

**CITY OF CODY**  
**REGULAR MEETING OF THE PLANNING, ZONING AND ADJUSTMENT BOARD**  
**AGENDA**  
**TUESDAY, AUGUST 8, 2023 AT 12:00 P.M. (NOON)**  
**CODY AUDITORIUM 1240 BECK AVENUE, CODY, WY**

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1. Call the Meeting to order.
2. Roll Call, excused members.
3. Executive Session, pursuant to W.S. 16-4-405 (a)(ix).
4. Pledge of Allegiance.
5. Approval of the Agenda for the August 8, 2023 Regular Meeting.
6. Approval of the Minutes for the July 25, 2023 Special Meeting.
7. Public Hearing for a Special Exemption to reduce the front setback requirement at 134 Robertson Street.
8. Special Exemption to reduce the front setback requirement at 134 Robertson Street.
9. Public Hearing for a Special Exemption to reduce the side setback requirement at 1922 23<sup>rd</sup> Street.
10. Special Exemption to reduce the side setback requirement at 1922 23<sup>rd</sup> Street.
11. Tabled Item: Consideration of the site plan and signs for the proposed temple of The Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane.  
  
(Note: The site plan portion of the temple staff report and the latest civil site plan are attached. See City website under temple "Latest News" post for additional related materials, such as landscaping plan, site lighting plans (photometry), stormwater plan, building design memo, lighting memo, geotechnical report, and building elevations.
12. P & Z Board Matters (announcements, comments, etc.)
13. Council Update
14. Staff Items
15. 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 Special Meeting**  
**July 25, 2023**

A special meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Cody Auditorium, 1240 Beck Avenue, Cody, Wyoming on Tuesday, July 25, 2023 at 6:00 pm.

Carson Rowley called the meeting to order at 6:00 pm.

Present: Carson Rowley; Dan Schein; Josh White; Kim Borer; Matt Moss; Scott Richard; Council Liaison Andy Quick; City Attorney Scott Kolpitcke; City Planner Todd Stowell.

Absent: Ian Morrison

Caron Rowley led everyone in the pledge of allegiance.

Scott Richard made a motion to approve agenda for the July 25, 2023 special meeting, seconded by Josh White. Vote on the motion was unanimous, motion passed.

Matt Moss made a motion to correct the minutes from the June 15, 2023 Special Meeting, relating to the site plan for the proposed temple of the Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane to read that on the bottom of Page 3 the word “except” be changed to “accept” and that on the top of Page 4 that the vote on the site plan be changed from “motion failed” to “motion passed”, second by Scott Richard. Josh White, Matt Moss and Scott Richard were in favor of the vote. Carson Rowley, Kim Borer, and Dan Schein were opposed to the vote. The motion failed with a 3-3 vote. The previously adopted minutes stand.

Kim Borer made a motion to approve the minutes from the June 27, 2023 Regular Meeting, second by Dan Schein. Vote on the motion was unanimous, motion passed.

Kim Borer made a motion to approve the minutes from the July 11, 2023 Regular Meeting with a correction on page 2, 1<sup>st</sup> paragraph, changed to (4-0) with a member being recused from the discussion, second by Josh White. Vote on the motion was unanimous, motion passed.

Dan Schein made a motion to remove from the table the consideration of the site plan for the proposed temple of the Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane, second by Josh White. Vote on the motion was unanimous, motion passed.

Matt Moss made a motion approve the site plan application and signs subject to the following conditions 1-15 with associated findings, second by Dan Schein. Matt Moss and Scott Richard voted in favor of the motion. Josh White, Carson Rowley, Kim Borer and Dan Schein are opposed to the motion. The motion failed with a 4-2 vote.

Matt Moss made a motion to approve the site plan application and sign, subject to the conditions 1-15 except for the architectural lighting, second by Scott Richard. Matt Moss, Carson Rowley and Scott Richard were in favor of the motion. Josh White, Kim Borer and Dan Schein were opposed to the motion. The motion failed with a 3-3 vote.

Josh White made a motion to table the site plan with directive that a development agreement be submitted in writing prior to the next meeting, second by Dan Schein. Josh White, Dan Schein and Scott Richard were in favor of the motion. Matt Moss, Carson Rowley and Kim Borer were opposed to the motion. The motion failed a 3-3 vote.

Carson Rowley made a motion to deny the site plan for the proposed temple of The Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane, second by Dan Schein. Josh White, Carson Rowley, and Dan Schein were in favor of the motion. Matt Moss, Kim Borer, and Scott Richard were opposed to the motion. The motion failed with a 3-3.

Matt Moss made a motion to approve the site plan application and sign subject to the conditions 1-15, with condition #16 stating that the architectural lighting needs to be shut-off at Midnight (12:00 a.m.) and turned back on at 5:00 a.m.. Motion died due to a lack of a second.

Matt Moss made a motion to table the site plan and sign review of the proposed temple of the Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane, Second by Josh White. Josh White, Matt Moss, Carson Rowley, Dan Schein, and Scott Richard were in favor of the vote. Kim Borer was opposed of the motion. The motion passed with a 5-1 vote.

Kim Borer made a motion to amend the Findings of the Conditional Use Permit for the proposed temple of The Church of Jesus Christ of Latter-Day Saints, proposed at 555 Temple View Lane, with the findings that were presented to the board tonight with the changes on page 4, paragraph 4 last sentence the light fixtures of full cut off style and submitted exhibits that the lights will be no more than 0.1 footcandles within the property boundaries and condition on page 9, principle 13.1.b Quality of Life, add Dr. Moss's paragraph 1 and Carson Rowley paragraph 2, with all the changes made by Carson Rowley that were made in blue, second by Josh White. Josh White, Carson Rowley, Kim Borer and Scott Richard were in favor of the motion. Matt Moss and Dan Schein were opposed to the motion. The motion passed with a 4-2 vote.

P& Z Board Matters (announcements, comment, etc.): None

Council Update: None

Staff Items: None

Matt Moss made a motion, seconded by Josh White to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at approximately 7:55 p.m.

*Utana Dye*

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GIS Analyst



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

<b>MEETING DATE:</b>	AUGUST 8, 2023	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE FRONT SETBACK REQUIREMENT AT 134 ROBERTSON STREET. SUP 2023-09	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

## **PROJECT DESCRIPTION**

Curt Danise has submitted a special exemption application requesting that the front setback requirement be reduced from 35 feet to 25 feet for a proposed house at 134 Robertson Street.

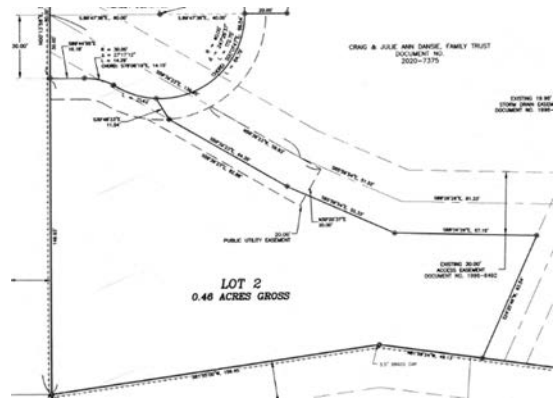
The property is located in the Rural Residential (RR) residential zoning district, which requires a 35-foot front setback.

The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on July 25, 2023, and by publication in the newspaper on July 27, 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: Neighbor responses can be a good measure of whether an undesirable change in the character of the neighborhood would result, yet the

criteria is not that approval of the special exemption requires a majority vote of the neighborhood. Nine neighboring property owners were notified of the proposal. As of the time of this staff report, three responses of “no objection” has been received, and zero “objection” responses. Any additional information presented at the meeting will also need to be considered. At this point, neighbors have not identified any undesirable changes or detriments to the neighborhood.



The lot was created this last year, and in many ways is an extension of the subdivision to the west. The subdivision to the west is located in an R-2 residential zoning district, which requires only a 25-foot front setback (actually 25' for garage and 20' for living area). The requested 25-foot setback is consistent with that required in the neighborhood to the west.



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

Staff Comment: The setback that is requested to be reduced is from the public street right-of-way. The requested 25-foot front setback still leaves sufficient area for a vehicle to park outside of the garage and be out of the street right-of-way.

The reduction of the front setback allows the house to be placed further from the houses to the south than otherwise could occur, which provides more separation and opportunities for privacy.

- 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 applicant notes that without the setback, the proposed house would be about 15 feet from the south lot line, which although is just enough to meet the zoning minimum, does not provide the width of back yard needed for the play area his family desires. A play area in the front yard is not desirable due to the adjoining street traffic and the desire for front yard landscaping other than just grass. Reducing the front yard setback to 25 feet will provide a back yard depth of a little more than 25 feet, which meets the applicant's desires for a play area, while not affecting a primary purpose of the front setback requirement—to leave room for vehicles outside of the 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: No other feasible options have been identified that would achieve the requested result. The house cannot be configured in any other logical way on the lot to provide a yard large enough for a play area, except by reducing the front setback as requested.

