

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY NOVEMBER 9, 2021
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda for the November 9, 2021 meeting.
5. Approval of Minutes from the October 26, 2021 regular meeting.
6. New Business:
 - A. Discuss standards for a potential subdivision (Sierra Vista) on 29th Street.
 - B. Final Plat for the Best Choice minor subdivision, a 5-lot subdivision of property located at 3004 Kent Avenue and 308 Robert Street.
7. P & Z Board Matters (announcements, comments, etc.)
8. Council Update
9. Staff Items: Permanent LED exterior lighting at Moss Orthodontics located at 613 Yellowstone Avenue.
10. Adjourn

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

City of Cody
Planning, Zoning, and Adjustment
Board Meeting October 26, 2021

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the City Hall Council Chambers on Tuesday, October 26, 2021 at 12:00 pm.

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

Absent: Cayde O'Brien; Sandi Fisher; Rodney Laib

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

Scott Richard made a motion, seconded by Carson Rowley, to approve the agenda the October 26, 2021 meeting. Vote on the motion was unanimous, motion passed.

Carson Rowley made a motion, seconded by Karinthia Herweyer, to approve the minutes from the October 12, 2021 meeting. Vote on the motion was unanimous, motion passed.

Todd Stowell presented the request for a 6-month extension to remove a 4800 square foot temporary storage tent at 3202 Big Horn Avenue. The current deadline for removal is November 15, 2021. A new buyer for the property will be developing this property with more permanent and aesthetically compatible structures in the future. Todd also discussed an extension to the landscaping of the property until September of 2022.

Scott Richard made a motion, seconded by Carson Rowley, to approve the 6-month extension to remove the temporary storage tent until May 15, 2022. Landscaping will be delayed until September 2022, or further if a site plan for development of the property is submitted by September 1, 2022. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed an offsite parking agreement for 2401 G Avenue. The site plan was approved by the Planning and Zoning Board on May 12, 2020. A condition of approval was that "any proposed change of use from storage/warehouse use is subject to review in accordance with applicable parking, building, utility, fire and other City Codes." The south half of the building is now going to be used as a beauty school/salon. The rest of the building will remain as storage/warehouse.

The operator of the beauty school anticipates the current business will need approximately 25 parking spaces, with long-term potential for more. She is currently the only instructor. Future expansion of the business could be 3 instructors, up to 20 students, and up to 10 clients. Todd reviewed the criteria for the number of spaces required, and off-site parking. The adjacent lot is not developed and the owner of the salon building owns both lots, which could allow expanded parking if needed in the future.

Carson Rowley made a motion, seconded by Scott Richard, to approve the parking agreement for 2401 G Avenue for 25 parking spaces, with recommendations 1-5 in the staff report. Recommendation number 4 will be amended to add "no more than 4000 kelvin lighting will be used." Vote on the motion was unanimous, motion passed.

A Public Hearing for a special exemption opened at 12:23 p.m. This is to reduce the rear setback requirement at 3420 Twin Creek Trail Avenue.

The hearing was closed at 12:24 p.m. with no comments from the public. Carson Rowley made a motion, seconded by Scott Richard to close the hearing. Vote on the motion was unanimous, motion passed.

Todd Stowell gave a description and background on the exemption request. Jesse Brittain the contractor and Gary and Marilyn Cabe as the property owners, are requesting that the rear setback requirement at 3420 Twin Creek Trail Avenue be reduced from 15 feet to approximately 10 feet in order to authorize an existing 12-foot

by 19-foot covered porch on the back (south) side of the house. Staff reviewed the criteria for special exemptions to setback requirements.

Scott Richard made a motion, seconded by Karintha Herweyer, to grant the special exemption with findings 1-4, conditions 1-2 in the staff report. Vote on the motion was unanimous, motion passed.

A Public Hearing for a special exemption opened at 12:32 p.m. This is to reduce the rear setback requirement at 3414 Twin Creek Trail Avenue.

The hearing was closed at 12:33 p.m. with no comments from the public. Carson Rowley made a motion, seconded by Scott Richard to close the hearing. Vote on the motion was unanimous, motion passed.

Todd Stowell gave a description and background on the exemption request. Jesse Brittain the contractor and owner, is requesting that the rear setback requirement at 3414 Twin Creek Trail Avenue be reduced from 15 feet to approximately 8 feet in order to authorize an existing 12-foot by 20-foot covered porch on the back (south) side of the house.

Scott Richard made a motion, seconded by Karintha Herweyer, to grant the special exemption with findings 1-4 and with the conditions 1-2 in the staff report. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed the site plan for the Robinson Storage Facility, located at 1808 Demaris Street. The applicant would like to build two storage buildings on 1.5 acres. The northern building will provide 16 units, measuring 15' wide by 40' deep. The southern building will provide 21 units measuring 15' wide x 50' deep. The property is zoned D-3 open business/light industrial, which allows storage warehouse buildings.

The grading plan and drainage report will still need to be reviewed by Public Works. The storage facility will have two accesses into the property. There is a high point on the gravel part of Demaris Street. It will need to be lowered a foot or two, to eliminate the site distance obstruction it creates. The zoning and location of the property will allow one billboard, but not two as proposed.

Applicant J.W. Robinson, and Engineer Quinn Jules, answered questions from the Board. The Board discussed the exterior lights. The applicant was planning on leaving the lights on all night. They asked if he would be willing to install motion activated lights, except on the entrance sign which will be a low wattage light.

