

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD AGENDA
TUESDAY, JUNE 13, 2023
CITY HALL COUNCIL CHAMBERS, 1338 RUMSEY AVE. CODY, WY
12:00 p.m. (noon)

1. Executive Session, pursuant to W.S. 16-4-405(a)(ix).
2. Call meeting to order
3. Roll Call, excused members
4. Pledge of Allegiance
5. Approval of Agenda for the June 13, 2023 meeting.
6. Approval of Minutes from the May 9, 2023 regular meeting.
7. New Business:
 - A. Public Hearing for a Special Exemption for setback requirements, 622 14th Street
 - B. Review of the Special Exemption for setback requirements, 622 14th Street
 - C. Downtown Architecture/Site Plan Review for Rawhide Coffee Kiosk, 1017 16th Street
 - D. Minor Downtown Architectural Review for Wendy's restaurant remodel, 1456 Sheridan Avenue
 - E. Minor Downtown Architectural Review for awning at WyoWest Brewing, 1022 13th Street
8. P & Z Board Matters (announcements, comments, etc.)
9. Council Update
10. Staff Items
11. Adjourn

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

City of Cody
Planning, Zoning, and Adjustment Board Regular Meeting
May 9, 2023

A regular 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 9, 2023 at 12:00 pm.

Carson Rowley called the meeting to order at 12:03 pm.

Present: Carson Rowley; Dan Schein; Josh White; Ian Morrison; Kim Borer: Council Liaison Andy Quick; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye.

Absent: Scott Richard, Matt Moss.

Caron Rowley led the pledge of allegiance.

The Board welcomed Kim Borer to the Planning, Zoning and Adjustment Board.

Ian Morrison made a motion to approve the agenda for May 9, 2023 regular meeting with changes of the order of item 7a,d,c,b seconded by Dan Schein. Vote on the motion was unanimous, motion passed.

Ian Morrison made a motion to approve the minutes from the April 25, 2023 regular meeting, seconded by Dan Schein. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell review the minor site plan for outdoor dining area at the Blanca Tatanka located at 1453 Sheridan Avenue.

Ian Morrison made a motion, seconded by Josh White, to approve the minor site plan for outdoor dining area at the Blanca Tatanka located at 1453 Sheridan Avenue with conditions 1-3 of the staff report.

City Planner Todd Stowell reviewed the site plan for a new storage building located 2517 Frank Court.

Dan Schein made a motion, seconded by Josh White, to approve site plan for storage building located at 2517 Frank Court with conditions 1-10 within the staff report. Vote on the motion was unanimous, motion passed.

Ian Morrison recused himself from the discussion.

City Planner Todd Stowell review the site plan for a new building by Yellowstone Impressions, an (art gallery), located at 1234 Sheridan Avenue.

Josh White made a motion, seconded by Dan Schein, to approve the site plan review for a new building for Yellowstone Impressions located at 1234 Sheridan Avenue with conditions 1-5 of the staff report. Motion on the vote was unanimous, motion passed.

Ian Recused himself from this agenda item.

City Planner Todd Stowell reviewed the site plan review for Y-TeX for an expansion of the building located at 1825 Big Horn Avenue.

Dan Schein made a motion, seconded by Josh White, to approve the site plan review for Y-TeX Expansion located at 1825 Big Horn Avenue with conditions 1-8 of the staff report. Motion on the vote was unanimous, motion passed.

P&Z Board Matters (announcements, comments, etc.): Next meeting will be Wednesday, May 24, 2023 at 6:00 p.m. at the Auditorium for a public meeting on the Cody Temple project.

Council Updates: None

Staff Items: None

Ian Morrison made a motion, seconded by Dan Schein, to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 12:58 p.m.

Utana Dye

GIS Analyst

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

MEETING DATE:	JUNE 13, 2023	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE SETBACK REQUIREMENT(S) AT 622 14 TH STREET. SUP 2023-06	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION & BACKGROUND:

David and Frances Masterman have submitted a special exemption application to reduce the setback requirements for 622 14th Street, in order to replace a single-family garage with an addition to the house, roughly in the same place as the existing garage, but in line with the north side of the existing house, which is about 2 feet closer to the alley. The exemption request is to reduce the side setback requirement from the alley from 5 feet to approximately 4 feet, and reduce the rear setback requirement from the east property line from 15 feet to approximately 3.5 feet (appears to be at 4' based on recent measurements). The property is located in in an R-3 residential zone. The addition would be single-story, and contain a master bedroom and bath. Refer to the attached site plan and floor plan.

The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on June 1, 2023, and by publication in the newspaper on June 1, 2023.



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: The change is very minimal in size, in that it represents an additional floor area of about two feet on the north side of what the existing garage already occupies, although admittedly, it is the replacement of the structure, and a conversion from storage area to living area.

The neighbor to the east was concerned that the addition would be two stories in height and thus create view impacts but that is not the case. They indicated an opposition to the request. Three other neighbors to the south, west, and two lots to the east have "no objection".

The reduced setback from the alley is not anticipated to have any negative effect on the functionality of the alley.

The loss of the parking space of the garage will be addressed by the proposed parking pad to the south of the house.