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

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

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

Staff Comment: This criterion was written prior to a change to Wyoming state law in 2021, which change has not yet been incorporated into the Cody zoning code. Current Wyoming state law prohibits a municipality from requiring a proposed land use or development to be consistent with a land use plan (aka master plan) unless the applicable provision of the local land use plan has been incorporated into the local zoning regulations. The City is further prohibited from relying on a master plan to deny or restrict a permissible land use or physical development which is not restricted or prohibited under existing zoning regulations. See Wyoming Statutes [9-8-301](#) and [15-1-602](#). In other words, unless a goal, policy, principle or any other statement of the Cody master plan is specifically individually listed in the local zoning regulations, the City is prohibited from using it to restrict or deny a permissible land use. Therefore, item "f" of the special exemption criteria is best not considered, so as to not violate the applicable provisions of the State law.

#### OTHER:

In staff's view the best long-term action is to rezone this property and the lot across the street to R-2 to match the neighborhood to the west. However, to accommodate the applicant's desired timeline for construction, the special exemption process was utilized to address the immediate need. If the Board believes a rezone of the two lots should be considered, please inform staff and it will be added to a "to do" list with other potential rezones that would be in the City's interest.

#### Conditioning Authority

In approving a special exemption, the Planning and Zoning Board may impose any reasonable conditions or modifications pertaining to operational or physical features of

the proposal to ensure conformance with the above approval standards. At this time, no conditions have been identified as necessary for this proposal.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

Neighbor response(s), site plan, and architectural renderings.

**RECOMMENDATION:**

That the Board make the following findings:

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

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

AND,

Approve the setback reduction to authorize a 25-foot minimum front yard setback for construction of a new house at 134 Robertson Street.

**Notice to Owners of Neighboring Properties:**

**Please return your comments by Aug. 3, 2023 to:**

Date: July 25, 2023

Cody City Planner

P.O. Box 2200

RE: **SPECIAL EXEMPTION REQUEST**

Cody, WY 82414

Or, send an email to: [todds@codywy.gov](mailto:todds@codywy.gov)

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

Applicant Name(s): Curt and Amy Dansie

Addresses of Subject Property: 134 Robertson Street

Description of Request: Reduce the front setback requirement from 35 feet to 25 feet for the purpose of constructing a house on the property. A 25-foot front setback is consistent with the other houses constructed on Robertson Street.

**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, August 8, 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 CHARLES WOLF

Address: 123 ROBERTSON STREET

Comments: \_\_\_\_\_

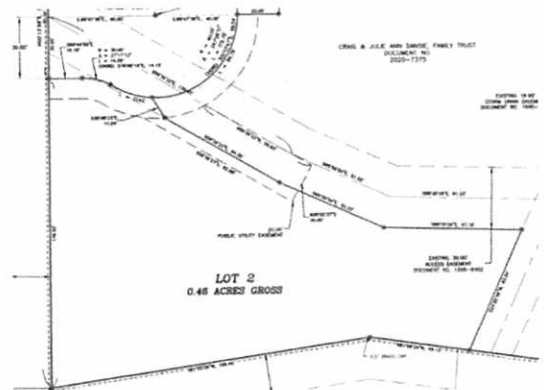
☐ I OBJECT to the Special Exemption request:

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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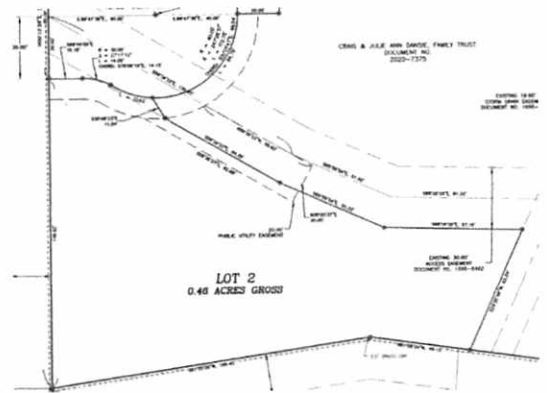


**Response Letter from Owners of Neighboring Properties within 140 Feet of the Subject Property:**

(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 Nick + Jessica Ondur

Address: 131 Windsor Dr N, Cody, WY. 82414

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: \_\_\_\_\_**

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
<b>MEETING DATE:</b>	AUGUST 8, 2023	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SPECIAL EXEMPTION PUBLIC HEARING: REDUCE THE SIDE SETBACK REQUIREMENT AT 1922 23 <sup>RD</sup> STREET. SUP 2023-10	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

Jeff Durham has submitted a special exemption application requesting that the setback requirement from the east property line be reduced from 5 feet to 3 feet to accommodate a 9-foot extension to the east side of the garage at 1922 23<sup>rd</sup> Street.

The public hearing for the exemption request was advertised as required by mail to neighboring properties within 140 feet on July 28, 2023, and by publication in the newspaper on July 27, 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: Neighbor responses can be a good measure of whether an undesirable change in the character of the neighborhood would result, yet the criteria is not that approval requires a majority vote of the neighborhood. Nine neighboring property owners were notified of the proposal. As of the time of this staff report, five responses of “no objection” has been received, and zero “objection” responses. Any additional information presented at the meeting will also need to be considered. At this point, neighbors have not identified any undesirable changes or detriments to the neighborhood.



An objective analysis is provided here. The setback reduction is to accommodate a typical 3-bay garage—the new bay will have a 6-foot-wide garage door. Due to a separation of almost 20 feet between the proposed addition and the neighbor’s dwelling, along with the fact that there is no fence in the front yard area, a casual observer may not even notice that the addition is only three feet from the property line.



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

Staff Comment: The garage addition will match the roof plane and the walls of the existing garage. The reduced setback does trigger special fire-resistant construction methods (1-hour fire wall) which will be required and verified with the building permit process.

- 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 addition would be 9 feet wide. That width is typically just enough to have a walkway between two storage aisles to each side, which is the primary intent—storage of materials, rather than a vehicle.



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

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

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

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

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

Staff Comment: This criterion was written prior to a change to WY state law in 2021, which change has not yet been incorporated into the Cody zoning code. Current state law prohibits a municipality from requiring a proposed land use or development to be consistent with a land use plan (aka master plan) unless the applicable provision of the local land use plan has been incorporated into the local zoning regulations. The City is further prohibited from denying or restricting a permissible land use or physical development which is not restricted or prohibited under existing zoning regulations. See Wyoming Statutes [9-8-301](#) and [15-1-602](#). Staff interprets the State Statute to mean that unless a goal, policy, principle or any other statement of the Cody master plan is specifically individually listed in the local zoning regulations, the City is prohibited from using it to restrict or deny a permissible land use. Therefore, item “f” of the special exemption criteria is best not considered, so as to not violate the applicable provisions of the State law.

OTHER:

While the address of the property is 1922 23<sup>rd</sup> Street and the house faces 23<sup>rd</sup> street, the property owner has the option of using Meadowlark Court (south lot line) as the front lot line since the property is a corner lot and the rear setback requirement from the north property line is still provided. This allows the east lot line to be considered a side yard for setback purposes. The former addition of the existing garage must have used the same setback configuration since it does not meet what would be the rear setback requirement. The current way of looking at it is consistent with what occurred in the past, and is allowed under the current zoning setback options—see definition of “front lot line”.

The expansion of the garage is appreciated as it will allow materials that are currently stored outside and in a shipping container to be placed in the garage. The current exterior storage of materials associated with Mr. Durham’s construction business is a

violation of the home occupation standards, which violation will be able to be corrected once the garage expansion is completed.

**Conditioning Authority**

In approving a special exemption, the Planning and Zoning Board may impose any reasonable conditions or modifications pertaining to operational or physical features of the proposal to ensure conformance with the above approval standards. At this time, no conditions have been identified as necessary for this proposal.

**ALTERNATIVES:**

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

**ATTACHMENTS:**

Neighbor response(s), site plan, and architectural renderings.

**RECOMMENDATION:**

That the Board make the following findings:

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

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

AND,

Approve the setback reduction to three feet from the east side property line, for the purpose of constructing a garage addition as proposed.

Lot I<sup>#</sup>

House

Existing  
Garage

New  
Addition

Property Line

Town  
House

3'

3'



**CITY OF CODY**  
WYOMING

Todd Stowell <todds@codywy.gov>

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## 1922 23rd st. special exemption request.

