 1016.1 & TABLE 1016.1)		<b>0-HOUR</b> (SECTION 1016.1 & TABLE 1016.1)			
<b>MINIMUM CLEAR WIDTH</b> (SECTION 1016.2, 1005.1)		<b>44" OR PER 1005.1</b> (SECTION 1016.2, 1005.1)			
<b>EXITS</b> (SECTION 1020.1, TABLE 1020.1, SECTION 1021.2 & TABLE 1021.2)		<b>REQ'D. ACTUAL</b> 2      4			
<b>AUTOMATIC SPRINKLER SYSTEMS</b> (SECTION 903.1)		<b>PER 903.1.1</b> (SECTION 903.1)			

FIRE PROTECTION SYSTEMS			
FIRE SPRINKLER SYSTEM:	_____ YES	<u>X</u> NO	
FIRE ALARM SYSTEM:	<u>X</u> YES	_____ NO	

CONSTRUCTION CLASSIFICATION (SECTION 602 & TABLE 601)		TYPE V-B
<b>FIRE-RESISTANCE RATING - BUILDING ELEMENTS</b> (TABLE 601)		REQUIRED RATING
		UL LISTING
STRUCTURE FRAME, INCLUDING COLUMNS, GIRDERS & TRUSSES	0 HOUR	
	0 HOUR	
BEARING WALLS, EXTERIOR	(SEE DWGS)	
	0 HOUR	
BEARING WALLS, INTERIOR	(SEE DWGS)	
NONBEARING WALLS, EXTERIOR	0 HOUR	
NONBEARING WALLS, INTERIOR	0 HOUR	
FLOOR CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	0 HOUR (SEE DWGS)	
ROOF CONSTRUCTION INCLUDING SUPPORT BEAMS AND JOISTS	0 HR / CLASS B (SEE DWGS)	
<b>FIRE-RESISTANCE RATING - FIRE SEPARATION DISTANCE</b> (TABLE 602)		REQUIRED RATING
< 5' (PARAPET REQUIRED PER SECTION 704.11.1)	N/A	
>= 5' AND < 10'	N/A	
>= 10' AND < 30'	N/A	
>= 30'	0 HOUR	

1. THE AUTOMATIC DETECTION SYSTEM (FIRE ALARM) SHALL BE A DEFERRED REVIEW ITEM TO BE PLANCHHECKED WHEN A QUALIFIED CONTRACTOR RECEIVES A CONTRACT TO INSTALL THE INDICATED WORK. ALL FIRE ALARM WORK PERFORMED SHALL MEET APPLICABLE CODES.