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

Staff Comment: By maintaining a single-story and being a residential addition, it is a compatible use and is well within the allowable height limits.

- 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: The width of the addition, provides 11' 2" of interior bedroom width, which is about the minimum needed to accommodate a king-sized bed. The addition would not extend any closer to the neighbor than the existing garage.

- 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: The exemption process appears to be the only option.

- 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 that do not already exist on the property.

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

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

ALTERNATIVES:

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

ATTACHMENTS:

Neighbor responses.

RECOMMENDATION:

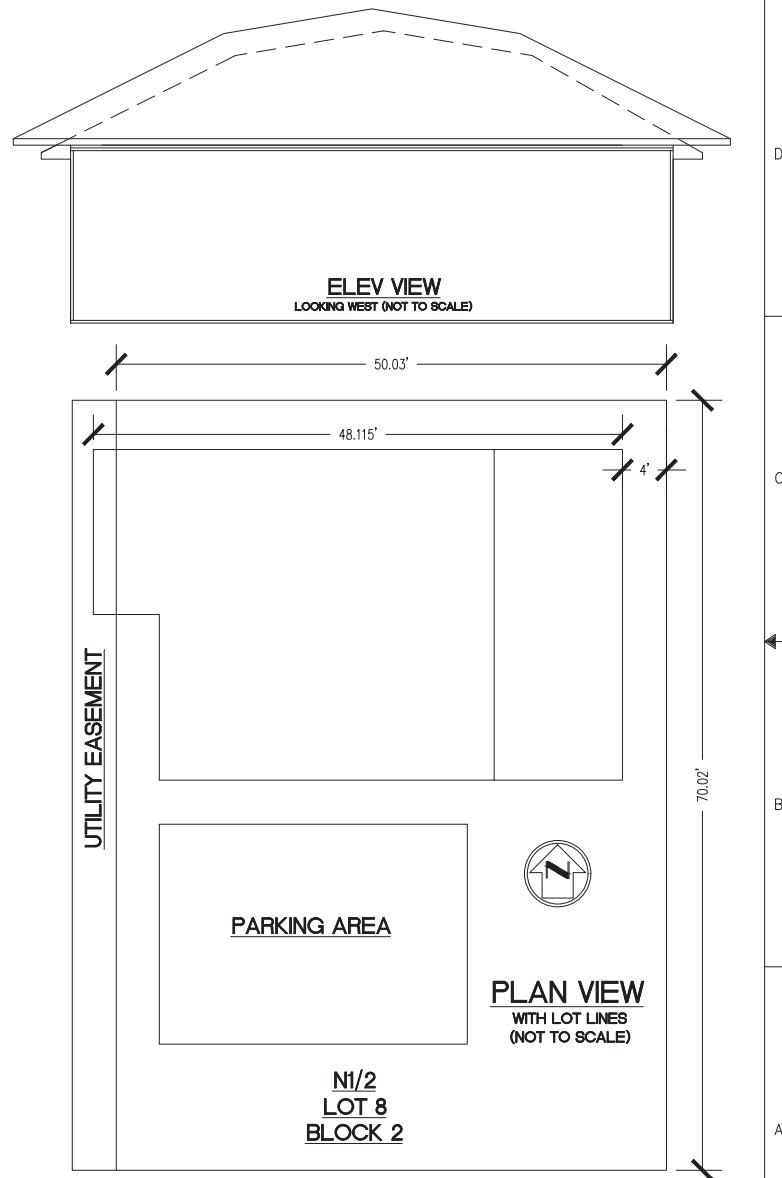
That the Board make the following findings:

(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 reductions as requested for the proposed addition, to allow the addition to be inline with the north side of the existing house (about 4' from alley), and at the existing east wall line of the garage it is replacing (approximately 4' from east property line).



TITLE OF DRAWING:				622 14TH STREET REMODEL			
WORK PACKAGE		DRAWING NUMBER		REV	SHEET		
XX.XX.XX		PL-0001-001		2.1	001		
MODULE: OUTSIDE					OF -		



CITY OF CODY
WYOMING

Todd Stowell <todds@codywy.gov>

Masterman Special Exemption Request

Kim Brice <kmbrice56@gmail.com>
To: "todds@codywy.gov" <todds@codywy.gov>

Mon, Jun 5, 2023 at 2:47 PM

Cody City Planner and Planning and Zoning Board, please be advised that we are objecting to the proposed Special Exemption Request. Please view attachments regarding our objection to the proposed request.

Daniel and Kim Brice, Trustees, Brice Family Trust

Sent from [Mail](#) for Windows

2 attachments



Special Exemption Request.png
7350K



Regarding Special Exemption Request 622 14th Street.pdf
106K

Notice to Owners of Neighboring Properties:

Date: May 26, 2022

RE: **SPECIAL EXEMPTION REQUEST**

Please return your comments by June 8, 2023 to:

Cody City Planner

P.O. Box 2200

Cody, WY 82414

Or, send an email to: todds@codywy.gov

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

Applicant Name(s): David & Frances Masterman

Addresses of Subject Property: 622 14th Street

Description of Request: Reduce the side setback requirement from the alley from 5 feet to approximately 4 feet, and reduce the rear setback requirement from the east property line from 15 feet to approximately 3.5 feet. The reduced setbacks are requested in order to replace a single-family garage with an addition to the house, roughly in the same place as the existing garage, but in line with the north side of the existing house, which is about 1 foot closer to the alley.