Scott Richard made a motion, second by Carson Rowley, to approve the site plan for Robinson Storage Facility, located at 1808 DeMaris Street with conditions 1-12, with amending recommendation five and six to read:

5. The high point in Demaris Street must be lowered a foot or two in order to eliminate the sight distance obstruction it creates, Coordinate details with the City of Cody Public Works Department.
6. Exterior lighting fixtures must be full cutoff in style as proposed, with motion sensors, except for the low wattage entrance sign. The wattage and spacing of the fixtures will not exceed 18 watts and spacing no less than 60 feet. A color temperature of 4,000 K (soft light) or less is recommended.

Vote on the motion was unanimous, motion passed.

Todd Stowell told the Board that he will review the setbacks on open porches and pergolas and see if they need to be revised.

Scott Richard made a motion, seconded by Carson Rowley, to adjourn the meeting. Vote on the motion was unanimous, motion passed. Meeting was adjourned at 1:25 pm.

Bernie Butler

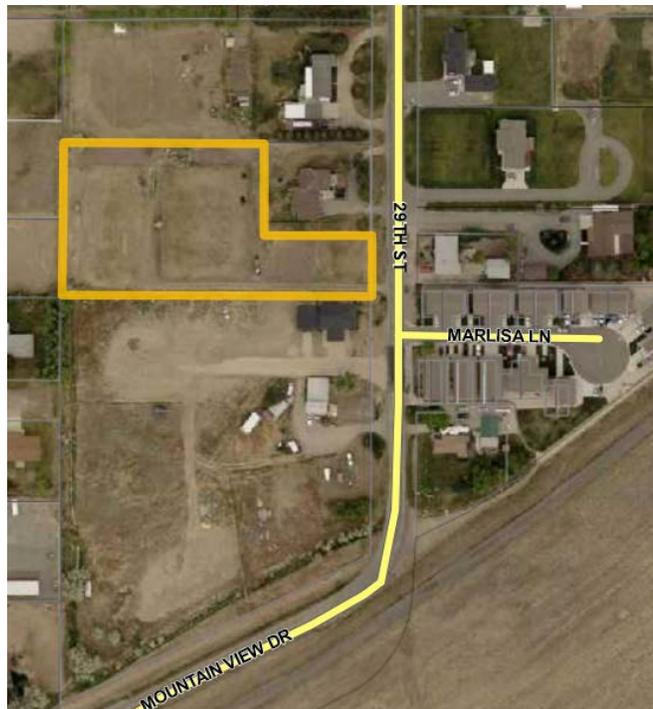
Bernie Butler, Administrative Coordinator

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

MEETING DATE:	NOVEMBER 9, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	DISCUSS STANDARDS FOR A POTENTIAL SUBDIVISION (SIERRA VISTA) ON 29 TH STREET.	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

OVERVIEW

Shelly Cate, as owner of the 1.88-acre property highlighted on the map to the right, has been discussing with staff the potential of subdividing the property into seven single-family lots. Technically, the property does not qualify for the “infill subdivision” standards, but if the typical street standards are imposed, it makes the narrow portion of the property effectively unbuildable and severely affects the economic viability of any significant development.



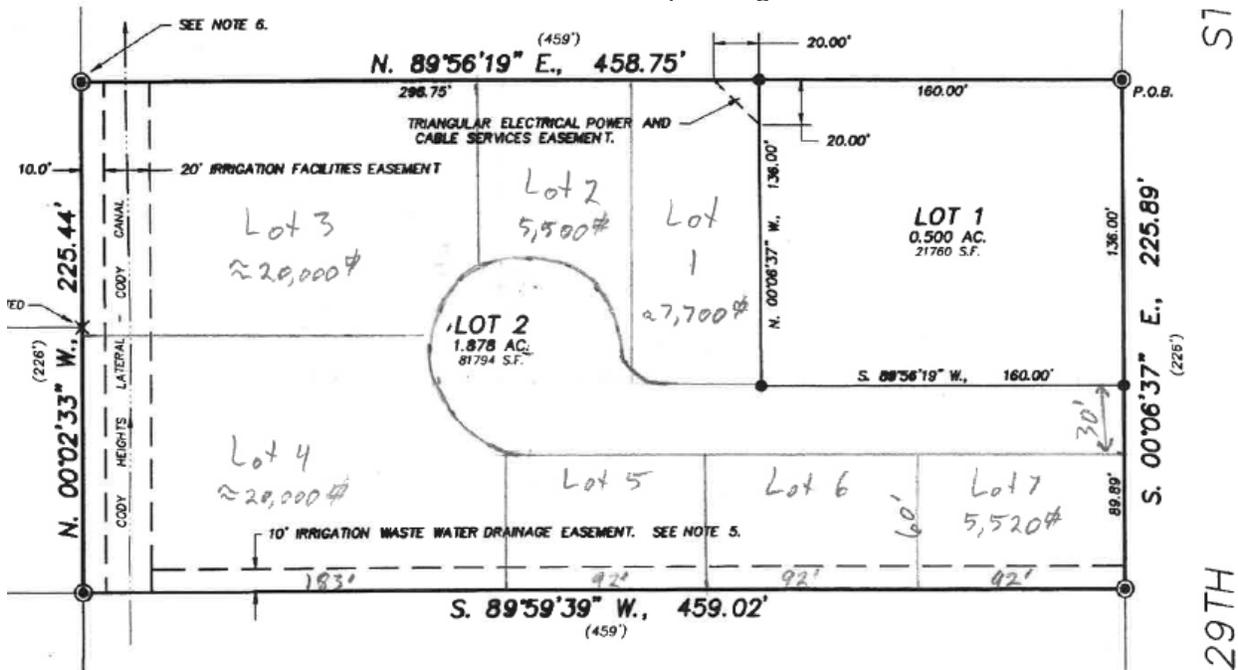
In effect, planning staff believes that it could be argued that the contemplated scale of development is between the two sets of standards in the subdivision ordinance. It is requested that the Board review the situation and give a preliminary indication of what standards they believe would be acceptable. Any formal “variance” would be granted through the future subdivision review process, but the preliminary indication of the Board would help in the preparation of the application.