**P4**  
**PLAN**  
plan one / architect

DANIEL J.  
ODASZ  
C1764

STATE OF WYOMING

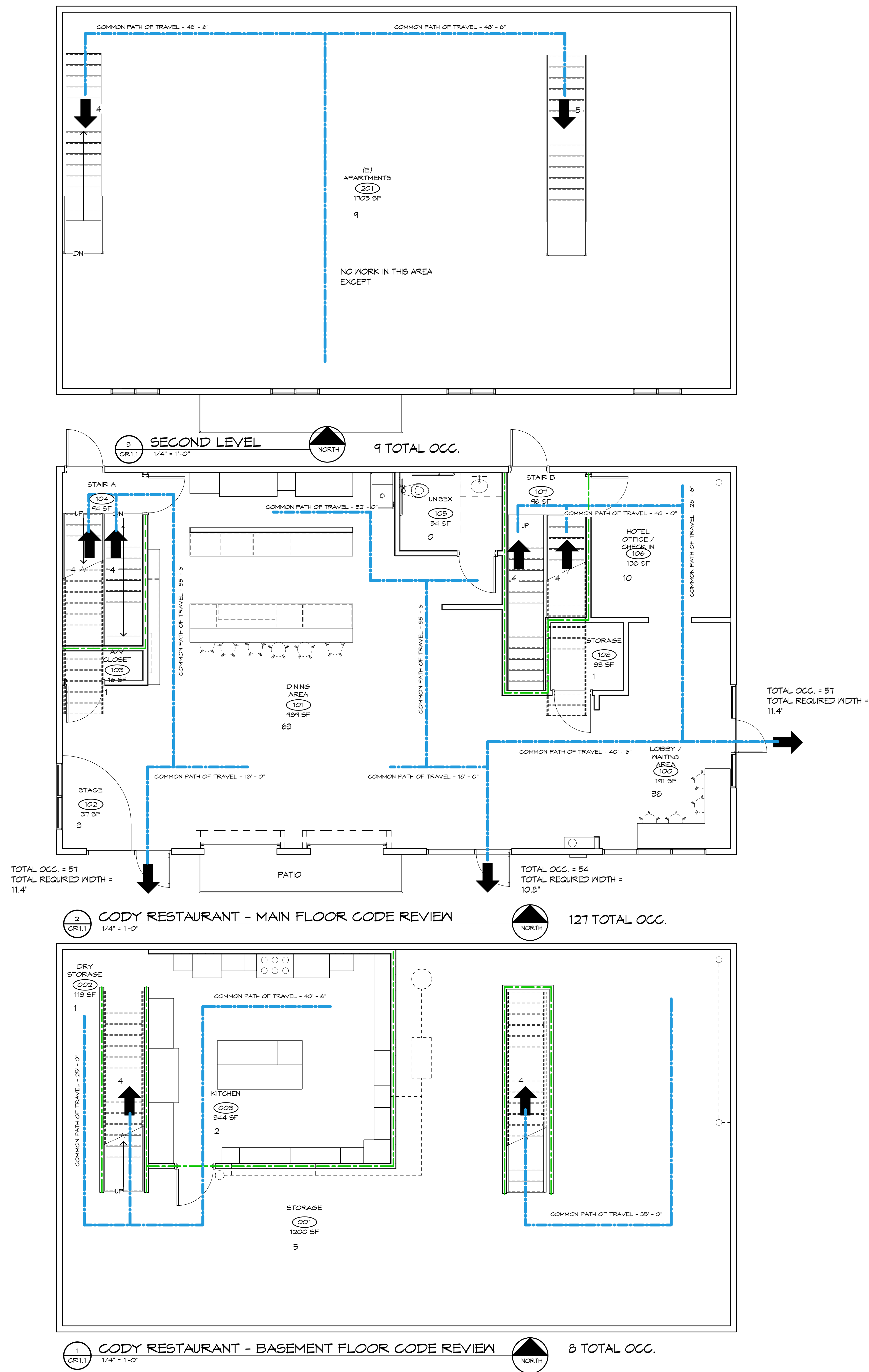
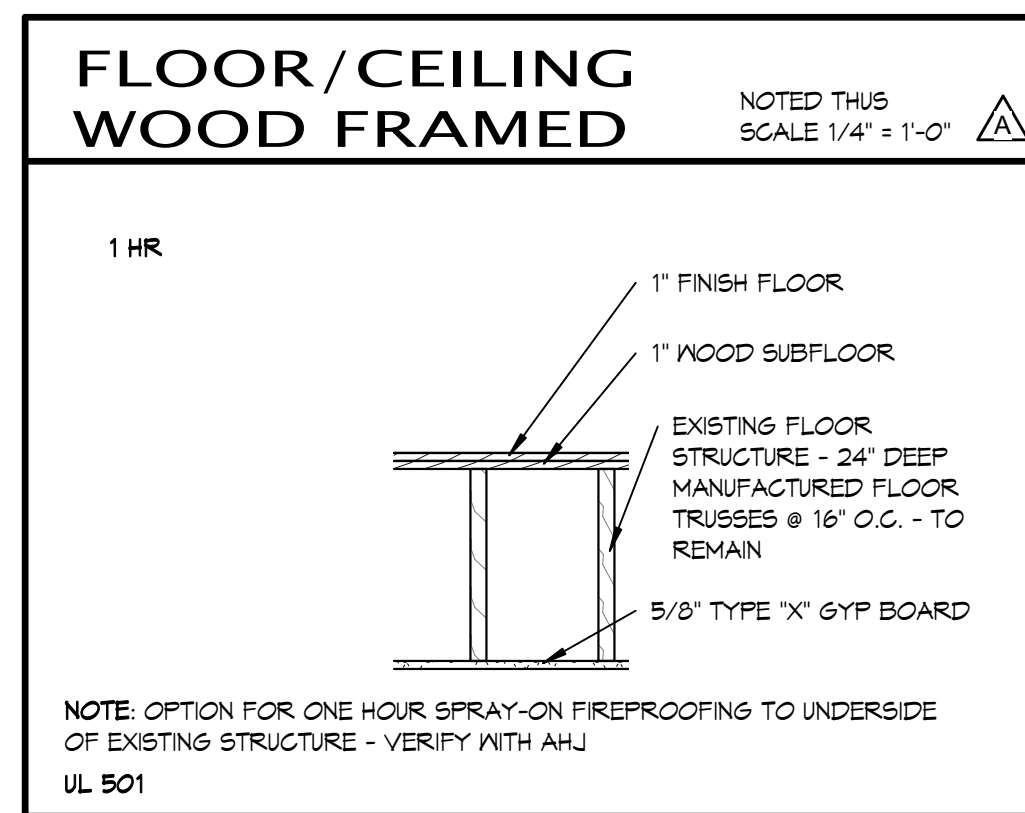
LICENSED ARCHITECT

The professional services of the architect are undertaken for and are performed in the interest of the Blanca Tatonka Bar and Grill. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

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project: 2225
date: 10/10/2022
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revisions:

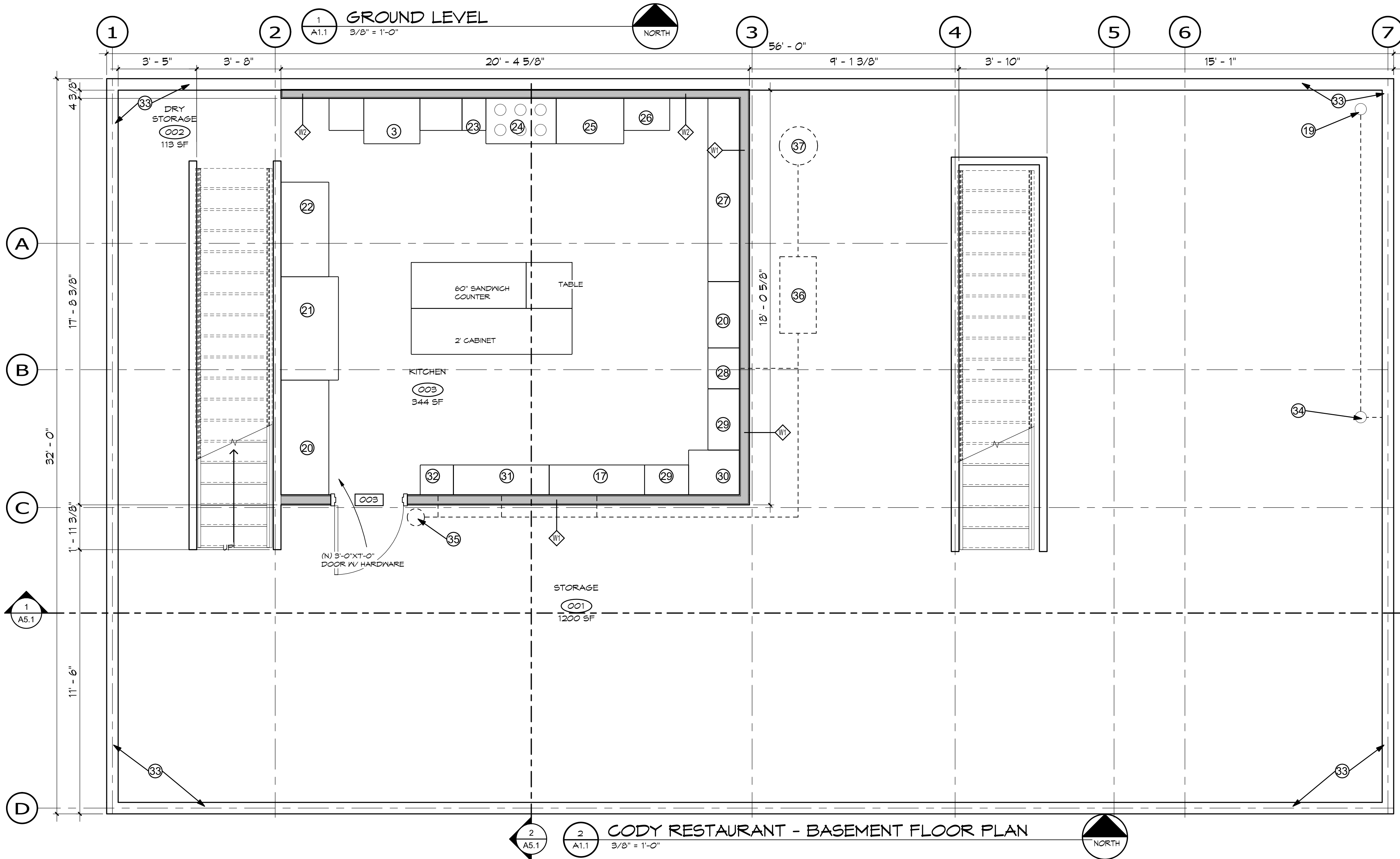
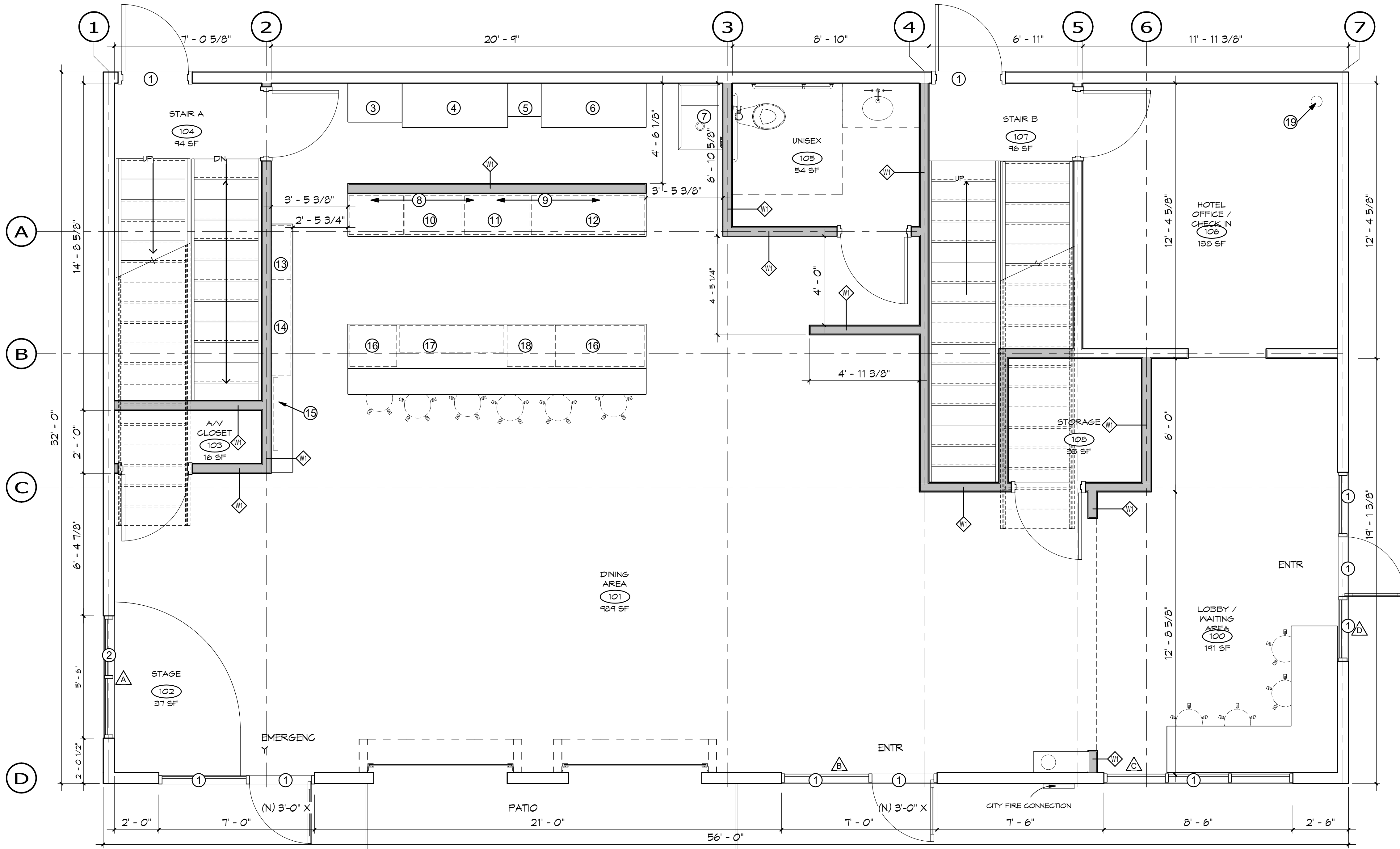
## CR1.1