2 messages

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**Robert Brazney** <bobbrazney@yahoo.com>  
To: "todds@codywy.gov" <todds@codywy.gov>

Wed, Aug 2, 2023 at 1:59 PM

This is to inform you that I have no objection to Mr. Durhams request to make improvements. Thank you.  
Robert Brazney    [2225 Kerper Blvd N](#)   [Cody, Wy 82414](#)

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**Todd Stowell** <todds@codywy.gov>  
To: Robert Brazney <bobbrazney@yahoo.com>

Wed, Aug 2, 2023 at 2:11 PM

Received.  
Thanks,

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

*Community Development Office Hours*  
*7:30-5:00 Monday-Thursday, 7:30-11:30 Friday*

[Quoted text hidden]

Notice to Owners of Neighboring Properties:

Please return your comments by Aug. 3, 2023 to:

Date: July 25, 2023

Cody City Planner

P.O. Box 2200

RE: SPECIAL EXEMPTION REQUEST

Cody, WY 82414

Or, send an email to: [todds@codywy.gov](mailto:todds@codywy.gov)

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

Applicant Name(s): Jeff Durham

Addresses of Subject Property: 1922 23<sup>rd</sup> Street

Description of Request: Reduce the side setback requirement from 5 feet to 3 feet for the purpose of constructing a 9-foot extension to the east side of the garage at 1922 23<sup>rd</sup> Street.

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, August 8, 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 Richard A. & Linda K. BERRY

Address: adjacent property - 2307 Meadowbrook Ct., Cody WY.

Comments: Agreed that all temporary storage area will be removed on completion of addition.

☐ 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: \_\_\_\_\_



Notice to Owners of Neighboring Properties:

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Date: July 25, 2023

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P.O. Box 2200

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Cody, WY 82414

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YOUR COMMENTS WOULD BE APPRECIATED.

Applicant Name(s): Jeff Durham

Addresses of Subject Property: 1922 23<sup>rd</sup> Street

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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, August 8, 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 Tracy W. Wormald

Address: 2308 Meadowlark Ct. Cody, WY

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: \_\_\_\_\_

Notice to Owners of Neighboring Properties:

Please return your comments by Aug. 3, 2023 to:

Date: July 25, 2023

Cody City Planner

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RE: SPECIAL EXEMPTION REQUEST

Cody, WY 82414

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Applicant Name(s): Jeff Durham

Addresses of Subject Property: 1922 23<sup>rd</sup> Street

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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

Address:

Comments:

*Hugh Currah Joan Currah - 1374 Meadowland Ct.*  
*Absolutely NO objection*

☐ 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: \_\_\_\_\_



Notice to Owners of Neighboring Properties:

Please return your comments by Aug. 3, 2023 to:

Date: July 25, 2023

Cody City Planner

P.O. Box 2200

RE: SPECIAL EXEMPTION REQUEST

Cody, WY 82414

Or, send an email to: [todds@codywy.gov](mailto:todds@codywy.gov)

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

Applicant Name(s): Jeff Durham

Addresses of Subject Property: 1922 23<sup>rd</sup> Street

Description of Request: Reduce the side setback requirement from 5 feet to 3 feet for the purpose of constructing a 9-foot extension to the east side of the garage at 1922 23<sup>rd</sup> Street.

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, August 8, 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 Albert & Melanie Schurman

Address: 2325 Meadowlark CT, Cody, WY 82414

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: \_\_\_\_\_



CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
<b>MEETING DATE:</b>	JUNE 27, 2023	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	CODY WYOMING TEMPLE OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. FILE NOS: SPR 2023-13, SUP 2023-08 (BOTH CUP AND SE) AND FNC 2023-01	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

*THIS REPORT SUPPLEMENTS THE REPORT PREPARED FOR THE JUNE 15, 2023 MEETING.*

The first part of this staff report is simply the same version of the site plan review analysis provided in the previous report, minus the fence height waiver topic that has been approved. The second part discusses the Height/Special Exemption topic (page 12).

## **PART I**

### **SITE PLAN REVIEW:**

The authority for site plan review is stated as follows:

9-2-3: MEETING WITH PLANNING, ZONING AND ADJUSTMENT BOARD REQUIRED BEFORE BUILDING PERMIT ISSUED:

*Before the issuance of any permit under the International Building Code for commercial buildings situated within the City, the applicant, property owner and occupant shall meet with the Planning, Zoning and Adjustment Board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the Planning, Zoning and Adjustment Board members in attendance at said meeting.*

The City has consistently considered churches and schools as being subject to the above provision. The following are items typically reviewed as part of that process.

Architecture:

There is no architectural review required for development within the residential zoning districts, except multi-family housing, which this is not.

Landscaping:

There is no requirement to provide landscaping for development within residential zoning districts, unless the project is multi-family housing, or in an entry corridor overlay district—neither of which is the case. However, since landscaping is provided, the plan has been reviewed and the following comments are provided.

No trees are authorized in the City right-of-way along the east side of the temple site. Any shrubs, bushes and other woody vegetation placed in the City right-of-way will need to meet the standards of City code [7-4](#) (relates to spacing from utility lines). The landscaping plan will need to be revised accordingly. Grass or other groundcover in that area remains an option. Any disturbed areas beyond the landscaped areas that lack vegetation are to be planted with dryland grass seed, or any better alternative method authorized by Public Works, to help prevent weeds and control erosion.

Landscaping in the immediate area around the electrical switch gear cabinet must consider the minimum clearances required. Depending on the size of the cabinet, some of those shrubs shown nearest the cabinet may need to be removed from the plan. Based on a quick review, the selected plants generally appear suitable for the climate. Some plants may attract deer (e.g. red twig dogwood), which is an issue throughout town. I also wonder if a different fir species would do better than Douglas fir at this site.

Access:

The proposed access situation is shown on the site plan. A new street, to be known as "Temple View Lane" will be constructed from Skyline Drive, along the south boundary of the temple site, ending in a cul-de-sac bulb. Two accesses to the temple site will be from that new street, as shown. Although the eastern temple access is on City right-of-way, City staff have indicated their preference that that section be privately maintained, to which the applicant has verbally agreed. With the designation of private instead of public, staff recommends a memorandum of understanding, simply outlining that it is a private improvement, with no maintenance responsibility for the City, and that if the right-of-way is ever developed with a public street, the party constructing that street would have the right to remove and/or reconfigure that access as needed, working in good faith with the property owner. Current City staff put the probability of that right-of-way being improved with a public street as extremely close to zero—way too costly and way too constrained by existing utilities and topography to justify such minimal traffic circulation benefit.

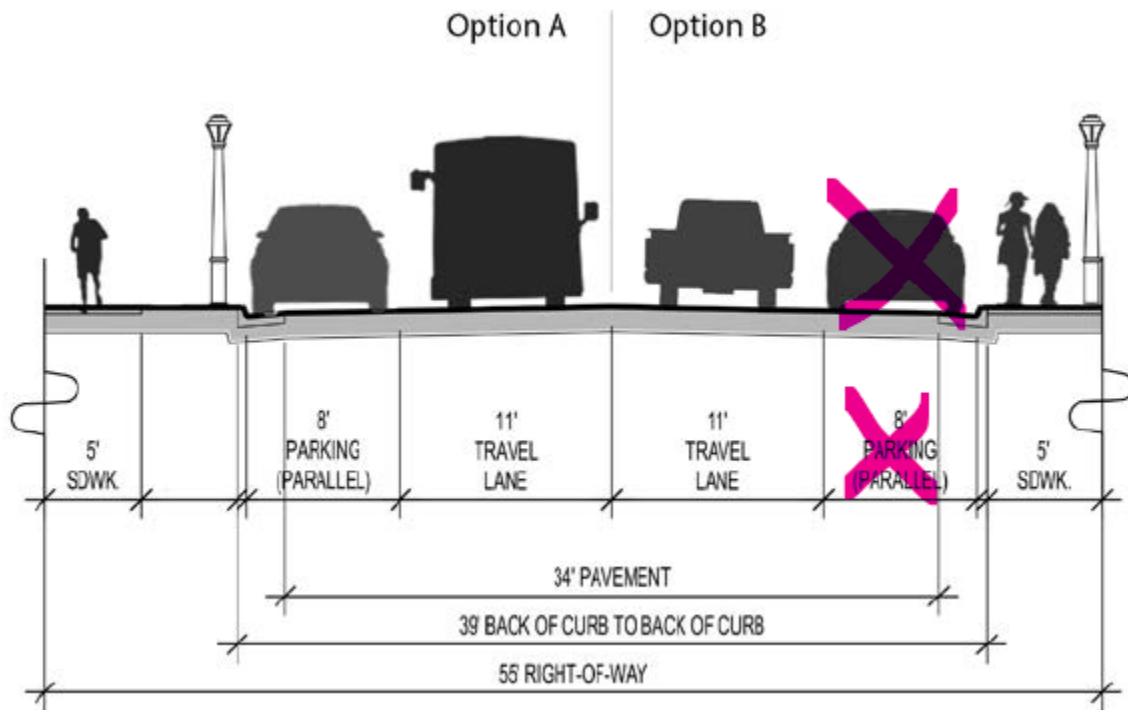
As the temple site has abundant on-site parking, there is no justification for requiring on-street parking along the north side of Temple View Lane. However, width for on-

street parking will be provided on the south side of Temple View Lane. Due to safety reasons (e.g. sight distance around the curve of Temple View Lane), there will be no parking in the intersection area of Temple View Lane and Skyline Drive—the street width is not designed in that area to provide parking on either side.