Utilities would be standard—a water main, sewer main, and an electrical/dry utility trench interior to the subdivision.

The real question is the interior street. The proposal would be to allow a street composed of a 20-foot-wide asphalt strip, between curb and gutter on each side, and a 4-foot sidewalk on the south side of the street (29’ total width for improvements). The street would be contained within a 30-foot (actually 29.89’) private access easement. A

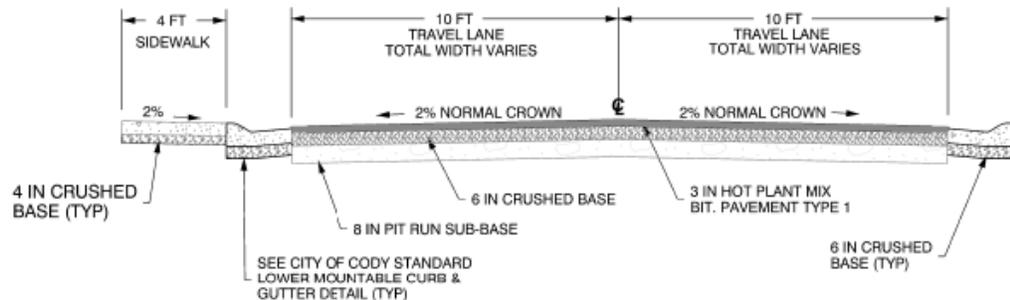
separate 10-foot-wide utility easement would be provided on the south side to accommodate the dry utility trench, electric and cable pedestals, etc. This scenario would allow a buildable area on the lots along the south side of the street of 25 feet in depth for the living area, and 20 feet in depth for a garage, when standard setbacks are applied.

The street would terminate with a cul-de sac that would measure 80 feet in diameter to the flow line of the gutter, which would require an easement diameter of about 85 feet. The following hand drawing utilizes those dimensions. It is noted that a street and cul-de-sac of that width would not allow on-street parking.



For a comparison of the dimensions requested, the "Minor Residential" street section in the master plan has a 24-foot asphalt strip, curb and gutter, and 5-foot sidewalks on each side (39 feet total width of improvements), all within a 40-foot-wide easement/right-of-way. The standard cul-de-sac width is 96 feet, which is large enough to allow parking.

A 20-foot-wide street and 4-foot sidewalk was recently allowed on the Pintail subdivision proposal (west end of Kent Avenue), due to size constraints of the property. Here is the street section from that project.



For additional comparison, it is noted that the Marlisa Lane development to the east has a cul-de-sac with a diameter of about 85 feet, gutter to gutter, and an asphalt width of 23 feet on the street. Marlisa Lane has a poor reputation due to the short parking pads/setbacks in front of the units and no sidewalks, so it is not directly comparable. As noted above, the subdivision now proposed would need to provide 25-foot garage setbacks, and a 20-foot setback for other portions of the building, in order to meet current zoning requirements

Planning staff is agreeable to allowing the street standard requested for this project, if the Board agrees and the engineering otherwise works out.

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

MEETING DATE:	NOVEMBER 9, 2021	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	FINAL PLAT FOR THE BEST CHOICE MINOR SUBDIVISION—A 5-LOT SUBDIVISION. SUB 2021-04	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Rick Hordichok of Best Choice, Inc. has submitted the final plat application for the 5-lot subdivision located southeast of the Robert Street and Kent Avenue intersection. The property currently consists of 0.91 acres in two lots, and is located in a residential R-3 zoning district. An updated preliminary plat showing the utility plan is attached, as well as the final plat.



SUBDIVISION REGULATIONS

The subdivision ordinance requirements were reviewed with the preliminary plat approval.

The City Council granted the following variances:

1. Variance to the alley requirement.
2. Variance to not dedicate any additional right-of-way for Robert Street.
3. Variance to the streetlighting requirement.

The Council approved the preliminary plat subject to the 15 conditions recommended by the Planning and Zoning Board. The status of each condition is noted below. There are two main changes to the proposal since the preliminary plat was reviewed, relating to irrigation and the pathway, which will be discussed below.

Preliminary Plat Conditions:

1. The applicant shall have a minimum 8-foot-wide pathway designed and installed along the Robert Street frontage of the property. The plans must be approved by Public Works and installation must meet City standards. Installation shall occur no later than a certificate of occupancy for any new development other than the house being moved onto Lot 3.

Status: The above requirement was imposed through the authority for frontage improvements relating to installation of sidewalk. Public Works has since looked more closely at the conditions along the full length of Robert Street and has

determined that the contemplated pathway would be more appropriately located on the west (other) side of Robert Street. As the pathway is no longer planned along this property frontage, it would appear appropriate to waive the requirement. In such cases when a waiver is granted, the subdivision ordinance specifies, "All waivers of curb, gutter and sidewalks shall require acknowledgment by the developer on the final plat that future improvement districts for the development of curb, gutter and sidewalks shall be supported by future owners of the lots and be so noted on the final plat."