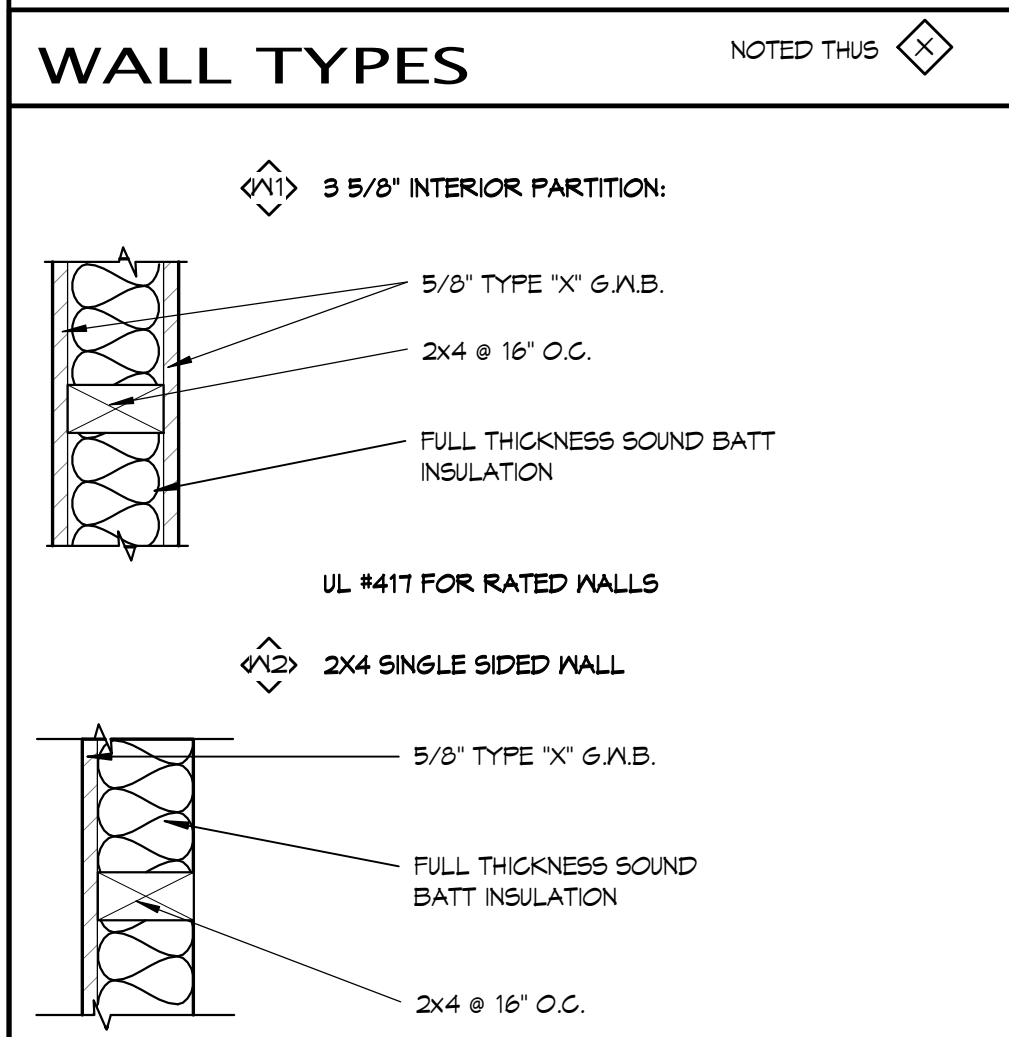
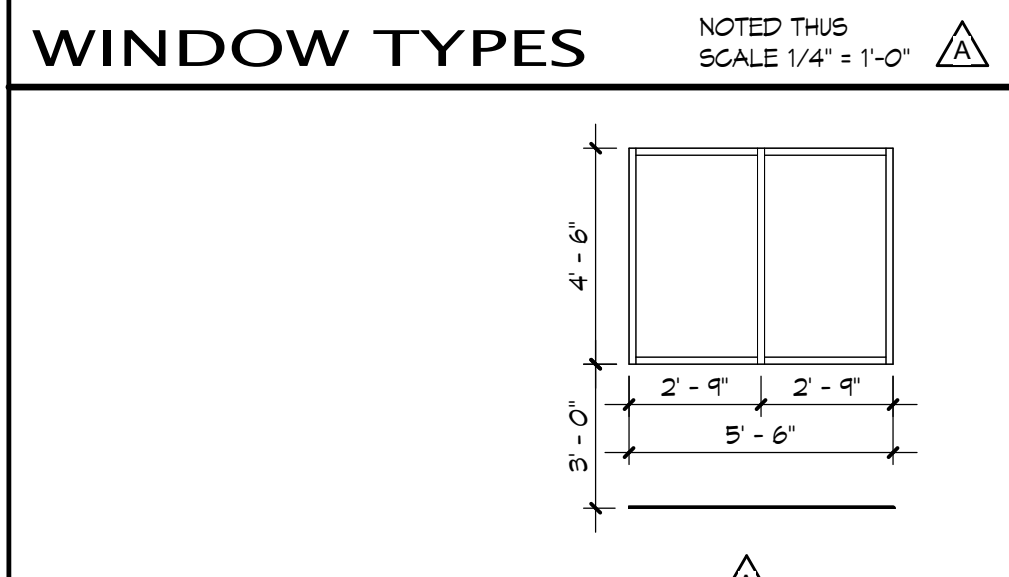
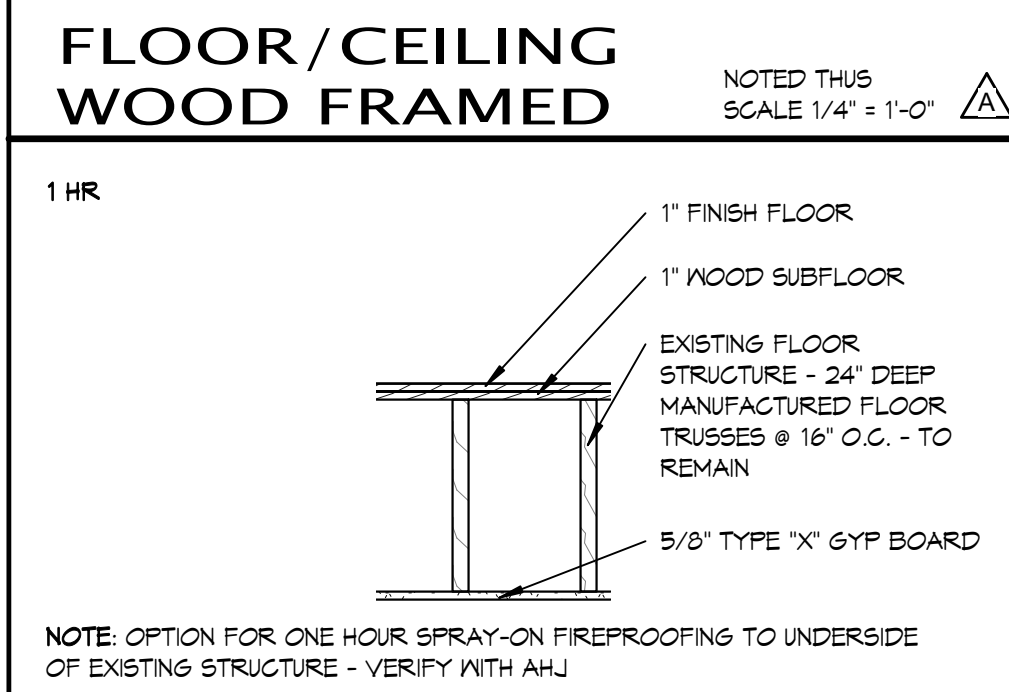
LOOSE LINTEL SCHEDULE		
MASONRY OPENING WIDTH	ANGLE SIZE	MINIMUM BEARING EACH END
UP TO 4'-0"	3 1/2"x3 1/2"x1/4"	6"
4'-0" TO 6'-0"	4"x3 1/2"x1/4" (LLV)	6"
6'-0" TO 8'-0"	5"x3 1/2"x1/4" (LLV)	6"
8'-0" TO 10'-0"	6"x3 1/2"x5/16" (LLV)	8"