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, June 13, 2023 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 _____

Address: _____

Comments: _____

☒ I OBJECT to the Special Exemption request:

Name: Daniel & Kim Brice, Trustees, Brice Family Trust

Address: 1407 Wyoming Ave, Cody

Reason for Objection: Too close to the property line (bordering our west property line) Vague information on size & height, one story-two story? See attachment

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: Kmbrice56@gmail.com

Regarding Special Exemption Request 622 14th Street, David & Francis Masterman

Neighboring Property Owners, Daniel and Kim Brice Trustees, Brice Family Trust
1407 Wyoming Avenue, Cody, WY 82414

We greatly object to this Special Exemption Request based on:

1. The Special Exemption Permit Application states that the letter should be sent along with the appropriate descriptive materials, such as the site plan, floor plan, building elevations, etc. approximately 14 days prior to the hearing.

We did not receive the letter within the timeframe. We received the letter on June 4, 2023, with none of the required materials.

We do not have the appropriate information. The request is too vague to make any kind of appropriate decision.

2. Does it conform to the city's zoning authority overview? Does the addition conform to the density of the lot size? What is the size of the addition? Is it one story or two? If the height of the roof is too high, it will obstruct the views from the westside windows of our studio apartment above our garage, which in turn would affect our rental income.
3. We feel that 3.5 feet from the property line is extremely close to our property and creates a worrisome situation for us if there was ever a fire or other hazardous occurrence.
4. Who is the builder? Will the homeowner be involved in the building process? If so, that would be a negative issue for us.
5. This addition could possibly negatively impact our property value.



Todd Stowell <todds@codywy.gov>

Masterman Special Exemption Request

Todd Stowell <todds@codywy.gov>
To: Andrew Gibson <1ironheadind@gmail.com>
Cc: Kim Brice <kmbrice56@gmail.com>

Mon, Jun 5, 2023 at 3:30 PM

Andrew,
Please see the email and attached documents below.
I recommend that you or the owner go and talk with the Brices and fill them in.
While the notice probably should have contained more information, it is legally sufficient as it contains the minimum requirements of the code and was sent at least 10 days before the hearing, so we can continue with the process.
Thanks,

Todd Stowell, AICP
Community Development Director/City Planner
City of Cody, Wyoming
(307) 527-3472
www.codywy.gov

Community Development Office Hours
7:30-5:00 Monday-Thursday, 7:30-11:30 Friday
[Quoted text hidden]

2 attachments



Special Exemption Request.png
7350K



Regarding Special Exemption Request 622 14th Street.pdf
106K

Notice to Owners of Neighboring Properties:

Please return your comments by June 8, 2023 to:

Date: May 26, 2022

Cody City Planner

P.O. Box 2200

RE: **SPECIAL EXEMPTION REQUEST**

Cody, WY 82414

Or, send an email to: todds@codywy.gov

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Name: _____

Address: _____

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: _____

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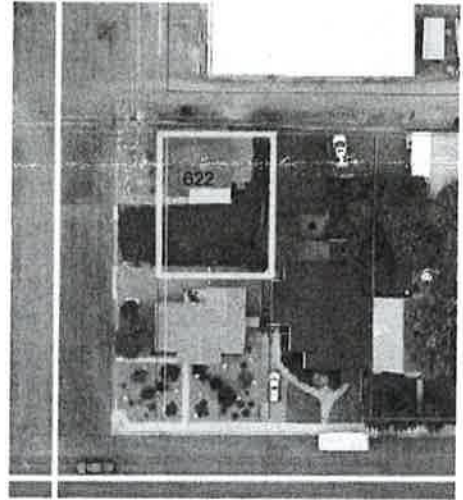
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Dear Planning and Zoning Board Members:

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

☒ I have NO OBJECTION to the Special Exemption request.

Name: Elaine Allhouse

Address: 603 14th Cody

Comments: _____

☐ I OBJECT to the Special Exemption request:

Name: _____

Address: _____

Reason for Objection: _____

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

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Date: May 26, 2022

Cody City Planner

P.O. Box 2200

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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: ART & Rita LOVELL

Address: 1401 Wyoming

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: _____



PLANNING, ZONING AND ADJUSTMENT BOARD
COMMERCIAL SITE DEVELOPMENT APPLICATION

STAFF USE
File #: SPR2023-
P&Z Invoice: SPR-0623-0002
Date Submitted: _____

Applicant's Name: Travis D. Harrison Business Name: TDH Construction LLC
Applicant's Mailing Address: PO Box 1023 City: Cody State: WY Zip: 82414
Phone/Cell #: 307-272-3086 Email: tdhconstructionllc@gmail.com
Project Address: 1017 16th Street Cody, WY Zoning: D-2
Property Owner's Name: Shelby Lind Phone/Cell: 1-253-208-9316
Property Owner's Mailing Address: _____ City: Cody State: WY Zip: 82414
Description of Proposal (attach additional sheets as necessary): Build a new coffee
hut.