2. Remove the access easement from the east side of Lot 2.
Status: Done.
3. If Lot 3 is to accommodate the proposed house, modify its east boundary as noted in the staff report to meet setback requirements.
Status: Done.
4. Shift the south line of Lot 4 as needed to meet the setback requirement of 5 feet from the existing house. It is recommended that more than the minimum setback be provided due to the elevation difference next to the house on Lot 4, and to accommodate a driveway to the back of Lot 4 (otherwise a retaining wall is anticipated to be needed.)
Status: Done. (Only one foot more than the minimum is provided.)
5. Label and/or note on the plat the access restrictions as discussed in the staff report (Lots 1 and 2 access is from the easement to Kent Avenue. Lot 3 an individual access off Robert Street. Lots 4 and 5 a common access on Lot 5 to Robert Street, designed so that no backing onto Robert Street occurs.)
Status: Modified as coordinated with City staff. Rather than Lots 4 and 5 sharing a common access, Lots 3 and 4 will share a common access. The final plat lacks the label or note requested. It will be listed as a condition of final plat approval.
6. Add the access easement on Lot 5 to meet applicable dimensional requirements, which is a 24-foot width for the area next to Robert Street that serves as backup area for the parking spaces at the front of Lot 4, then at least 17 feet wide per infill subdivision standards if it continues to the back of the property.
Status: Due to the change noted in #5, the access easement on Lot 5 is not needed. Instead, an access easement of the proper dimensions is provided for the shared access to Lots 3 and 4.
7. Provide an updated utility plan to address the items noted in the staff report regarding sewer, water, power, irrigation, and private utilities. Provide utility easements on the final plat accordingly. All unused utility services shall be abandoned and removed per City and utility provider requirements.
Status: An updated utility plan was provided July 22nd. It has since been further updated/clarified, as noted on the attached preliminary plat.
8. The developer is responsible for extension of the City water main along the Kent Avenue Frontage. As the main will serve an existing dwelling, it needs to be installed and the service made to the house on Lot 2 prior to recording the final plat. Coordinate the plans and construction with Public Works.

Status: The plans for the water main have been approved by Public Works and DEQ. Installation is yet to be completed, and must occur before the final plat is recorded.

9. Change/modify the subdivision name so that it does not duplicate the name of any other subdivision in Park County.

Status: Met (no longer Cedar View).

10. The final plat application will need to address the surface water (irrigation) rights on the property. The options are either to transfer the water rights to another property in the Cody Canal irrigation district, or to develop a distribution plan to utilize those water rights.

Status: The applicant plans to transfer the water rights to another property in the Cody Canal irrigation district. Some of the initial paperwork needs to be completed for that process before the final plat can be recorded (see condition of approval). It is noted that the subdivision ordinance specifies the water is to be transferred to the City. Due to the small amount of water involved, and the low likelihood of this property ever being served with City raw water, transfer of the water rights to a third party in the district is a reasonable request.

11. Verify that the existing well does not serve any neighboring properties.

Status: The owner states that he has verified it does not serve any neighboring properties.

12. All unused accesses to the City streets shall be removed.

Status: The timing for this was not specified. It is understood that any unused access will be removed as the associated lot is developed, which will likely be after the final plat is recorded.

13. The title report identifies an oil pipeline easement or two as potentially affecting the property. The surveyor must identify if those easements affect his property. If so, they must be shown on the plat.

Status: Met. The surveyor has reviewed the legal descriptions and determined that the pipeline does not affect this property.

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

Status: The encroachment permit application has been submitted and it is now pending.

15. Contact Cody Canal for approval of the irrigation distribution plan, or to give their permission for the State Engineer's Office to consider a transfer of the water rights.

Status: Pending.

Other:

1. Applicable water tap fees, sewer connections fees, and the estimate for the electrical materials have been paid.
2. The preliminary plat process did not clearly address the timing of removing the utility lines that currently cross intervening lots (sewer line to Lot 2, power and cable lines to Lot 4, gas line to Lot 2). The plan is to remove those lines before the final

plat is recorded, so that associated easements do not need to be established for them.

3. TCT has commented, "We can follow proposed electrical. Is Mr. Hordichok going to pay for labor for us to move existing fiber underground? We have distribution fiber and service drops which will need moved."
4. If phone or cable are in the same situation as TCT, further coordination with those utilities is needed.

POTENTIAL MOTION:

Recommend to City Council the approval of the Best Choice Minor Subdivision final plat, with a waiver of sidewalk/pathway installation requirement and a variance to allow the surface water rights to be transferred to a third party in the Cody Canal Irrigation District, subject to the conditions listed below.