- NOTES:
- WHERE ARCHITECTURAL ASSEMBLIES REQUIRE STEEL CLOSURE BETWEEN BACKUP AND INTERIOR FACE OF VENEER, PROVIDE PLAT PLATE AND WELD TO ANGLE, THICKNESS TO MATCH HORIZONTAL LEG OF ANGLE, WIDTH PER ARCHITECTURAL DRAWINGS.
  - USE ABOVE ANGLE SIZES AT ALL MASONRY OPENINGS EXCEPT WHERE DETAILED OTHERWISE.
  - RE: ARCHITECTURAL AND MECHANICAL DWGS FOR LOCATIONS AND SIZES OF MASONRY OPENINGS.
  - ALL ANGLES ARE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
  - LLV = LONG LEG VERTICAL, SLV = SHORT LEG VERTICAL.

NOTE:  
NO WORK ON 2ND LEVEL EXCEPT  
FULL FIRE SPRINKLER ADDITION



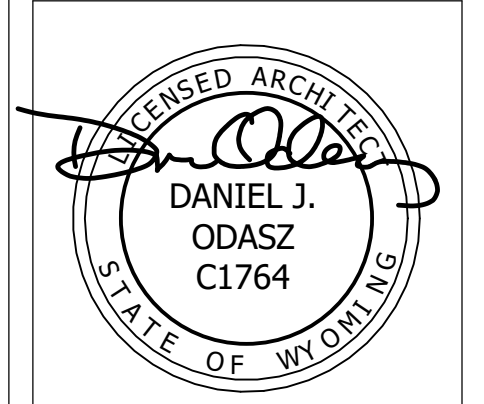
- KEYED NOTES
- NOTED THIS:
- NEW WINDOW/DOOR WITHIN (E) OPENING AS SHOWN - COORDINATE STYLE & TYPE W/ OWNER. PROVIDE NECESSARY HEADER, FLASHING, AND TRIM AS MANUFACTURER REQUIRED.
  - PROVIDE NEW STEEL LINTEL AT NEW OPENING - REFER TO LINTEL SCHEDULE, THIS SHEET.
  - FUTURE DUMBWATER.
  - TALL BEER / WINE COOLERS.
  - 18" X 18" EXHAUST DUCTWORK TO OUTSIDE.
  - RACKS / GLASSWARE.
  - HANDWASHING STATION.
  - COOLERS + KEG DISPENSE BELOW.
  - BOTTLE DISPLAY ABOVE.
  - BEER.
  - ICE.
  - KEG TAPS.
  - P.O.S.
  - BUILT INS.
  - TV.
  - COOLER.
  - 3 BAY SINK + HAND.
  - ICE BIN.
  - NEW FIRE SPRINKLER RISER.
  - RACK.
  - 54" FRIDGE.
  - FREEZER.
  - FRYER.
  - RANGE.
  - GRIDDLE.
  - 24" PIZZA OVEN.
  - 3' - 0" METAL TABLE.
  - MOP SINK.
  - DISH TABLE.
  - CORNER DISH WASHER.
  - TABLE WITH PASS.
  - HAND SINK.
  - (E) CONC. BASEMENT WALL.
  - FIRE MAIN CONNECTION - 4", NEW BACK FLOW ON FIRE + DOMESTIC - 2".
  - CLEAN OUT.
  - GREASE TRAP.
  - SEWER EJECTOR.