Legal Description of Property (or attach copy of deed): _____
Estimated Construction Start Date: 6-10-2023
Representative Attending Planning and Zoning Meeting: Travis D. Harrison
Signature of Property Owner: Shelby Lind 6-5-2023
Signature Date

APPLICATION MATERIALS:

All applicable information is to be provided. Applicants are encouraged to arrange a pre-application meeting with staff to ensure a complete submittal. An incomplete application may result in delays in processing.

- 1) **FEE:** Each application must be accompanied by one of the following review fees. Payment may be made by cash, check, or credit card (Visa, MasterCard, Discover).

- ☐ Site Plan Review of new facility, or expansion of $\geq 20\%$ (also includes Landscape, Architecture, and Sign Plan).
Size of New Building/Addition: _____ S.F. @ \$0.075 per square foot (GFA) = \$ _____ \$650.00 minimum
- ☐ Site Plan Review for addition or expansion of $< 20\%$. \$300.00
- ☒ Separate review of a landscape plan, parking plan, or modification to architecture of building. \$50.00 each
- ☐ Multi-Family Residential Site Plan Review (all multi-family projects in commercial zones and projects of > 4 dwellings in residential zones). \$30.00 per unit

- 2) **COPIES:** Provide one paper copy and one electronic copy (PDF) of each of the application documents.

- 3) **PLANS AND ADDITIONAL INFORMATION:** All plans must be dimensioned, clearly legible, and printed at a standard scale.

Please include the following Architectural and Site Plan components, as applicable to the project:

- ☐ Provide a dimensioned elevation view of each building face to illustrate scale, materials, colors, and roof lines.
- ☐ Provide a site plan showing all existing and proposed buildings and structures, outdoor use areas, lot lines, setbacks, access points, driveways, sidewalks, easements, landscape areas, signs, fences, fire hydrants, wells, and drain fields, as applicable.
- ☐ Show the parking lot layout and pedestrian access details (parking lot surfacing/pavement limits, curbing, sidewalk, ADA ramps, tactile warning strips, etc.). Include details to verify compliance with the City off-street parking ordinance (Title 10, Chapter 16), and ADA accessibility requirements.
- ☐ Identify any proposed fencing and retaining walls (location, height, materials).



COMMUNITY DEVELOPMENT DEPARTMENT
SIGN PLAN REVIEW APPLICATION

STAFF USE
File #: SGN2023-_____
P&Z Invoice:_____
Date Submitted:_____

Applicant's Name: Travis Harrison Business Name: TDH construction
Applicant's Address: P.O. Box 1023 City: Cody State: WY Zip: 82410
Phone: 307-272-3086 Cell: _____ Email: tdhconstruction11@gmail.com
Project Address: _____ City: Cody, WY Zoning: _____
Property Owner's Name: Shelby Lind Phone/Cell: 1-253-208-9316
Property Owner's Mailing Address: _____ City: Cody State: WY Zip: 82414
Types of Signs: ☒ Attached Wall ☐ Projecting ☐ Awning ☐ Banner (Temporary) ☐ Inflatable (Temporary)
☐ Freestanding ☐ Monument ☐ Electronic Message Board ☐ Temporary A-Frame
☐ Other (Marquee, Suspended, Bulletin, Billboard, Subdivision, etc.)—Please describe _____
Is the sign in the Downtown Sign District? (1/2 block each side of Sheridan Avenue, from 9th St. to 16th St.) ☐ No ☐ Yes
Will an existing sign be replaced by the proposed sign(s)? ☐ No ☐ Yes (If yes, note which sign in the description below.)
Brief Description of Proposal: Building Roughide coffee hut.

FEE SCHEDULE:

Each sign application must be accompanied by the applicable review fee.

- | | |
|---|--------------------------------|
| <input type="checkbox"/> Off-Premise Temporary A-Frame Sign(s) | No Fee |
| <input type="checkbox"/> Any sign application submitted with a Site Development Application | No Additional Fee |
| <input type="checkbox"/> Attached wall, projecting, awning, or inflatable sign; or a freestanding sign on an existing sign post | \$40.00 |
| <input type="checkbox"/> A freestanding sign requiring a new base structure, or an electronic message board. | \$50.00 (\$10 each additional) |
| <input type="checkbox"/> Billboard | \$200.00 |

MATERIALS REQUIRED

- ☐ Drawing, graphic rendering, or photo of the proposed sign(s) that indicates the design, dimensions, content, overall height, materials, lighting, and mounting details.
- ☐ Identify any existing signs that will be removed or replaced by the proposed signs.
- ☐ Individually note the dimensions and square footage of all similar existing signs that will remain on the property. (For example, information on all wall signs if a wall sign is proposed; all freestanding signs if a freestanding sign is proposed).
- ☐ If the proposed sign is under the general category of "freestanding" (not attached to a building), submit a site plan that identifies the location of the freestanding sign and its distance from all property lines and utility easements in proximity.

Note: A separate building permit and accompanying fee is required for a billboard, an electronic message board, a freestanding sign located on a new sign post or base, and any freestanding sign that utilizes an existing sign base and which is larger or taller than the sign it is replacing. The building permit application is to be submitted by the person or company that will be installing the sign. A separate electrical permit is needed if power will be run to the sign.