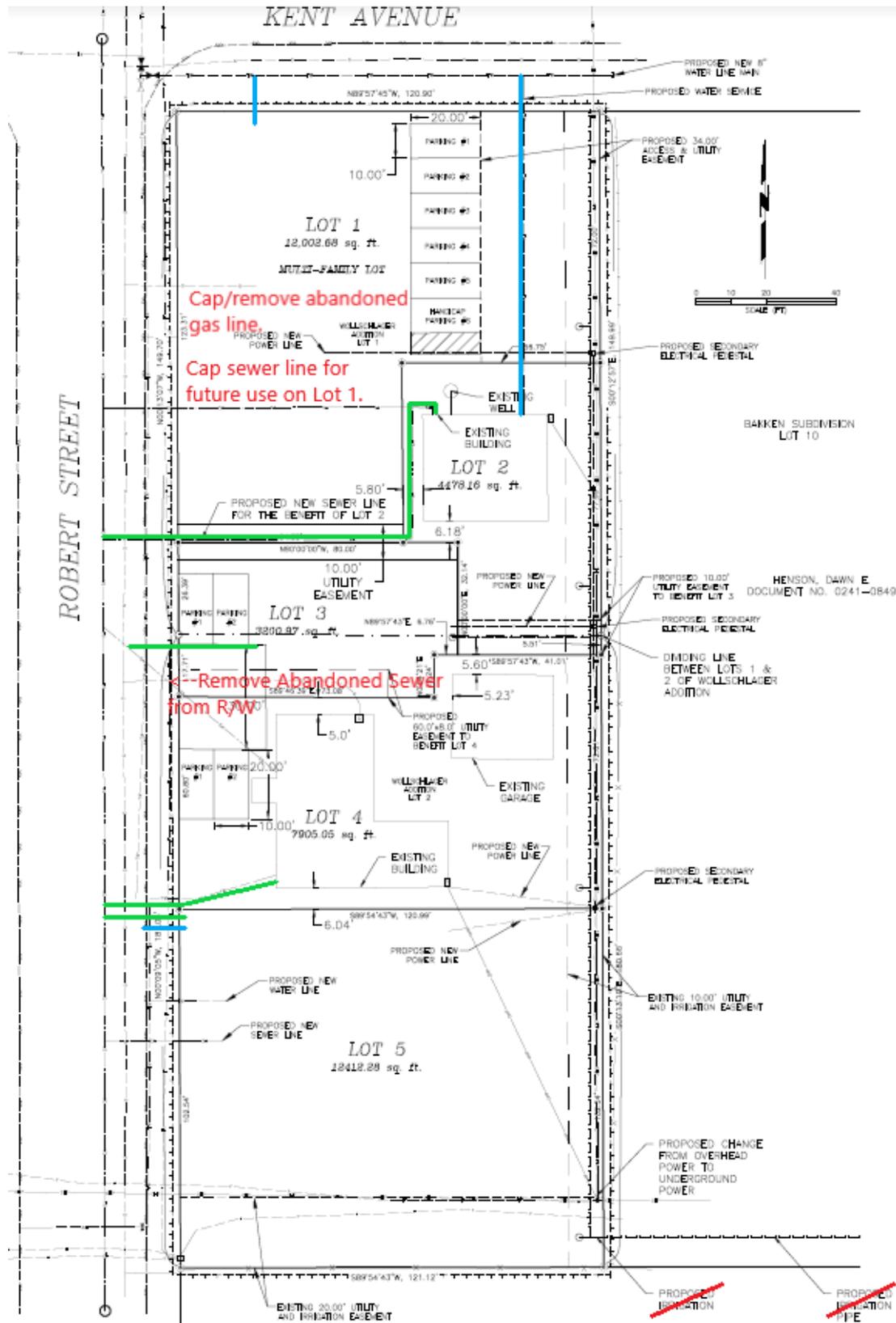
1. Add the following language, or similar language approved by staff, to the Certificate of Owner on the final plat: "That we hereby agree that the owners of the lots within this subdivision shall participate proportionally in any future City project to improve Robert Street and Kent Avenue to City standards, including installation of curb, gutter and sidewalk, and that this language shall be contained in each and all conveyances of record."
2. Add the following note to the final plat: "Unless otherwise approved by the Public Works director, vehicle access for Lots 1 and 2 is limited to the access easement off of Kent Avenue, and vehicle access for Lots 3 and 4 is limited to their common access easement. The access easement for Lots 3 and 4 is to be utilized in a manner that no backing onto Robert Street occurs." The parking for Lots 3 and 4 will be verified before the occupancy permit is issued for the house on Lot 3.
3. Prior to the mayor signing the plat:
 - a. Provide verification of an agreement between the subdivider and a Wyoming licensed engineer or Wyoming licensed land surveyor to provide and submit all documentation as required by the state engineer's office to transfer the surface water rights to a third party within the Cody Canal district within one year from the date of final plat approval.
 - b. Provide documentation that the transfer of surface water rights to a third party is agreeable to the Cody Canal irrigation district. (Formal approval of the actual transfer is not needed before final plat approval.)
 - c. The water main in Kent Avenue, the new water service to Lot 2, the new sewer service to Lot 2, and the new electrical services to Lots 2 and 4 must be completed. (Other utility connections technically can occur after the final plat is recorded, but prior to occupancy of the lot served.)

- d. Provide verification from Black Hills energy that all unused/abandoned gas services have been capped at the main.
- e. Provide verification from TCT, Charter, and CenturyLink that a plan has been developed and is fully agreeable to both parties for relocation of any of their lines.
- f. Verify that the existing well is no longer providing domestic service to any property. (It is recommended that the well be fully abandoned—plugged with bentonite.)
- g. Provide the cost of the water main extension to the City (for purposes of tracking contributed capital).
- h. Correct the typos on the final plat. Coordinate with the city planner. (Fix plat name in certificate, dimension west side of Lot 2, and use plat not ROS language in Surveyor's certificate.)