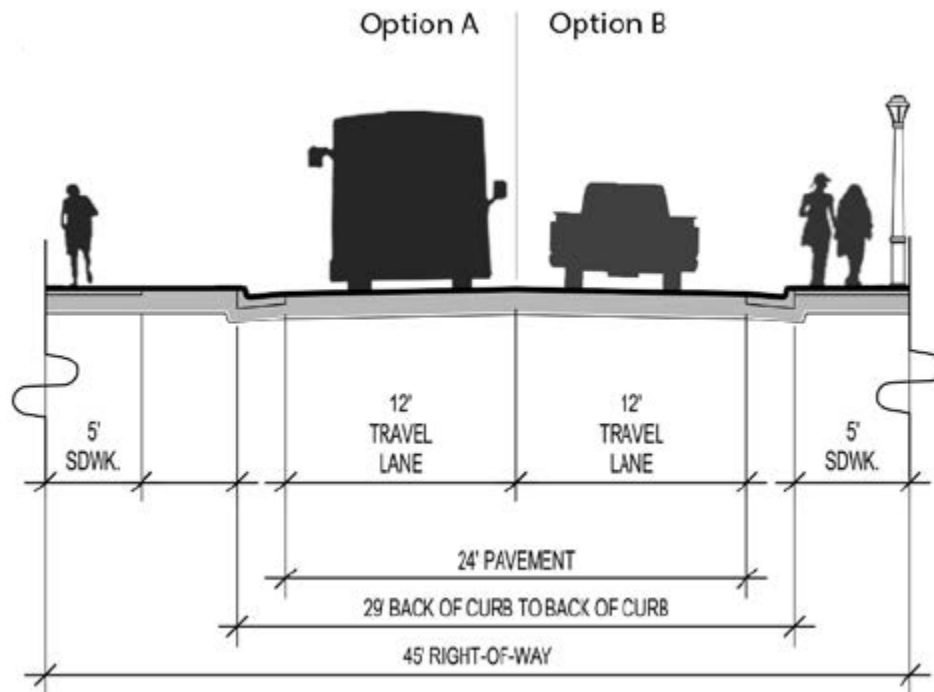
The street profile concepts for Temple View Lane are shown in the master plan, as the Minor Residential Street profile for the “no parking” section, and as the Local Street profile, minus the parking lane on the north side, for the remainder. As the City has allowed in other situations, the cul-de-sac bulb is at an 80-foot diameter based on it being marked and signed for no parking—the large lots that will be located around it will have plenty of room for parking. If desired, additional parking can be required of those large residential lots as part of the subdivision application to create those lots.

Both the Public Works Director and Fire Marshal are agreeable to the street profiles and dimensions proposed.

Local Street Profile:



### Minor Residential Street Profile:



What has not entirely been worked out is the timing of when Temple View Lane would become a public street. As initially it would only serve the temple, City staff recommends that it remain private for the time being. If and when the adjacent Nielson property is subdivided, the City could consider at that time whether to accept it as a public street. Due to the potential of it becoming a City street, its construction is being designed, inspected, and certified as if it were a public street.

If Temple View Lane is indeed private for the time being, the property owner will need to grant that area as an access and utility easement to both the City and the Nielson property before the City will accept the City utility infrastructure that occupies that area.

### Parking

The proposed site plan contains 140 parking spaces. All of the parking spaces and drive aisles meet City requirements as far as surfacing, dimensions, slopes, ADA spaces, and lighting. It is noted that 140 spaces are much more than what the City of Cody standards recommend, based on the capacity of the temple building and accessory building. Using City ratios, 140 parking spaces is enough parking for a capacity of 420 persons. Yet, based on proposed seating and the ratio of one space per three seats in the assembly areas that would be occupied at any one time, staff would likely come up with only around 50 spaces required, when using City recommended ratios.

However, the City does not impose maximum limits on parking. The abundance of parking will ensure that during occasional events, such as landscaping projects, that parking will be able to occur for large groups of participants without spilling outside of the temple site. It would also accommodate the occasional RV or vehicle with a trailer.

#### Exterior Lighting

Exterior lighting was discussed previously. However, there is one minor edit needed to the site plan related to exterior lighting. The lamp post shown just northeast of the entry monument sign needs shifted to be outside of the City right-of-way corridor along the east side of the property.

#### Setbacks and Buffers

The RR zoning of the property specifies a front building setback of 35 feet, a side street setback of 30 feet, a side setback from a property line of 15 feet, and a rear setback of 15 feet. The temple building complies with that those setbacks, as well as applicable lot coverage, and other dimensional standards. The ancillary building is right at the rear setback and side street setback, but complies with the building setbacks.

There are no buffer or screening requirements applicable to this project.

#### Grading/Storm Water Plan:

The grading and stormwater plan has been prepared by a professional engineer and meets minimum City requirements specified by the Stormwater Management Policy, and is acceptable to the Public Works Director. Stormwater calculations were appropriately based on an undeveloped condition being converted into a fully developed condition for the portion of the property and associated areas that flows onto the property. Out of an extreme abundance of caution, staff expressed concern with infiltrating the stormwater in the retention area at the north end of the site, due to the historical landslide on a nearby portion of that slope. Adding weight and lubrication (water) to a hillside is just something that generally should be avoided. The applicants amended the stormwater plan to avoid infiltration of the collected stormwater on the temple site, as the system is now designed to retain the stormwater in an underground chamber and then discharge it through a piped system into the historical discharge location of the ravine along the east side of the property. The stormwater plan is based on 100-year, 2-hour storm, as specified by Church policy, which greatly exceeds the City's 10-year or 25-year requirements and does not increase discharge rates or amounts for the 100-year, 2-hour design storm. Refer to Sheet C-141 in the Civil Site Plans file on the City website.

It is noted that the most recent version of the grading plan has removed as much fill from the City right-of-way along the east side of the project as possible, per the City's request. Only the fill necessary for the street remains, and the ground maintains a

conservative 3:1 slope where fill does occur. This change minimizes impacts to utilities caused by additional cover.

The one utility that is still performing some calculations regarding how the fill may affect their utility is the Shoshone Municipal Pipeline (SMP). Their 36-inch-diameter pipeline is likely thin-walled through this location, so special precautions may be needed. The SMP manager indicated their intent to work with the applicant, and the applicant is aware of the issue and intends to address it as needed.

#### Snow Storage

With so much excess parking, snow storage can occur in portions of the parking lot, where it can eventually melt into the stormwater collection system.

#### Utility Services

It is first noted that the sewer and water mains proposed under Temple View Lane relate to the subdivision of the Nielson property, not necessarily the temple project. However, if those lines are installed early enough for the temple to use them, it could allow for some efficiencies in the water lines, and perhaps other utilities.

While City staff (P.W. and Planning) are generally okay with the utilities as proposed, we are open to modifications that may result from the following requirements and suggestions.

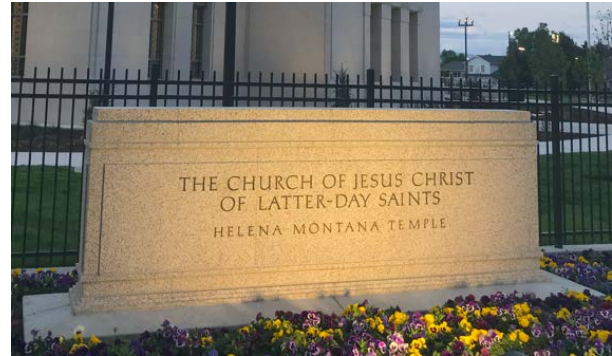
- a) The fire marshal states that one additional fire hydrant should be added to the temple site and one at the end of the cul-de sac. The additional hydrant for the temple site is recommended to be in the island near the fire line valving directly east of the temple building.
- b) If desired, the stormwater piping may be able to be reduced by relying more on gutter flow in the street entrance areas. In addition, the pipe to the ravine seems larger than needed.
- c) Black Hills Energy requests additional separation between the proposed natural gas line and the perimeter fence and electrical line. That could involve adjusting things a few feet, or just moving the gas line to the south side of Temple View Lane.

The electrical plan generally appears fine, but is missing the line from the existing fuse cabinet to the proposed transformer next to Skyline Drive. Also, shift the proposed transformer slightly to allow room for a future sidewalk along Skyline Drive (min. 5 feet behind back of curb.)

Additional coordination with 3<sup>rd</sup> party utilities, such as telecommunications is still needed, however the combined route with the electric line is typical.

### Signs

The City sign code simply states that all signs for churches must be approved by the Planning and Zoning Board. There are no limits on number, height, or size. At the entrance there would be a monument sign, similar to the Helena temple sign shown here. Staff has no concerns with the sign itself, but would ask that the illumination not be as bright as the Helena sign. Other small directional and convenience signs, such as address numbers, building nameplates, ADA parking signs, etc. would also be installed.