Sign Installer (Signs requiring a separate building permit, as noted above, are to be installed by a licensed contractor):

☐ Self

☒ Licensed Contractor: Travis Harrison

Property Owner: Shelby Lind OR ☐ Letter of authorization from property owner
Signature Date



RAWHIDE DRIVE THRU KIOSK REPLACEMENT

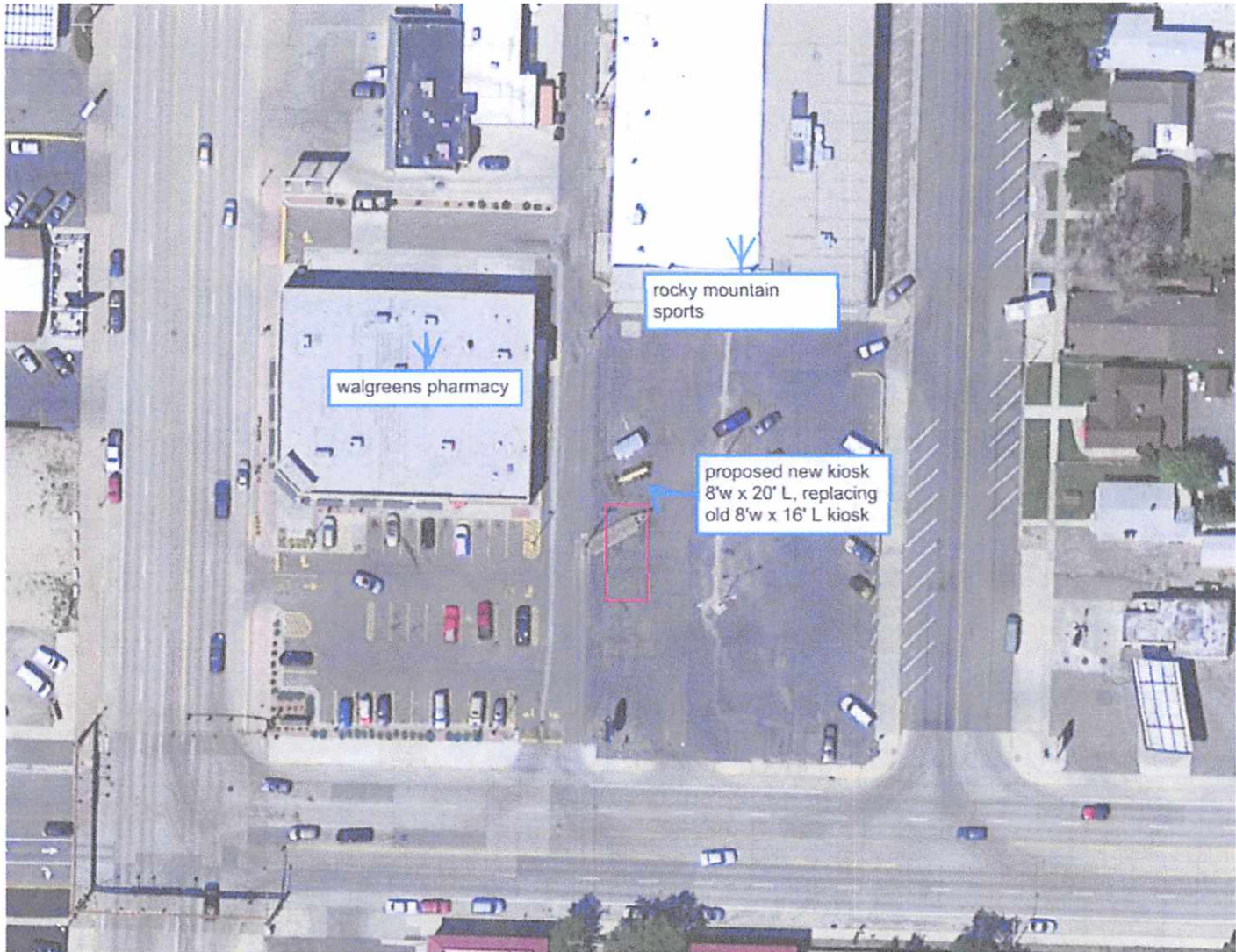
From: Randy Brown Randy.Brown@lewisbuilds.com

To: scollier@codywy.gov

Cc: Travis Harrison tdhconstructionllc@gmail.com, Shelby Lind rawhidecoffeecody@gmail.com

Date: Thu, Jun 1, 2023, 8:36 AM





SEAN, this is pretty close to what the kiosk will look like, all lighting will be down lighting, this kiosk will be 4' longer than the old kiosk which was approved by Ashley (owner rocky mtn sports) the only signage will be in the front hanging between the 4x4 posts. please let me know if you need any more information.