# THE BLANCA TATANKA - NEW BAR AND GRILL CODY, WYOMING

PLAN  
plan one / architects

ARCHITECTS



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project: 2225  
date: 10/10/2022  
revisions:

A1.1





1 EXISTING CONDITIONS  
A3.1 NOT TO SCALE



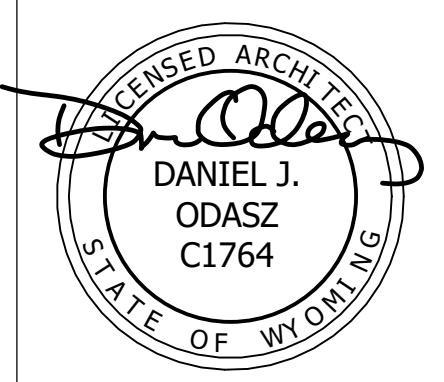
2 PROPOSED DESIGN  
A3.1 NOT TO SCALE

# THE BLANCA TATANKA - NEW BAR AND GRILL CODY, WYOMING

— cody, wyoming, 225 w. yelpstone-ave. sec 4, s24114 (s27) s8 s466 — rock springs, wyoming, 4000 denver dr. suite a, 82901 | (307) 332-2954 — cody, wyoming, 335 west 8th st. suite a, 82002 | (307) 514-4575 —

**PLAN**  
plan one / architects

ARCHITECTS

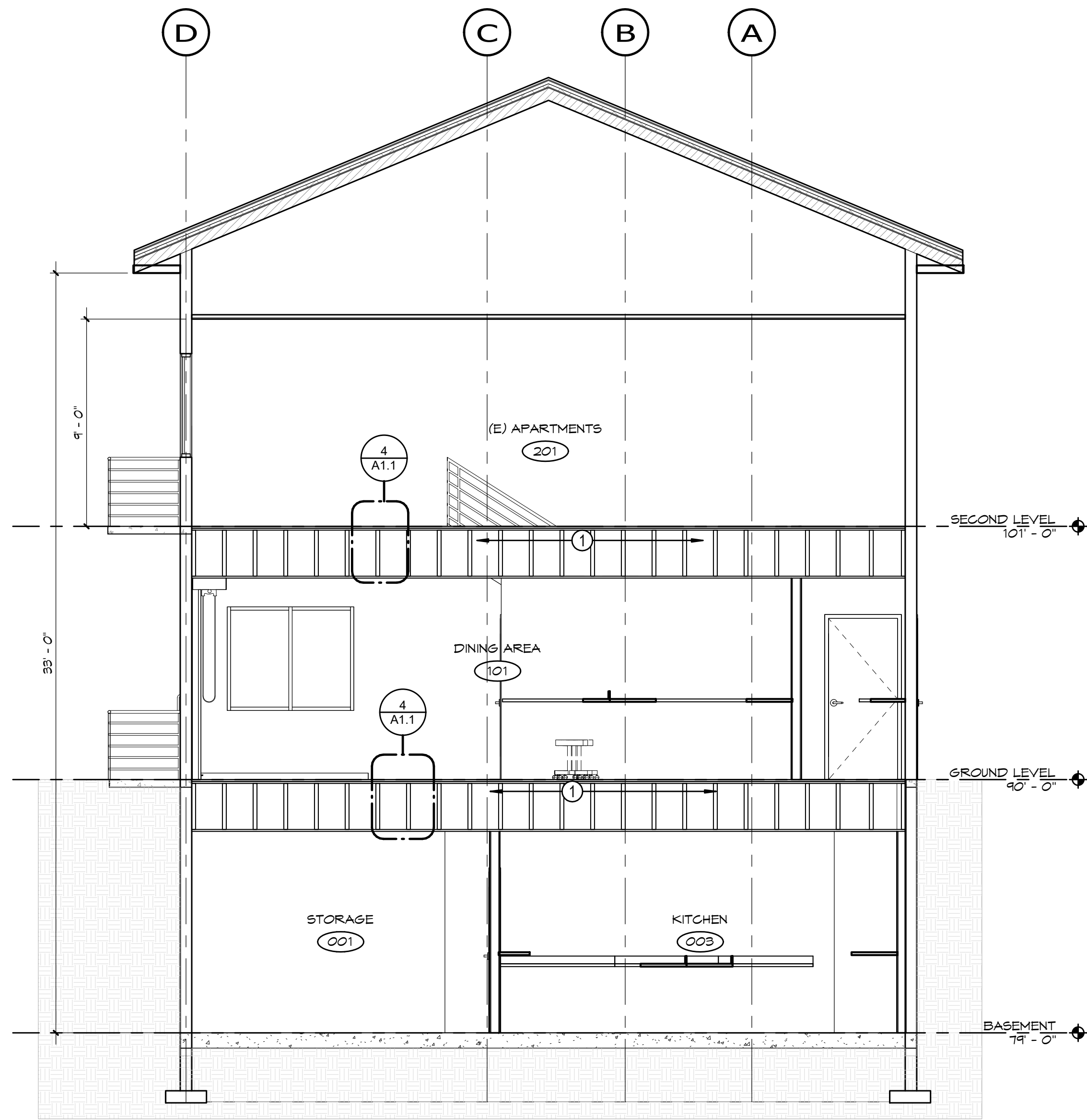


The professional services of the architect are undertaken for and are performed in the interest of the Blanca Tatanka Bar and Grill. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