The statement “Holiness to the Lord, the House of the Lord” above the entry of the temple is simply considered constitutionally protected non-commercial free speech.



### Garbage Collection

The applicant has verbally stated that they plan to have garbage collection occur at the cul-de-sac bulb on Temple View Lane. However, details have not yet been provided. A dumpster enclosure would be appreciated, but we do not have a specific requirement for the residential zones, other than for multi-family development.

### OTHER:

#### Erosion Control/SWPPP:

The application contains an erosion control plan, which appears acceptable as far as the containment fencing. A stormwater pollution prevention plan (SWPPP), and perhaps permit is required to meet WY DEQ requirements. The applicant is aware and plans to obtain those authorizations as needed—they are not permits issued by the local jurisdiction.

#### Easements/Right-of-way:

The reconfiguration of the entryway necessitates the property owner obtaining additional access/utility easements and/or right-of-way for the curve in Temple View Lane from the Erica Ashley Nielson Trust. In addition, the stormwater pipe proposed to run to the ravine and discharge on the City right-of-way crosses the Nielson property as well, which will also need an easement. Both parties are aware and plan to execute necessary documents.

It is noted that if and when Temple View Lane becomes a City street, there will need to be a legal acknowledgement from the property owner (Church) of a “right to drain” stormwater from the street through the private stormwater management system on the temple property to the discharge area on City property.

Encroachment permit.

Public Works required an encroachment permit for all work (excavation, landscaping, sidewalk installation, utility installation, etc.) in existing City rights-of-way, to ensure proper insurance and that approved plans are in place for the work. The contractor performing the work is responsible to obtain the encroachment permit(s).

Existing Nielson driveway.

The existing access for the Nielson Driveway will need to be removed or fenced once Temple View Lane is completed, to eliminate the safety issue of two side-by-side approaches. Temple View Lane will be available for use by the Nielsons.

**ATTACHMENTS:**

Application materials—site plan, elevation drawings, drainage report, etc.

**ALTERNATIVES:**

Approve or deny the site plan with or without changes.

**RECOMMENDATION ON THE SITE PLAN**

It is recommended that the Planning and Zoning Board approve the approve the commercial site plan application and signs, subject to the following conditions.

1. The streets are permitted to remain private for the time being, so long as the area of Temple View Lane is dedicated as an access and utility easement for the City of Cody, and as an access easement for the Erica Ashley Nielson Trust property. Any further private agreements between the property owners are up to them. Although the streets would be private, the water and sewer mains in Temple View Lane would be transferred to the City for operation and maintenance.
2. In order for Temple View Lane to have the option of being accepted as a public street in the future, the engineer must have the design approved by public works, and conduct inspections and testing as if it were a public street.
3. The engineered construction plans for all water lines larger than 2-inches in diameter, the sewer pump station, and the sewer main in Temple View Lane must be authorized by WY DEQ prior to construction. As part of that process the City engineer will review and authorize the plans for the City.
4. Prior to issuance of a building permit, make the following edits to the plans:
  - a. (Done) In anticipation of Temple View Lane being a public street, and for safety purposes, add a City standard streetlight at the intersection with Skyline Drive.



It will be fed from the transformer that feeds the existing irrigation pumps next to the canal.

- b. (N/A, going with roll out containers) Add provisions for garbage collection to the site plan for review and approval by the sanitation division. A dumpster pad behind the curb of the cul-de-sac is an option. An enclosure (3-sided unless someone is willing to open the gate on pickup days) installed around the pad would be appreciated. Recommended inside dimensions for a two-dumpster enclosure (one for garbage and one for cardboard recycling) are 18.5' long by 6.5' deep.
- c. (N/A) If the dumpster enclosure is added as contemplated, the sidewalk must be extended to pass around the back of the dumpster and back up against the curb. (A sidewalk easement would be needed for the portion around the back of the dumpster enclosure at such time that the street became public.)
- d. (Pending) Shift the light at the front monument sign off the City right-of-way.
- e. (Done) Add a fire hydrant in the island east of the temple building, closest to the valves.
- f. (Done) Relocate the water meters and the backflow preventer off of the City right-of-way. The area north of the monument sign would seem to work well. Provide details of the meter pits acceptable to Public Works.
- g. (Done) Include a sidewalk ramp where the proposed sidewalk meets Skyline Drive.
- h. (Done) It is recommended that the dry utilities (gas, power, telecommunications) be relocated to the south side of Temple View Lane. Doing so makes them available for the Nielson subdivision, but also avoids several utilities crossings in the City right-of-way along the east side of the temple site, satisfies Black Hills energy on their desired utility separations, and will better match the latest electrical layout plan. Otherwise, shift them as needed to provide the clearances requested. Moving them to the south side would require a 10-foot-wide City utility easement along the south side of Temple View Lane. Also, this and the related electrical work may necessitate relocating the Nielson's private utility lines sooner than currently planned.
- i. (Done, but electric division may want a little more fill than shown for the cabinet north of Temple View Lane) Based on the latest electrical layout designed by the City, adjust the alignment of the intersection with Skyline Drive closer to 90 degrees, in order to provide more room for the electrical boxes that will need to be installed to the south of Temple View Lane, and add fill to the north side of the street to allow the shifted sectionalizing cabinet to be close to street grade. The sectionalizing cabinet will be shifted northwest to the approximate location of the existing fuse cabinet, which will be removed. From that sectionalizing cabinet, new wire will be run to a PM9 switch cabinet (6' by 6') south of Temple View Lane, which will then feed into a sectionalizing cabinet next to it, before running to a sectionalizing cabinet on the south side of Temple View Lane directly south of the transformer pad, and then to the transformer. The PM9

switch cabinet will also need to be located to utilize the wire than runs to the southwest. The electrical boxes and streetlight in that area should be 6 feet or more from the back of the curb along Skyline Drive to allow the option of a future sidewalk. While the trench along Temple View Lane is open, it would be smart to also install 3' electrical conduit to feed back to the contemplated Nielson lot closest to Skyline, and 1 ½" conduit for future streetlights on the street.

- j. (Done) If raw water (irrigation) is anticipated for the Nielson subdivision, the line should be installed under Temple View Lane.
- k. (Done) Show the sewer, water, and if applicable raw water mains under Temple View Lane as extending to beyond the cul-de-sac bulb.
- l. (Done) Valving of the public water main (under Temple View Lane) needs to be added.
- m. (Optional, need not be shown on plans, but can still be coordinated) If the lot layout of the Nielson's subdivision is known, taps should be shown and provided as part of the construction of the sewer and water mains.
- n. (Pending) Provide a location with a more gradual slope off of the north side of the east access to allow utility maintenance vehicles (pickups) wanting to access the City right-of-way the ability to drive off of the paved access, towards the east portion of the City right-of-way.

Additional edits to the plans may be made by the applicant for purposes of increasing efficiency of the utilities or stormwater plan, or addressing in-field changes, if authorized by Public Works. The applicant's engineer plans to make most, if not all, of the above requested edits before the public hearing.

- 5. Prior to issuance of a building permit, obtain all necessary easements from the Erica Ashley Nielson Trust (additional access easement for the curve in Temple View Lane, stormwater pipe easement north of temple site, and an electrical easement for a short segment near the curve in Temple View Lane—or shift the electric line into the R/W).
- 6. Prior to issuance of a building permit, obtain agreement with Shoshone Municipal Pipeline on any plans necessary for protecting the SMP pipeline under the new street improvements, or show that additional protection is not necessary.
- 7. Prior to construction of access improvements in the City right-of-way along the east side of the temple site, enter into a memorandum of understanding with the City, simply outlining that the access on the City right-of-way is a private improvement, with no maintenance responsibility for the City, and that if the right-of-way is ever developed with a public street, the party constructing that street would have the right to remove and/or reconfigure that access as needed, working in good faith with the property owner of the temple site.
- 8. All work within the Skyline Drive and the City right-of-way along the east side of the property requires a street encroachment permit from Public Works. The contractor(s) doing the work is responsible for obtaining the permit(s).

9. Prior to installation of the landscaping, provide an updated landscaping plan that shows the removal/shifting of the trees to be off the City right-of-way, and demonstrates the necessary clearance around the switch gear cabinet.
10. Provide necessary easements within the temple property for the electrical line and switch gear cabinet prior to occupancy of the building.
11. Upon completion, the storm water facilities must be inspected and certified by the applicant's engineer that they were completed according to the approved plans or equivalent, prior to building occupancy.
12. Upon completion of the project, remove or fence/gate the existing approach of the Nielson driveway/canal access off of Skyline Drive. The fence would need to be placed along the right-of-way line, or further from the street.
13. Upon completion of the project ensure that any disturbed areas beyond the landscaped areas that are lacking vegetation are planted with dryland grass seed, or any better alternative method authorized by Public Works, to help prevent weeds and control erosion.
14. Prior to occupancy, provide a Knox (key) box for emergency service/fire department access through the two gates, or other method of emergency entry acceptable to the fire marshal.
15. The project must otherwise comply with the project description, as described in the application and at the Planning and Zoning Board meeting. A building permit must be obtained within five years or this authorization will expire, unless delayed due to legal action, in which case the deadline will be 5 years from the conclusion of the legal action.