Thank you,

[Randy Brown](#)

Superintendent

[LEASE CRUTCHER LEWIS](#)

2200 Western Avenue, Suite 500, Seattle, WA 98121

D: 206.730.2554

lewisbuilds.com

follow us: [LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

PROJECT TYPE: 3076
REFRESH

Wendy's.
1456 Sheridan Ave
Cody, WY, 82414

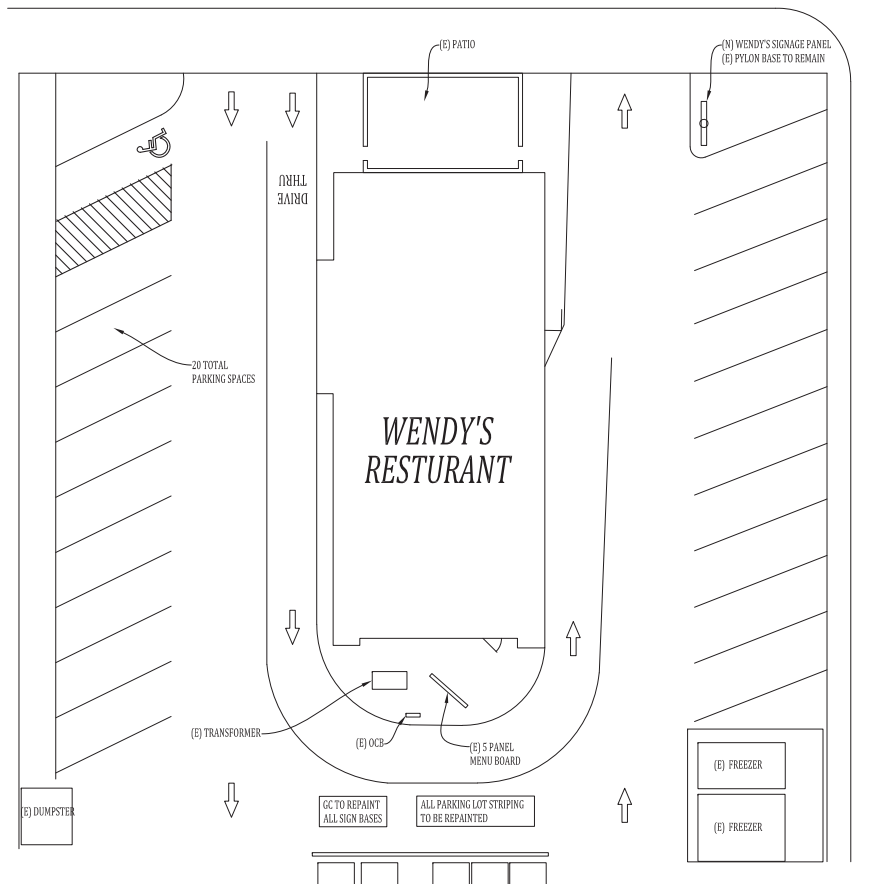
REV.	DATE	DESCRIPTION
------	------	-------------

ISSUE DATE: 04/27/2023
PROJECT NUMBER: T.B.D.
DRAWN BY: MRS
CHECKED BY: HWH

SHEET NAME
SITE PLAN

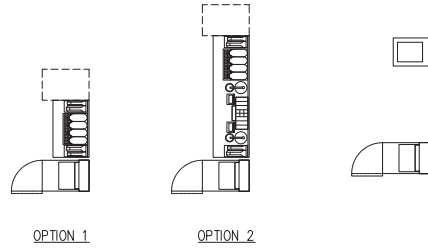
SHEET NUMBER

AS1.1



SITE PLAN (01) 

DRINK STAND OPTIONS



NOTE: OPTIONAL CONFIGURATIONS ABOVE ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLAN CONFIGURATION BELOW FOR SELF-SERVE DRINK TAPER LOCATION (MAY BE AT EITHER END OR BOTH). COORDINATE FINAL OBSERVATION AND PLACEMENT WITH OWNER'S REPRESENTATIVE.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT TAGS
	WAYFINDING TAGS