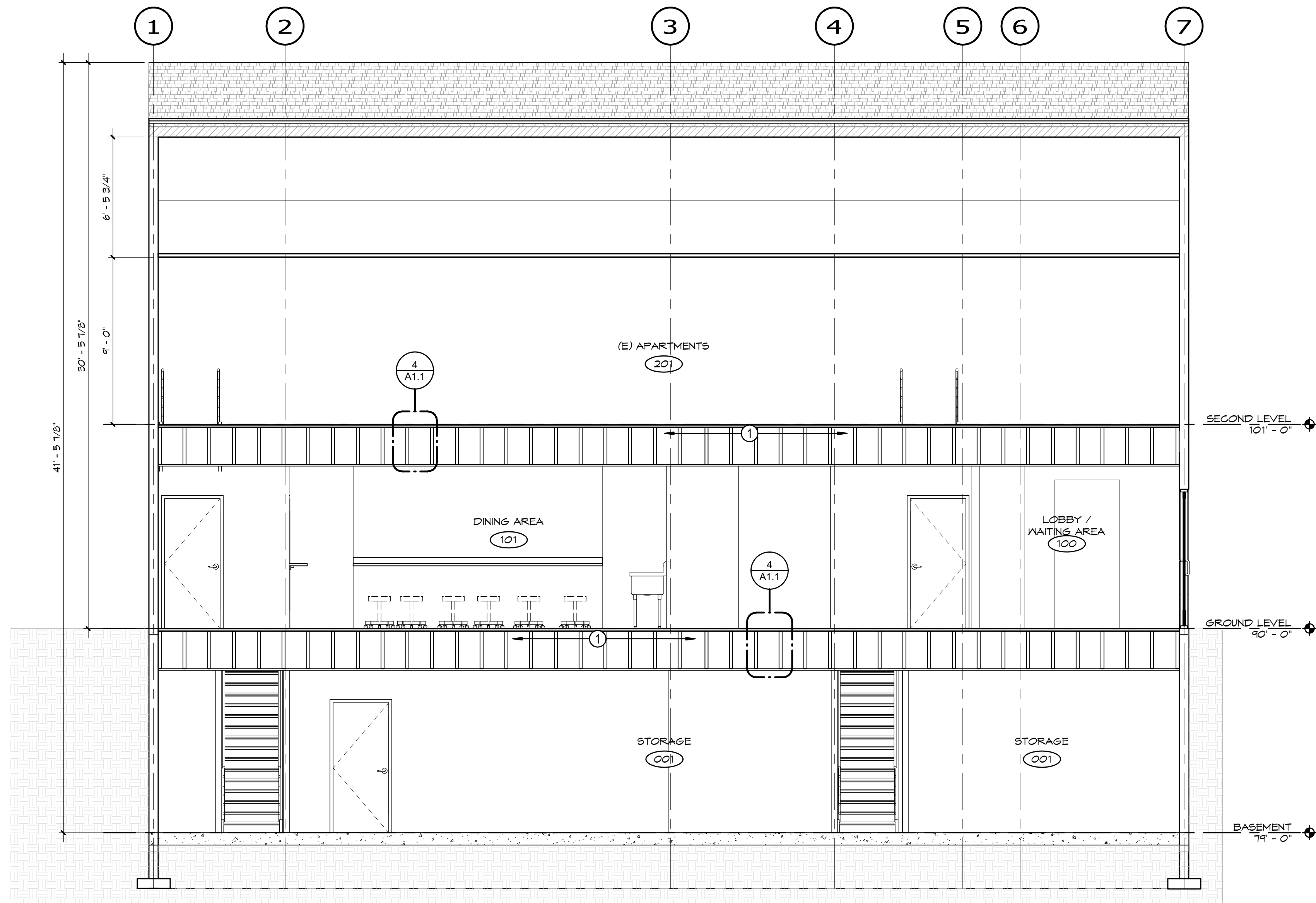
project: 2225  
date: 10/10/2022  
revisions:

A3.1





2 BUILDING SECTION 2  
AS.1 1/4" = 1'-0"



1 BUILDING SECTION 1  
AS.1 1/4" = 1'-0"

#### GENERAL NOTES

- NOT ALL INTERIOR FINISHES AND CABINETS ARE SHOWN ON BUILDING SECTIONS. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS.
- SEE DIMENSION FLOOR PLAN SHEETS A1.1 FOR PLAN VIEW OF SECTION CUTS & WALL TYPE SYMBOLS.

#### KEYED NOTES

- EXISTING FLOOR STRUCTURE - 24" DEEP MANUFACTURED FLOOR TRUSSES @ 16" O.C. - TO REMAIN

#### FLOOR/CEILING WOOD FRAMED

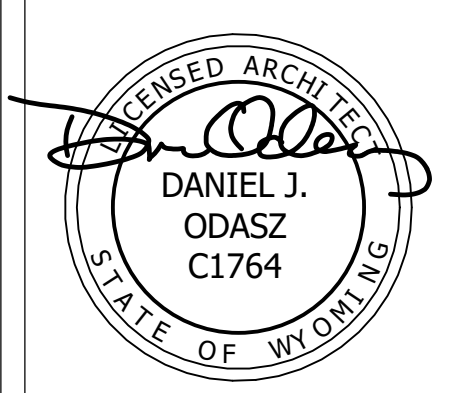
1 HR

NOTE: OPTION FOR ONE HOUR SPRAY-ON FIREPROOFING TO UNDERSIDE OF EXISTING STRUCTURE - VERIFY WITH AHJ  
UL 501

# THE BLANCA TATANKA - NEW BAR AND GRILL CODY, WYOMING



ARCHITECTS



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project: 2225  
date: 10/10/2022  
revisions:

A5.1



CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
<b>MEETING DATE:</b>	OCTOBER 12, 2022	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW. SILVER SAGE INSURANCE. SGN 2022-28	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Sign Products, Inc. has submitted an application representing Silver Sage Insurance, to install an electronic message board sign on the building at 1192 Sheridan Avenue. They were approved earlier this year (July 12) to install a 29" by 63" electronic message board. They would like to now install a 41" by 87" electronic message board instead. The current proposal is depicted below, and more fully in the attached exhibit.