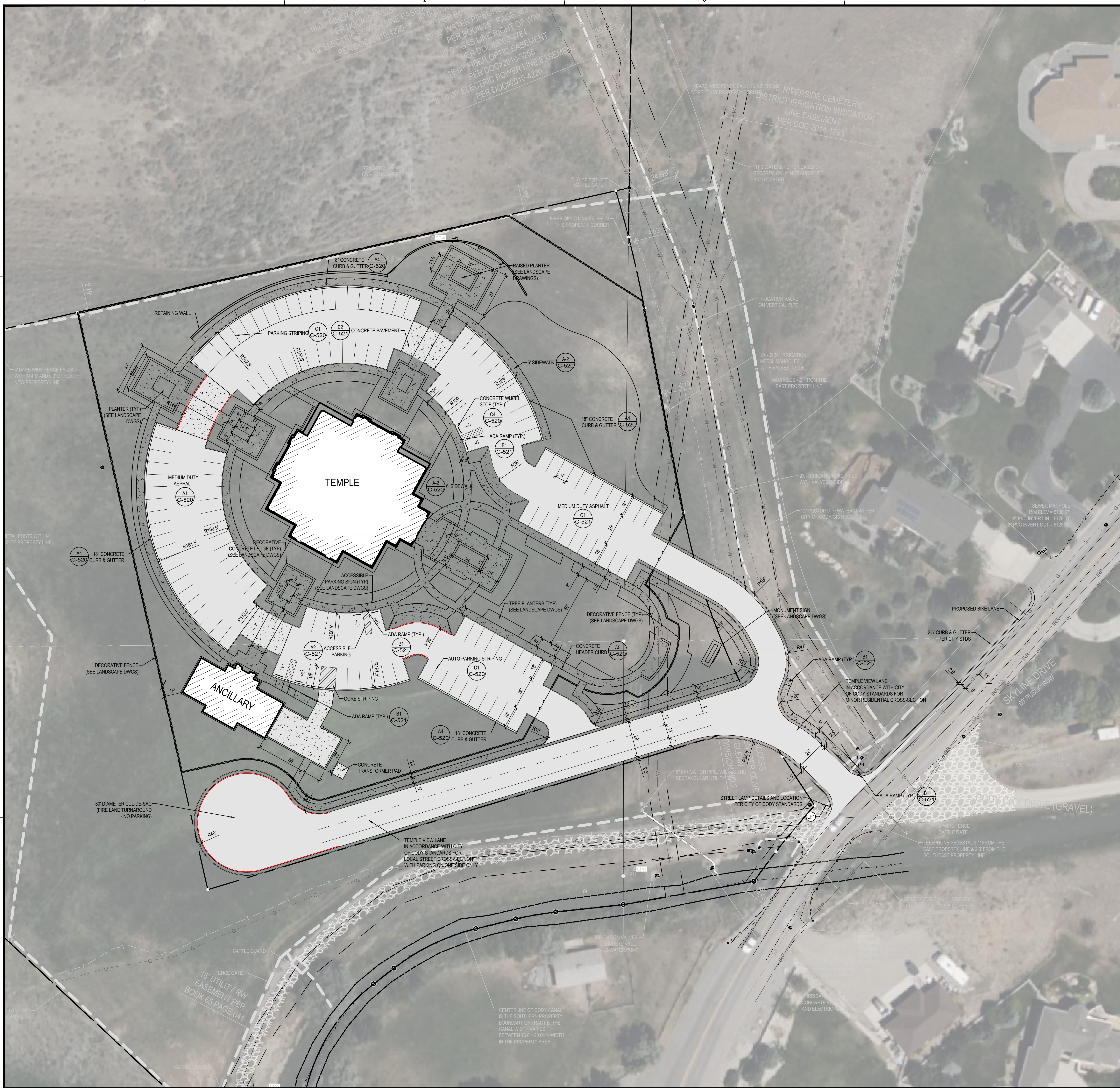












### SITE COVERAGE CALCULATIONS

PROPERTY SIZE  
4.69 ACRES

BUILDING COVERAGE

TEMPLE: (8,977 SQ.FT)  
ANCILLARY: (2,670 SQ.FT)  
TOTAL: (11,647 SQ.FT)      0.27 AC (5.8% COVERAGE)

## MINIMUM SETBACK REQUIREMENTS

CITY OF CODY ZONING REGULATIONS FOR ZONE RR:

TITLE 10 - TABLE 10-6-2:

FRONT: THIRTY FIVE (35) FEET.  
SIDE (ACCESSORY BUILDING FROM NEIGHBORING LOT): TEN (10) FEET.  
REAR: FIFTEEN (15) FEET.

## PARKING CALCULATIONS









PARKING REQUIRED BY CITY OF CODY ZONING REGULATIONS CHAPTER 16:  
(10-16-9: PUBLIC ASSEMBLY, INCLUDING, BUT NOT LIMITED TO, AUDITORIUMS, CHURCHES, AND  
THEATERS (FIXED SEATS): 0.3 SPACE PER SEAT.

REQUIRED BY COUNTY	PARKING REQUIRED	PROVIDED
0.3 SPACE / 1 SEAT =	256 / 3 = 77 SPACES	
DESIRED BY JDCS		
<u>SPACES DESIRED =</u>	<u>140 SPACES</u>	
TOTAL PARKING	140 SPACES	140 SPACES
		(6 ACCESSIBLE SPACES)

## SITE INFORMATION

SITE ADDRESS:	TRD CODY, WY 82414
ZONING:	RURAL RESIDENTIAL
FLOOD ZONE	ZONE X, PANEL 56029C23400, DATED 06/18/2010 ZONE X, AREA OF MINIMAL FLOOD HAZARD
PARCEL ID:	TRACT B - ROS P-197

## SITE LEGEND

	CONCRETE SIDEWALK	 C-207
	STANDARD-DUTY ASPHALT PAVEMENT	 C-621
	4" STANDARD DUTY CONCRETE PAVEMENT	 C-207
	PARKING SPACE COUNT	
	FIRE LANE STRIPING	

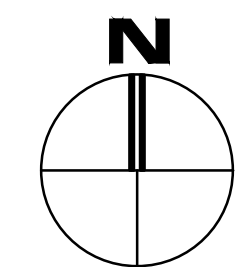
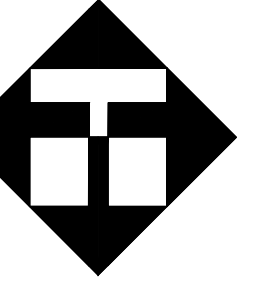


Figure 1 shows a step function  $f(t)$  over time  $t$ . The function is 0 for  $0 \leq t < 10$ , 1 for  $10 \leq t < 20$ , 0 for  $20 \leq t < 30$ , and 1 for  $30 \leq t \leq 60$ . The x-axis is labeled with 0, 30, and 60. The y-axis has levels 0 and 1.

**HASKELL**  
ARCHITECTURE AND ENGINEERING, INC.  
WYOMING ENGINEERING # E-2528



UNDISCLOSED ADDRESS

Issue Date	June 2nd, 2023
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DESCRIPTION	DATE
Civil Permit Issue	06/02/2023
Civil Permit Issue	05/08/2023
90% OR	03/31/2023
70% OR	02/08/2023

I hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWN BY: DJK	CHECKED BY: JRH
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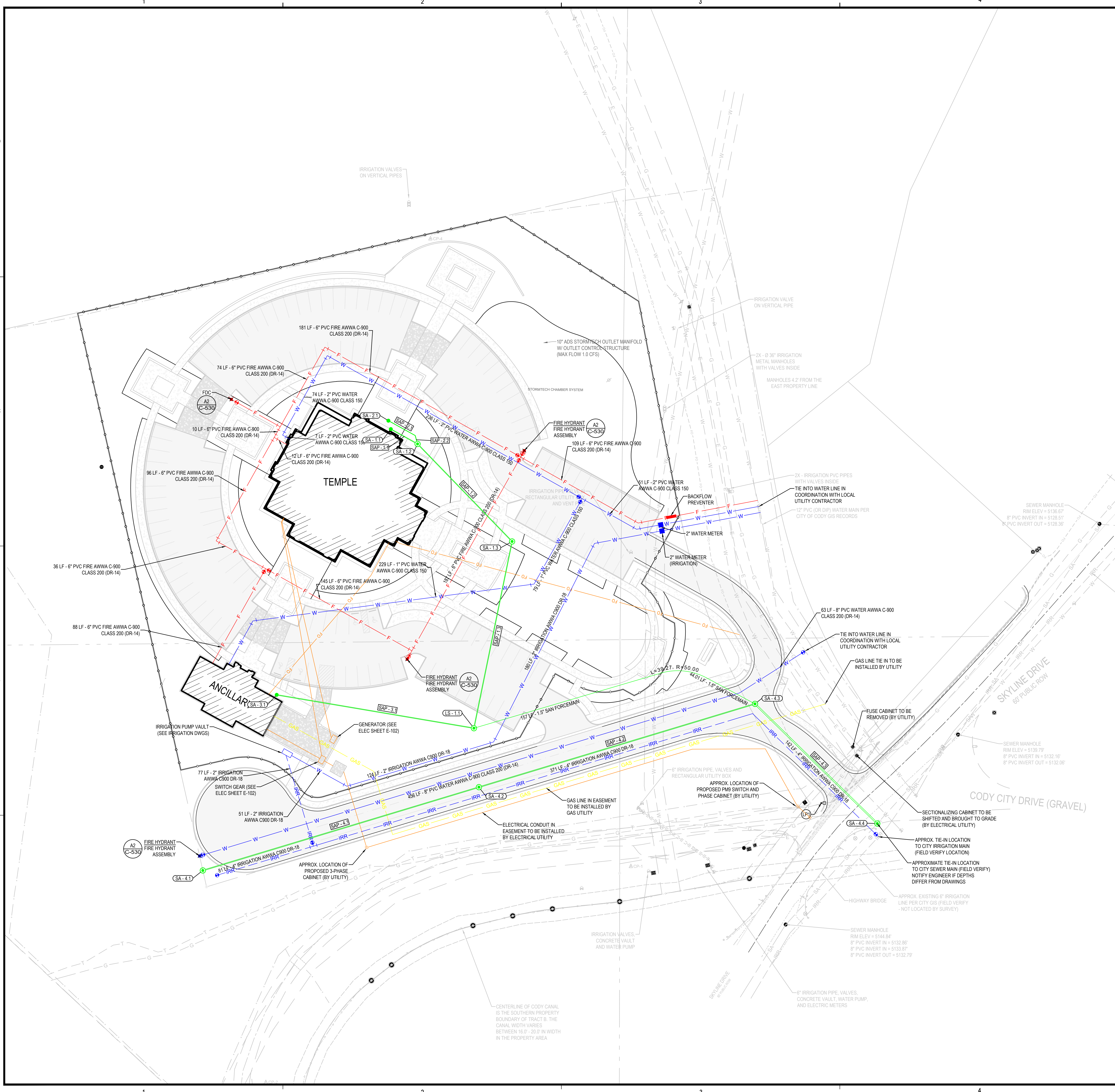
## EOMETRY PLAN

C-121

NUMBER



P:\020\_LATAM\3110171 Cody WY Temple\2\Design\Working\CD\0504\CD\SS\Sheet30101720131.dwg Layout Name: C-131 Jun 14, 2023 4:38pm PLOTTED BY: DARQUEGE



UTILITY GENERAL NOTES

- EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
- WHERE APPLICABLE, THE CONTRACTOR SHALL MAINTAIN ALL FENCING, SIGNS, DETOURS, FLAGMEN, SIGNALS, ETC., FOR ANY OPEN TRENCHES, HOLES, OR PITS. ALL TRENCHES, HOLES OR PITS SHALL BE CLOSED OR PROTECTED BY BARRICADES AT THE END OF THE DAY.
- ALL VALVE BOXES, METER BOXES, VAULTS, CLEANOUTS, MANHOLE COVERS, FIRE HYDRANTS, AND OTHER APPURTENANCES THAT ARE TO REMAIN IN SERVICE WITHIN THE PROJECT AREA SHALL BE ADJUSTED TO CONFORM TO FINISHED GRADE.
- ALL PVC SANITARY SEWER PIPE SHALL BE SDR 35, ASTM D3034, WHERE BURY DEPTHS DO NOT EXCEED EIGHT FEET. PVC SANITARY SEWER PIPE WITH BURY DEPTHS GREATER THAN EIGHT FEET SHALL BE SDR 26, ASTM D3034.
- REFERENCE UTILITY DETAILS FOR ALL APPURTENANCES, PIPE EMBEDMENT, AND BEDDING SPECIFICATIONS, IN AREAS WHERE THE LOCAL AUTHORITY HAVING JURISDICTION HAS SPECIFIC DETAILS AND GENERAL STANDARDS, THOSE STANDARDS SHALL GOVERN.

PIPE AND STRUCTURE TABLES

PIPE TABLE							
PIPE ID	UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	LENGTH (FT)	PIPE SIZE (IN)	PIPE MATERIAL	SLOPE (%)	UPSTREAM INVERT (FT)
SAP - 1.1	SA - 1.1	SA - 1.2	24.70	6"	PVC - SDR 35/26	1.00%	5133.17
SAP - 1.2	SA - 1.2	SA - 1.3	109.76	6"	PVC - SDR 35/26	2.13%	5136.76
SAP - 1.3	SA - 1.3	LS - 1.1	153.97	6"	PVC - SDR 35/26	1.05%	5134.12
SAP - 2.1	SA - 2.1	SA - 2.2	24.70	4"	PVC - SDR 35/26	1.00%	5130.17
SAP - 2.2	SA - 2.2	SA - 1.2	7.05	4"	PVC - SDR 35/26	1.00%	5130.17
SAP - 3.1	SA - 3.1	LS - 1.1	161.61	6"	PVC - SDR 35/26	0.89%	5134.24
SAP - 4.1	SA - 4.1	SA - 4.2	233.00	8"	PVC - SDR 35/26	0.40%	5135.50
SAP - 4.2	SA - 4.2	SA - 4.3	233.00	8"	PVC - SDR 35/26	0.40%	5134.47
SAP - 4.3	SA - 4.3	SA - 4.4	138.26	12"	PVC - SDR 35	0.22%	5133.24

STRUCTURE TABLE					
STRUCTURE NAME	BOTTOM/SUMP ELEV.	TOP ELEV.	PIPES IN	PIPES OUT	DESCRIPTION
LS - 1.1	5132.50	5137.31	5132.80 (W) 5132.50 (N)		LIFT STATION (SEE DETAIL C530 - C1)
SA - 1.1	5133.17	5137.66		5133.17 (SE)	BUILDING CONNECTION
SA - 1.2	5129.90	5138.12	5132.92 (NW) 5130.10 (N)	5136.76 (SE)	48" MANHOLE
SA - 1.3	5134.12	5138.42	5134.42 (NW)	5134.12 (S)	48" MANHOLE
SA - 2.1	5130.42	5137.47		5130.42 (SE)	BUILDING CONNECTION
SA - 3.1	5131.59	5136.63		5134.24 (E)	BUILDING CONNECTION
SA - 4.1	5135.13	5140.56		5135.90 (E)	48" MANHOLE
SA - 4.2	5134.49	5138.70	5134.57 (W)	5134.47 (E)	CONCENTRIC CYLINDRICAL STRUCTURE
SA - 4.3	5133.42	5139.81	5133.54 (W)	5133.24 (SE)	48" MANHOLE
SA - 4.4	5132.28	5142.63	5132.94 (NW)		48" MANHOLE

LEGEND

- W W WATER MAIN (AWWA C-900 CLASS 150 DR-18)
- F F FIRE WATER LINE (AWWA C-900 CLASS 200 DR-14)
- SS SANITARY SEWER (PVC SDR-26/35)
- UGE UNDERGROUND ELECTRICAL
- EL ELECTRICAL LIGHT STANDARD
- GAS GAS GAS LINE

JOEY KUEBER, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF WYOMING  
No. 10000

**HASKELL**  
ARCHITECTURE AND ENGINEERING, INC.  
WYOMING ENGINEERING # E-2528

DMT TEMPLE ##  
UNDISCLOSED ADDRESS

Site Development Submittal  
June 2nd, 2023

Drawing Issue  
Issue Date

No.	DESCRIPTION	DATE
D	Civil Permit Issue	06/02/2023
C	Civil Permit Issue	05/08/2023
B	90% OR	03/01/2023
A	70% OR	02/08/2023

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CHECKED BY: JRH

AE JOB NUMBER

**UTILITY PLAN**

**C-131**  
SHEET NUMBER

0 30 60

N



















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DATE: 06/02/2023  
TIME: 10:00:00  
USER: JKH



**LEGEND**

--- DRAINAGE BASIN

DA-X BASIN ID

**DESIGN ASSUMPTIONS**

STANDARD PLAN PER CODY CITY STANDARDS  
COORDINATES ARE GIVEN BASED ON THE FOLLOWING:  
• CODY CANAL AREA NOT INCLUDED IN RUNOFF AREA  
• C VALUES ARE PER CODY CITY STORM WATER MANAGEMENT POLICY MANUAL.