ARTPACK & WAYFINDING LEGEND

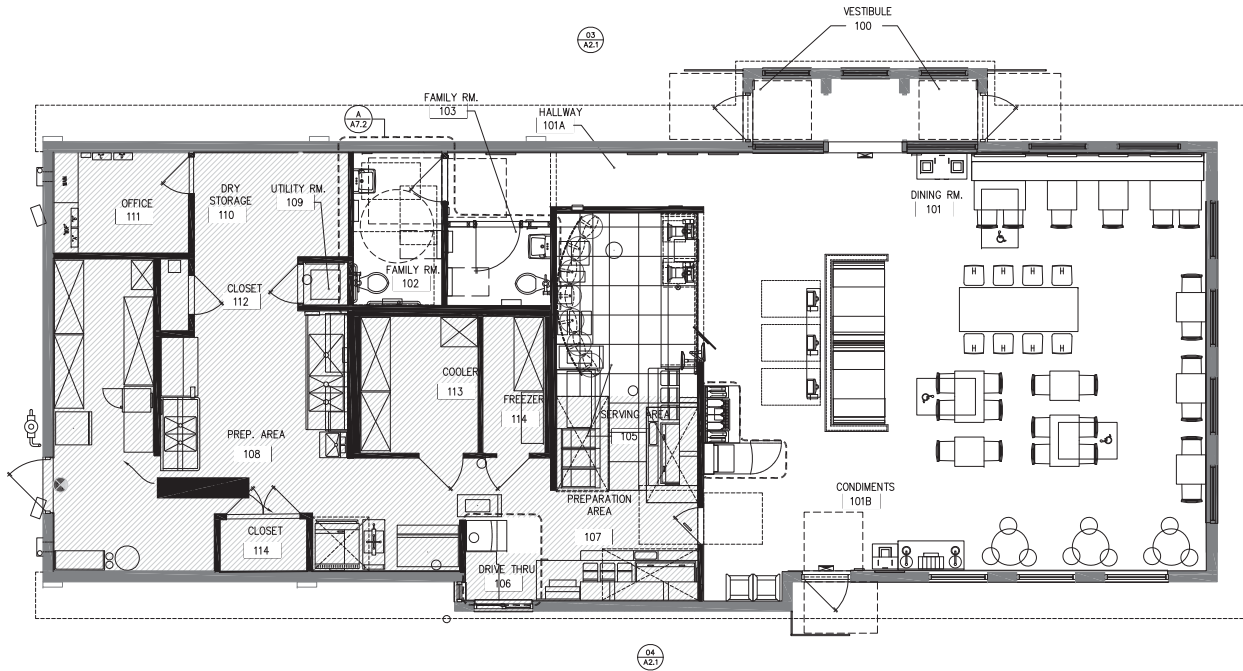
MARK	DESCRIPTION
(AP-22)	WENDY'S LOCAL LOVE (CUSTOM STATE AND STAR LOCATION)
(AP-24)	WINK WALL FRAMED GRAPHIC
(AP-26)	INTERIOR READER BOARD
(AP-28)	CAUSE PAINTING AND PLAQUE (3 VERSIONS)
(AP-30)	WELCOME WALL ART
(NR-2)	NUTRITION POSTER
(WF-20)	TACTILE EXIT SIGN
(WF-21)	HAND WASHING SIGN
(WF-22)	FAMILY RESTROOM SIGN
(WF-22A)	FAMILY RESTROOM SIGN ACCESSIBLE
(WF-23)	MEN'S ROOM SIGN
(WF-23A)	MEN'S ROOM SIGN ACCESSIBLE
(WF-24)	WOMEN'S ROOM SIGN
(WF-24A)	WOMEN'S ROOM SIGN ACCESSIBLE
(WF-27)	ALL GENDER ROOM SIGN
(WF-27A)	ALL GENDER SIGN ACCESSIBLE
(WF-30)	NOT AN ENTRANCE
(WF-31)	EMPLOYEE ONLY

REFER TO RESPONSIBILITY SCHEDULE FOR ARTPACK INFORMATION

GENERAL NOTES

- G.C. SHALL COORDINATE REQUIREMENTS OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS WITH OWNER PRIOR TO START OF WORK.
- ELECTRICAL & PLUMBING REQUIREMENTS FOR THE INSTALLATION OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS IS THE RESPONSIBILITY OF THE G.C.
- EQUIPMENT LISTED IS TO BE FURNISHED BY THE KITCHEN EQUIPMENT DISTRIBUTOR UNLESS NOTED OTHERWISE.
- KITCHEN EQUIPMENT DISTRIBUTOR PROVIDES LABOR FOR UNCRATING, ASSEMBLY AND SETTING OF EQUIPMENT.
- KITCHEN EQUIPMENT DISTRIBUTOR WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT SUPPLIER.
- ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT.
- SEE INTERIOR ELEVATIONS FOR ARTPACK GRAPHIC LOCATIONS.
- SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE/ANTHONY AREA BEYOND THE SCOPE OF THIS REMODEL SHOWN ON THESE DOCUMENTS. COORDINATE ANY/ALL WORK AND PROPOSED, OR REQUIRED WITH THE OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID WOOD BLOORING FOR ALL WALL MOUNTED TONG, SIGNAGE, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
- EXISTING EQUIPMENT TO REMAIN UNLESS NOTED OTHERWISE.

ATTENTION ALL BIDDERS
REFER TO WENDY'S APPROVED CONSOLIDATOR - HJC TO OBTAIN PREFERRED BUILDING MATERIAL PRICING, NATIONAL ACCOUNT CONTACTS AND PHONE NUMBERS PROVIDED FOR REFERENCE.
DESIGNER NOTES