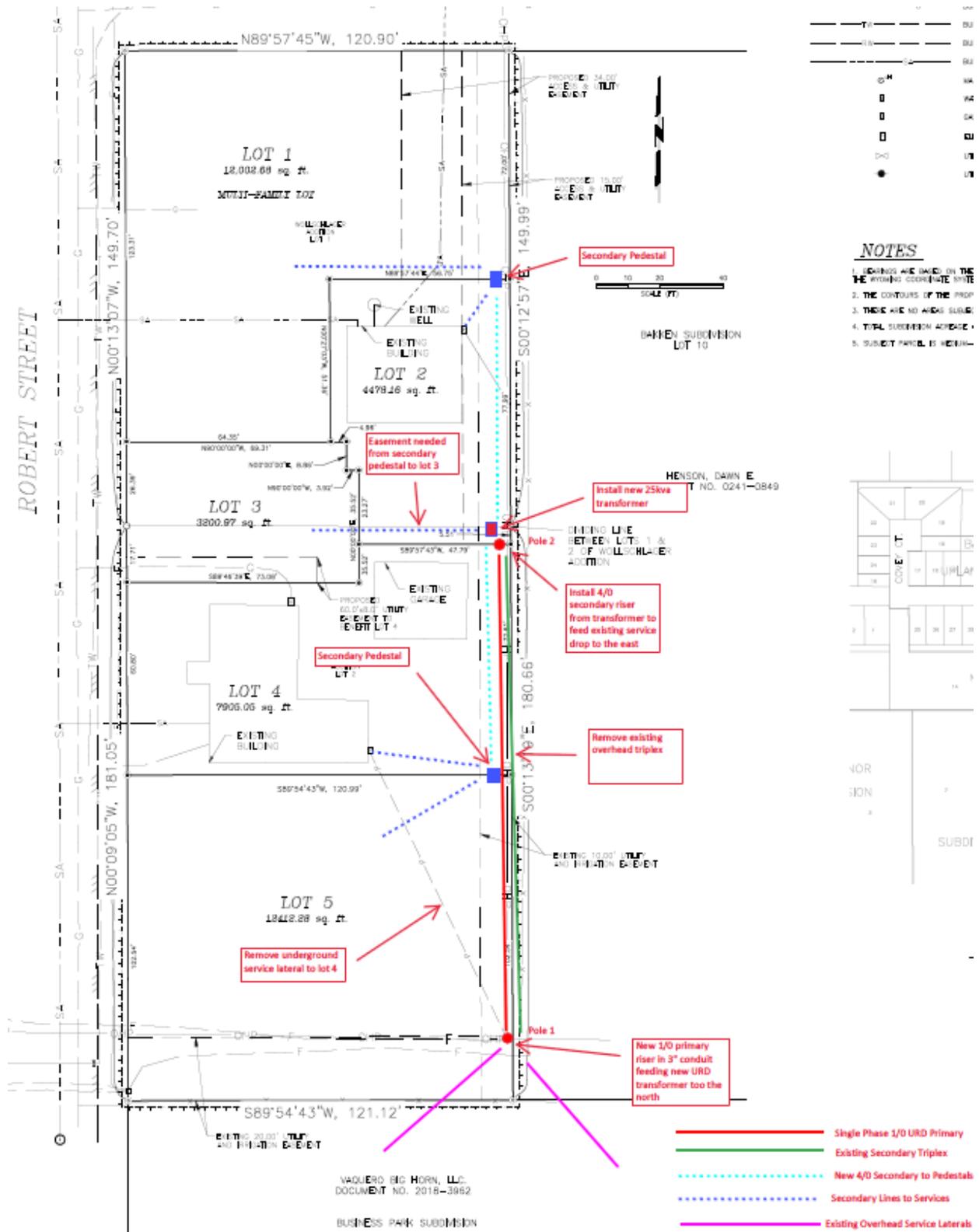
ATTACHMENTS:

Updated Preliminary Plat/Utility Plan
Final Plat

NEW SEWER (GREEN) AND WATER (BLUE) SERVICES:



ELECTRICAL LAYOUT:

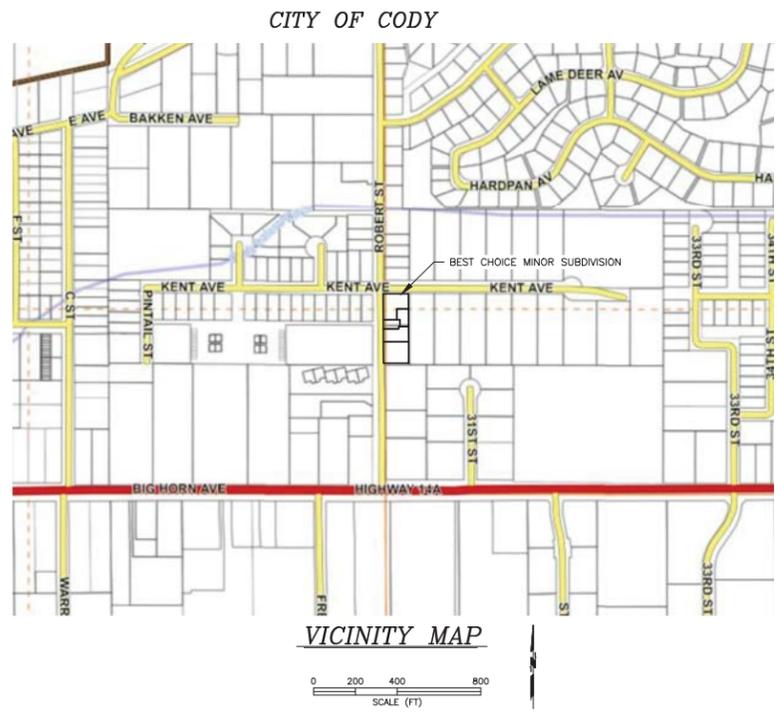
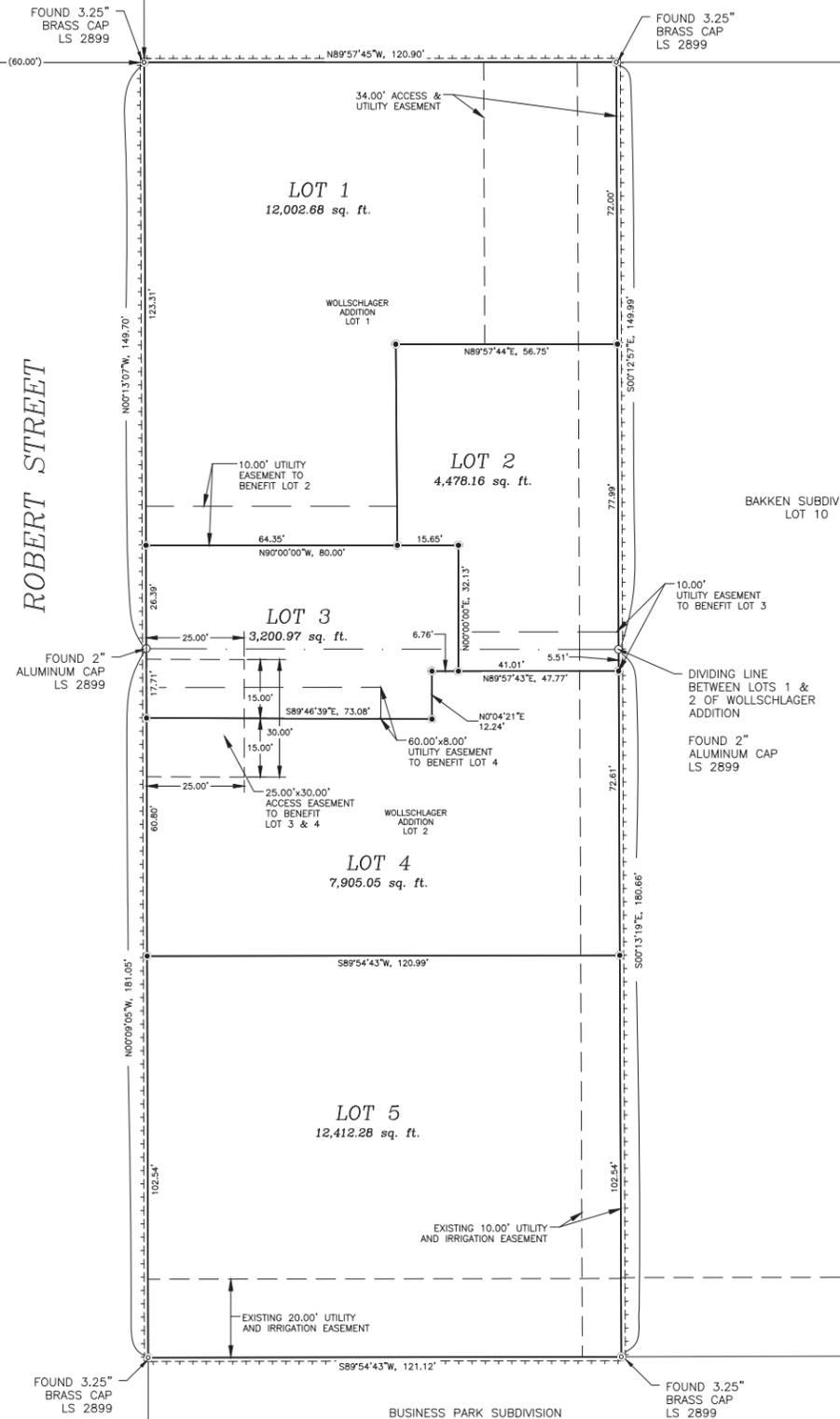


LOT 1
BAKKEN SUBDIVISION
NO. 3

LOT 5
ZOE ADDITION

LOT 7
BAKKEN SUBDIVISION

KENT AVENUE



LEGEND

- ⊙ FOUND 3.5" DIA. BRASS CAP
- FOUND 2" DIA. ALUMINUM CAP, OTHERWISE NOTED
- SET 2" DIA. ALUMINUM CAP ON 5/8" DIA. STEEL BAR.
- PROPOSED SUBDIVISION LOT LINES.
- SUBDIVISION BOUNDARY
- EASEMENTS CREATED BY THIS PLAT
- EXISTING EASEMENTS
- LOT 1 & LOT 2 WOLLSCHLAGER ADDITION DIVIDING LINE

NOTES

1. BEARINGS ARE BASED ON THE CITY OF CODY COORDINATE SYSTEM, WHICH IS BASED ON THE WYOMING COORDINATE SYSTEM NAD83 WEST CENTRAL ZONE.
2. THE CONTOURS OF THE PROPOSED MINOR SUBDIVISION ARE RELATIVELY LEVEL.
3. THERE ARE NO AREAS SUBJECT TO FLOODING OR WETLANDS
4. TOTAL SUBDIVISION ACREAGE = 39,999.14 SQ. FT. OR 0.918 ACRES
5. SUBJECT PARCEL IS MEDIUM-HIGH DENSITY RESIDENTIAL (R3)
6. OIL PIPELINE WITHIN TITLE REPORT DOES NOT AFFECT THIS PROPERTY.

CERTIFICATE OF OWNER

STATE OF WYOMING }
COUNTY OF PARK } SS.
KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, HEREBY CERTIFY THAT I/WE ARE OWNERS AND PROPRIETORS OF LOTS 1 AND 2, WOLLSCHLAGER ADDITION, CODY, WYOMING, AS LOCATED IN BOOK "11" OF PLATS, PAGE 195, ACCORDING TO THE RECORDS OF THE COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, AS EVIDENCED BY THAT WARRANTY DEED RECORDED AS DOCUMENT #2020-4764 IN SAID CLERK AND RECORDER'S OFFICE; THAT WE HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE CEDAR VIEW MINOR SUBDIVISION LOCATED WITHIN THE CITY OF CODY; THAT THE SUBDIVISION AS APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; THAT WE HEREBY DEDICATE EASEMENTS LABELED HEREON TO THE USES SO NOTED; THAT SAID LANDS ARE SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND MINERAL RIGHTS OR RESERVATIONS ON RECORD.