**DMI TEMPLE ##**  
UNDISCLOSED ADDRESS

Drawing Issue Date  
June 2nd, 2023

Site Development Submittal  
June 2nd, 2023

No.	DESCRIPTION	DATE
D	Civil Permit Issue	06/02/2023
C	Civil Permit Issue	05/08/2023
B	90% OR	03/31/2023
A	70% OR	02/28/2023

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AE JOB NUMBER

**POST-DEVELOPMENT DRAINAGE PLAN**

**C-172**  
SHEET NUMBER

**HASKELL**  
ARCHITECTURE AND ENGINEERING, INC.  
W Y O M I N G E N G I N E E R I N G P E E-2528

JOEY KRIEGER, PE  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MONTANA  
EXPIRATION DATE 12/31/2024  
PROJECT NO. 311017231

0 30 60

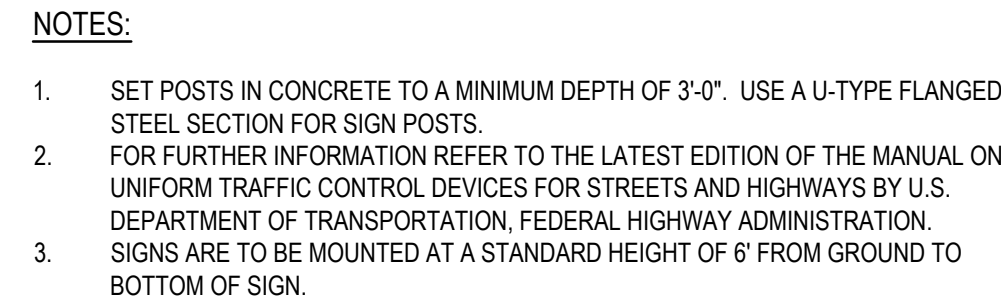
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1. EXISTING UTILITIES SHOWN HEREIN ARE BASED ON AVAILABLE RECORDS AND FIELD INVESTIGATIONS PER SURVEY BY DJ&A DATED 05/18/23. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO EXCAVATION WITHIN WORK AREAS. THE ENGINEER SHALL BE NOTIFIED UPON DISCOVERY OF ANY DISCREPANCIES THAT WILL AFFECT INSTALLATION OF WORK OR DISCOVERY OF UNCHARTED UTILITIES WHICH MAY REQUIRE RELOCATION. NOTIFICATION SHALL BE DONE IN A TIMELY MANNER.
2. MATCHING EXISTING GRADE, LONGITUDINAL SLOPE, AND CROSS SLOPE OF ROADWAY FOR EXPANSION AND IMPROVEMENTS, ADJUST UTILITY STRUCTURES AND MANHOLES TO NEW TOP OF PAVEMENT GRADE AS REQUIRED.

[illegible]

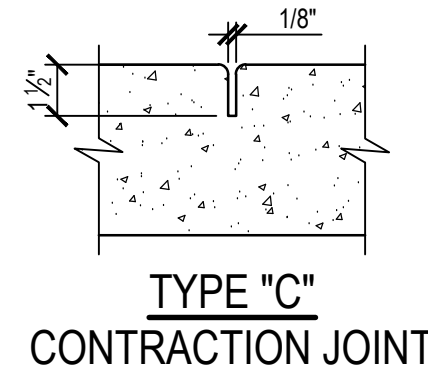




STOP SIGN DETAIL	
DETAIL	NOT TO SCALE

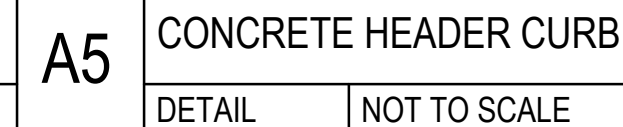
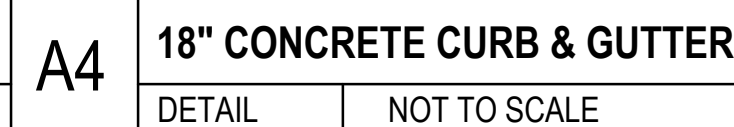
B3	SUMMARY OF FILL DETAIL	
	DETAIL	NOT TO SCALE

A2	CONCRETE SIDEWALK DETAIL	
	DETAIL	NOT TO SCALE

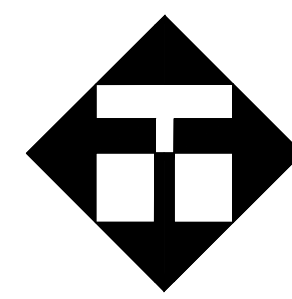


TYPE "C"  
CONTRACTION JOINT

TYPE "E"  
EXPANSION JOINT



**HASKELL**  
ARCHITECTURE AND ENGINEERING, INC.



DMI TEMPLATE ##  
UNDISCLOSED ADDRESS

Drawing Issue	Site Development Submittal
Issue Date	June 2nd, 2023

[illegible]

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DRAWN BY: DJK	CHECKED BY: JRH
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AE JOB NUMBER  
3210017

## GEOMETRY DETAILS

C-520  
SHEET NUMBER











D1	X	D2	X	D3	X	D4	X	D5	X		
DETAIL	NOT TO SCALE	DETAIL	NOT TO SCALE	DETAIL	NOT TO SCALE	DETAIL	NOT TO SCALE	DETAIL	NOT TO SCALE		
<div><div>APPENDIX F</div><div><p>NOTE: Curb radius point should fall at edge of basin</p><p>Heenah R-3246-AR curb inlet frame, grate, curb box (or equivalent) grate OR</p><p>NOTE: 48 inch Class 3 pipe may be used with 6 inch top slab for catch basin.</p><p>SINGLE INLET</p><p>APPENDIX F</p><p>CHECKED BY: JMC FILE NAME: H:\VOLUME\INTERNAL\WY 02-11 DATE: 3/12/02</p><p>10/5/2005</p></div></div>		<div><div>C3</div><div>X</div><div>DETAIL</div><div>NOT TO SCALE</div></div>		<div><div>C4</div><div>X</div><div>DETAIL</div><div>NOT TO SCALE</div></div>		<div><div>C5</div><div>X</div><div>DETAIL</div><div>NOT TO SCALE</div></div>					
B1		CITY OF CODY CURB INLET AND GRATE DETAIL		B2		X		B3		X	
DETAIL		NOT TO SCALE		DETAIL		NOT TO SCALE		DETAIL		NOT TO SCALE	
<div><div><p>NOTES:</p><ol style="list-style-type: none"><li>1. THE FINISH GRADE ELEVATION REFERS TO THE ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.</li><li>2. THE SUBGRADE ELEVATION REFERS TO THE FILL/CUT ELEVATION BELOW THE TOPSOIL.</li><li>3. TOPSOIL MATERIAL SHALL BE CLEAR OF ROCKS AND PLANT DEBRIS.</li></ol></div></div>		<div><div><p>NOTES:</p><ol style="list-style-type: none"><li>1. THE FINISH GRADE ELEVATION REFERS TO THE ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.</li><li>2. THE SUBGRADE ELEVATION REFERS TO THE FILL/CUT ELEVATION BELOW THE TOPSOIL.</li><li>3. TOPSOIL MATERIAL SHALL BE CLEAR OF ROCKS AND PLANT DEBRIS.</li></ol></div></div>		<div><div><p>NOTES:</p><ol style="list-style-type: none"><li>1. THE FINISH GRADE ELEVATION REFERS TO THE ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.</li><li>2. THE SUBGRADE ELEVATION REFERS TO THE FILL/CUT ELEVATION BELOW THE TOPSOIL.</li><li>3. TOPSOIL MATERIAL SHALL BE CLEAR OF ROCKS AND PLANT DEBRIS.</li></ol></div></div>		<div><div><p>NOTES:</p><ol style="list-style-type: none"><li>1. THE FINISH GRADE ELEVATION REFERS TO THE ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.</li><li>2. THE SUBGRADE ELEVATION REFERS TO THE FILL/CUT ELEVATION BELOW THE TOPSOIL.</li><li>3. TOPSOIL MATERIAL SHALL BE CLEAR OF ROCKS AND PLANT DEBRIS.</li></ol></div></div>					
A1		FINISHED GRADE - SEEDED CONDITION DETAIL		A3		FINISHED GRADE - SODDED CONDITION DETAIL					
DETAIL		NOT TO SCALE		DETAIL		NOT TO SCALE					



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	DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE
C1	X		C2	X		C3	X		C4	X		C5	X	
	DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE
B1	X		B2	X		B3	X		B4	X		B5	X	
	DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE
A1	STABILIZED GRAVEL ENTRANCE		A2	GUTTER BUDDY DETAIL		A3	SILT FENCE CONSTRUCTION DETAIL		A4	TYPE III SILT FENCE DETAIL		A5	X	
	DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE		DETAIL	NOT TO SCALE