**REVIEW CRITERIA:**

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

The sign(s) must also comply with applicable provisions of the sign code. Electronic message boards have the following requirements:

- a. Not more than one electronic message board sign may be permitted per zoning lot.*
- b. Electronic message boards and animated signs shall not display off premises commercial advertising.*
- c. Electronic message boards and animated signs are not permitted in residential sign districts.*
- d. The leading edge of the sign must be a minimum distance of one hundred feet (100') from an abutting residential zoning district boundary.*



*e. Electronic message boards must utilize an automatic dimmer control so as to not exceed a maximum luminance of five thousand (5,000) nits (candelas per square meter) during daylight hours (from sunrise to sunset), and a maximum luminance of five hundred (500) nits (candelas per square meter) from sunset to sunrise.*

*f. The use of audio speakers is prohibited in association with a sign.*

*g. Electronic message boards and animated signs shall be permitted only in the following sign districts: D-2, D-3, and E industrial. In addition, electronic message boards and animated signs may be permitted in the downtown business district, but must have special approval by the planning and zoning board. Approval will be based on consideration of adjacent signage, the size of the proposed signage, and compliance with applicable sign requirements of the Wyoming department of transportation.*

**STAFF COMMENTS:**

The downtown sign district permits 1.5 square feet of wall sign per linear foot of street frontage. The business has an internally illuminated wall sign that is 27 square feet and will remain. The authorized LED sign would be removed and replaced with the proposed LED sign. In multi-tenant buildings such as this, the sign code states that the calculation for wall signage is based on the building frontage of each individual tenant. This tenant has about 34 feet of frontage just on Sheridan Avenue, and more on the 11<sup>th</sup> Street frontage. With a total of 51.7 square feet of wall signage with the proposed sign, they are within their allowable amount, even if discounted for only occupying one level of the two-story building.

The sign code has the following language regarding the number of wall signs in the downtown sign district. *"Attached: 1 per face of storefront, 1 per street frontage, not to exceed 2 signs per establishment maximum."* That language has been interpreted in the past to permit two wall signs per business, without regard to which wall(s) they are installed on. This proposal does not exceed the two-sign limit.

Comments regarding the electronic message board criteria are as follows:

*100 feet from any residential zoning district:* Met. The location is about 500 feet from any residential zoning district.

*Consideration of Adjacent signage:* The location of the proposed electronic message board is over 350 feet from any other electronic message board, so it is not creating a situation of cumulative impacts from a vast number of electronic message boards.

If the electronic message board distracts from adjacent signage, it would only be businesses on the same property, and the property owner has granted authorization for the sign.

*Size of proposed signage:* The proposed viewing area is 3' by 7', for a total of 21 square feet. The sign previously authorized was 2' by 5', for a total of 10 square feet.

The current proposal is double the size and resulting illumination, and towards the larger end of what staff would judge appropriate for the downtown corridor. The sign size does fit with the architecture of the building, in that it fits between the wood posts. The building is also one of the larger buildings in the downtown corridor, which lends itself to the larger signage requested.

*Compliance with WYDOT sign requirements:* WYDOT has standards for situations where the sign projects over the right-of-way (sidewalk). In practice, if the sign is mounted flat against the wall and projects only a few inches over the right-of-way, such as with this sign, no encroachment permit is necessary. The City requirement that the sign not display off-premise commercial advertising avoids WYDOT review for off-premise advertising signs.

The purpose of the Downtown Architectural District is understood to be the promotion of architectural compatibility and preservation of historic features. The sign is of professional construction, and will meet applicable code requirements for size and location. In an effort to minimize visual impacts from flashing or highly animated electronic messages, the Board imposed a minimum 3-second dwell time (how long any screen shot is displayed) and prohibited blinking, flashing and rapid-moving effects. The same restrictions should be required of this large sign.

**ALTERNATIVES:**

Approve, deny, or modify the authorization for the electronic message board wall sign.

**RECOMMENDATIONS:**

Approve the 41" by 87" electronic message board to replace the previously authorized message board, subject to compliance with the City's electronic message board regulations, and the following conditions:

1. Minimum dwell time is three seconds.
2. The displayed messages shall not have any blinking, flashing or rapid-moving effects.
3. Verification of the illumination level settings must occur with the building permit inspection.





PHOTO RENDERING NO SCALE

<b>DESIGN</b>	<input type="checkbox"/> As Designed
Approval for Production	<input type="checkbox"/> With Changes
<b>X</b>	
Client Signature _____	
Sales _____	
DATE ____/____/____	



EXISTING MESSAGE UNIT



ELECTRONIC MESSAGE UNIT SCALE 3/4" = 1'-0"

**A** REPLACE EXISTING MESSAGE UNIT WITH NEW LARGER UNIT. WATCHFIRE SERIES FULL COLOR LED UNIT. 10MM PIXEL PITCH WITH A 90 X 210 LAMP MATRIX. CONTROLLING IGNITE SOFTWARE, WIRELESS MODEM WITH LIFE OF UNIT CELLULAR CONTRACT COMMUNICATIONS. TEMP SENSOR, AND WEB BASED TRAINING ALL INCLUDE. MOUNT IN PLACE OF EXISTING UNIT AS SHOWN. (EXISTING UNIT TO BE RETURNED/EXCHANGED TO WATCHFIRE)



**SIGN PRODUCTS, INC.**  
1425 MONAD, BILLINGS, MT 59104  
Phone: (406) 252-6348 Fax: (406) 252-6654  
MONTANA • WYOMING

CLIENT  
SILVER SAGE INSURANCE  
CODY, WY

DATE 09-28-22

SCALE 3/4" = 1'-0"

DESIGN #

SR

SALES

MIKE N.

DESIGNER

TP

SHEET #

1 OF 1

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# Silver Sage Insurance

install one single face electronic message unit and one single face wall sign

## Legend

1130 Sheridan Ave

SHERIDAN AVE

11th St

↑  
MESSAGE  
Unit  
Location

1130 Sheridan Ave

100 ft