RICHARD C. HORDICHOK - CHAIRMAN
BEST CHOICE, INC.
A WYOMING CORPORATION

STATE OF WYOMING }
COUNTY OF PARK } SS.
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY RICHARD C. HORDICHOK,
THIS _____ DAY OF _____, 2021, WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, CODY A. SCHATZ, OF ENGINEERING ASSOCIATES IN CODY, WYOMING, HEREBY CERTIFY THAT THIS MAP WAS MADE FROM A SURVEY PERFORMED UNDER MY DIRECTION IN NOVEMBER, 2020; THAT THIS MAP IS MADE TO ACCOMPANY A DESCRIPTION OF THE EASEMENT SHOWN HEREON; AND THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION.



CITY PLANNING AND ZONING BOARD

APPROVED AS OF _____ DAY OF _____, 2021 BY THE CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.
CHAIRMAN _____

CITY COUNCIL APPROVAL

APPROVED AS OF _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF CODY, WYOMING.
MAYOR - MATT HALL _____

ATTEST: CINDY BAKER
ADMINISTRATIVE SERVICES OFFICER

CLERK AND RECORDER ACCEPTANCE

THIS PLAT WAS ACCEPTED IN THE OFFICE OF THE CLERK AND RECORDER, PARK COUNTY, WYOMING, AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 2021, FILED FOR RECORDING IN BOOK OR PLAT CABINET _____ AT PAGE _____ AND RECORDED AS COMPUTER RECORD DOCUMENT NUMBER _____

PARK COUNTY CLERK _____
BY: _____, DEPUTY.

-PLAT SHOWING-
BEST CHOICE MINOR SUBDIVISION

BEING A FURTHER SUBDIVISION OF
LOT 1 & 2, WOLLSCHLAGER ADDITION,
CITY OF CODY, PARK COUNTY, WYOMING

PREPARED FOR: RICK HORDICHOK
P.O. BOX 2718
CODY, WY 82414

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



JOB NO. 20300.29 BOOK NO. 588 OCTOBER 25, 2021



OVERVIEW

Gemstone Lights® is an innovative permanent lighting solution for both homes and businesses that are built to last. Our unique system uses a proprietary controller with an open platform that allows the user to create any color or pattern they want. Each light is individually addressable allowing complete customization.

Gemstone Lights® are set in a customize color-matched track that offers a clean professional look. Our lights are water-resistant and individually connected and can last up to 50,000 hours.

TRACK SPECIFICATIONS

- ✦ Various track sizes to fit all soffits
- ✦ Color-matched to soffits
- ✦ Durable powder-coated
- ✦ Aluminum clean professional look

LIGHTING SPECIFICATIONS & TECHNICAL DATA

Beam Angle	140°
Emitting Color	RGB-WW
Operating Voltage	DC 12V
Lumens	23/ Lamp, 98/ Meter, 30/ FT
Max Power Draw	0.96 W/Bulb
Waterproof	IP67
Operating Temp.	-30°C to +45°C
WW CCT Color	2800K
Bulb Life Expectancy	50,000 Hours
Diameter	30mm



GALLERY



Excerpts of City Sign Code:

SIGN: Any object, device, display or structure or part thereof situated outdoors which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, motion, illumination or projected images. The term "sign" includes, but is not limited to, every projecting sign, ground sign, pole sign, window sign, vehicle sign, awning, canopy, marquee, changeable copy sign, illuminated sign, flashing sign, animated sign, temporary sign, portable sign, pennant, banner, streamer, or any other attention getting device or other display whether affixed to a building or separate from a building. For the purpose of removal, "sign" shall also include all sign structures.

7. Illumination: The following rules and standards shall apply in establishing the type of illumination which may be used for signs within the city of Cody:

a. Submit Plans for Lighting: At the planning department's discretion, any proposed external, internal, backlit or indirect lighting application may be required to submit professionally prepared plans depicting the types of lighting to be used.

b. Electrical Wiring: All signs containing electrical wiring shall be subject to the provisions of the electrical code in place at that time and electrical plans and specifications shall be submitted to the building official for review, approval and building permit issuance.

c. Flashing Lights: A sign with blinking, chasing, flashing or moving effects; or a sign displaying intermittent or flashing lights similar to those used in governmental traffic signals or used by police, fire, ambulance, or other emergency vehicles are prohibited. Such signs include beacons, spotlights, searchlights, or reflectors and signs which revolve, or rotate or swing by mechanical means.

d. Exterior Illumination: Exterior illumination shall be allowed, provided that the following criteria are satisfied: Any externally illuminated sign shall be shielded so as not to cast direct light onto any residential district and as not to create a safety hazard.

e. Internally Illuminated: Internal illumination may be allowed, provided that the following criteria are satisfied: The proposed light source shall not be visible from the exterior of the sign, which shall include the back, edges, and sides.

f. Backlit Or Indirectly Illuminated Signs: Backlit/indirectly illuminated signs may be allowed, provided that the following criteria are satisfied: Signs shall be illuminated from a source mounted on the structure behind the proposed sign and shall not be visible through the sign. Lighting shall be visible only along the edges of the sign and light shall not extend more than three inches (3") beyond the sign edges.

Exempted Signs...

11. Decorative Signs: Decorative signs clearly incidental to, and commonly or customarily associated with any national, local or religious holiday, except where a characteristic of the sign is specifically prohibited in all cases (for example, traffic distractions); limited to a maximum of thirty (30) square feet and a maximum height of fifteen feet (15'), unless given approval by the planning and zoning board for additional height.