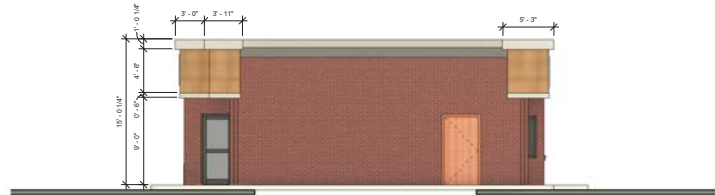


01 FLOOR AND EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

MARK	QTY.	EQUIPMENT SCHEDULE	REMARKS	FURNISHED BY	INSTALLED BY
A0105		BEVERAGE SYSTEM, PLUM + FREESTYLE		KED	KED
A0202		BEVERAGE SYSTEM, PLUM + FREESTYLE (DINING ROOM FREESTYLE)	EXTERIOR COLORS SILVER (FOR FREESTYLE)	O	O
A0201		KEB TEA DISPENSER-NARROW DIAL		KED	KED
A0202		KEB TEA DISPENSER-ROUNDED FRONT (3 GALLON)		KED	KED
C0401		NAPPO DISPENSER		KED	KED
C1002		KETCH-UP PUMP		KED	KED
C1801		LEICHTMAN DISPENSER		KED	KED
C0200		POS TERMINAL		O	O
D1101		COPS SCREEN			
D1102		RUNNER SCREEN			
D1103		COLOR MOUNTED PREMIUM BEVERAGE DISPLAY			
D0202		WISKA (W)		O	O
E1400		FRONT COUNTER		KED	KED
E4302		BAKERY CASE		KED	KED
E1402		CHAMBER (FREESTYLE)		KED	KED
M0202		CASH DROP BOX		KED	KED
OP0202		ICE MACHINE - (DINING ROOM) W/ REMOTE CONDENSING UNIT - (DINING ROOM ROOF)	EXISTING EQUIPMENT SUPPLIER TO VERIFY ACTUAL EQUIPMENT MODEL (WASH TO BE USED QUANTITY WILL VARY DEPENDING ON EXACT BEVERAGE SYSTEM CONFIGURATION)	KED	KED
R0205		TRASH RECEPTACLE (3-BIN ENCLOSURE)		KED	KED
R0206		TRASH RECEPTACLE (3-STREAM - CHAMBER)		KED	KED
R0202		CONDIMENT STAND (W/ DRAIN)		KED	KED
R0208		CHAMBER - STANDARD HEIGHT		KED	KED
R0211		CHAMBER - 3/4" HIGH		KED	KED
R0212		STOOL 24" HIGH		KED	KED
R1903		HIGH CHAIRS		KED	KED
R1705		BOOSTER CHAIR		KED	KED
R02002		TABLE TOP 24" X 36"		KED	KED
R02016		TABLE TOP 24" X 42"		KED	KED
R02105		TABLE TOP 24" X 42" - STENCIL		KED	KED
R0207		TABLE TOP 30" DIAMETER		KED	KED
R0203		FAMILY TABLE TOP 24" X 42" (8 SEAT)		KED	KED
R0204		FAMILY TABLE TOP 24" X 42" (8 SEAT)		KED	KED
R0205		COMMUNITY TABLE (FREESTANDING) 8 SEAT 30" LONG		KED	KED
R0206		COMMUNITY TABLE (CANTILEVERED) 8 SEAT 30" LONG		KED	KED
R0207		COMMUNITY TABLE (FREESTANDING) 10 SEAT 30" LONG		KED	KED
R0208		COMMUNITY TABLE (CANTILEVERED) 10 SEAT 30" LONG		KED	KED
R0209		TABLE BASE 2-TOP - FIXED		KED	KED
R02110		TABLE BASE 4-TOP - FIXED		KED	KED
R02111		TABLE BASE 4-TOP ACCESSIBLE - FIXED		KED	KED
R02112		TABLE BASE 22" X 42" - FREE STANDING		KED	KED
R02113		TABLE BASE 22" X 42" - ACCESSIBLE - FREE STANDING	2 BASES REQUIRED PER TABLE	KED	KED
R02114		TABLE BASE 22" X 42" - ACCESSIBLE - FREE STANDING		KED	KED
R0213		CANTILEVER TABLE BRACKET (4-TOP)		KED	KED
R02138		42" SINGLE BOOTH (STANDARD WOOD)		KED	KED
R0213		42" DOUBLE BOOTH (STANDARD WOOD)		KED	KED
R02439		LOW WALL AT 7'6" TABLE		KED	KED
R02440		2 WALL AT BOOTH		KED	KED
R02702		BENCH 10' X 10"		KED	KED
R02712		BENCH 2' X 4"		KED	KED
R02713		BENCH 2' X 4"		KED	KED
R02309		WISKA LEISURE (W/ 2 STATIONS) - 10"		O	O
R02310		WISKA LEISURE (W/ 2 STATIONS) - 10"		O	O
R02404		SEAT CUSHION 24" WIDE		O	O
R02405		SEAT CUSHION 24" WIDE		O	O
L00510		BACKOUT STENCILING MESSAGES	OWNER TO VERIFY ACTUAL EQUIPMENT/TEXT TO BE USED	O	O
L00511		BACKOUT STENCIL REVIEW BOARDS	OWNER TO VERIFY ACTUAL EQUIPMENT/TEXT TO BE USED	O	O



VINTAGEWOOD
Cedar



Wendy's Cody, WY

1455 Sheridan Ave
Cody, WY 82414

Project No: Project Number

#	Description	Date

These drawings are prepared by the Architect and are subject to the professional seal of the Architect. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client. The Architect is not responsible for the accuracy of the information provided by the client.

REVIEW SET

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Date: 5/9/23

Scale: 3/16" = 1'-0"

Sheet Title

Exterior Elevations

Sheet Number
A201





WyOld West Awning Proposal. 1022 13th Street.

Existing Conditions shown. Proposal is to add dark brown, standing seam, metal awning. Extending 54" from building, 54" in height. Will extend down over tops of windows, maintaining 9'4" of clearance above sidewalk.



COLOR TO BE DARK BROWN
STYLE TO MATCH IMAGE

