



Joey Krueger, P.E.
Project Engineer - Civil

May 24, 2023

Re: **Cody Temple CUP**
Cody, WY

City of Cody Planning & Zoning Board
1338 Rumsey Ave
Cody, WY 82414
307-527-7511

Dear Planning & Zoning Board,

We are requesting a conditional use permit (CUP) for Parcel Tract B2 – ROS P-197 (address TBD) to allow for construction of the Cody Temple by The Church of Jesus Christ of Latter-Day Saints. This property is currently zoned as Rural Residential, which does not allow for construction of houses of worship except through the conditional use review process.

There is a substantial population of LDS members in Cody and the surrounding area, and the necessity to construct a temple to serve this region has become evident. The temple will be a focal point for members of the area and will also be designed with the utmost attention to detail and aesthetics. Landscaping will be extensive and complementary to the building, and the overall design is intended to be in keeping with the culture and design style of the Cody area.

This location is west of Olive Glenn Golf Club off of Skyline Drive. A traffic study was completed in April 2022 which shows both adequate roadway capacity to accommodate projected traffic as well as intersections performing within an acceptable level of service in all scenarios. As part of the project, a public right of way street will be extended from Skyline Drive along the south side of the temple property.

A lighting study will also be provided with the CUP application to demonstrate efforts to minimize potential lighting impacts to the surrounding area from the exterior illumination of the temple. Also included with the application are the site plan, floor plan, elevation drawings, and a Special Exemption Request for the height of the proposed temple.

Regarding the stipulations found in the Cody City Code Ordinance 10-14-1 Section D (Standards of Review), please see the responses below:

- 1. Is the site large enough to accommodate the proposed use and meet all of the dimensional standards and development regulations of the zoning district in which the project is located?*

Yes. The site is 4.69 acres in size, and proposed building coverage is approximately 13,467 square feet, which means that only about 6.6% of the property will be covered by building footprint. This leaves ample space to provide parking in accordance with minimum city requirements as well as meet building setback requirements for Rural Residential (RR) zoning. Please see the attached site plan for additional details.

2. *Is the use, at the scale or density proposed, compatible with all other uses in the immediate area and with permitted uses that may be established in the area?*

Yes. The site exceeds the minimum lot area required for RR zoning of 0.40 acre. The site also meets the minimum lot width of 100', minimum street frontage of 80', and is within the 3:1 maximum lot depth to width ratio required by RR zoning. The site has also been designed to meet minimum setback requirements. Meeting each of these criteria demonstrates that the proposed use of the site will be compatible with other permitted uses in the area.

3. *Does the proposed use involve activities, processes, materials, equipment, hours of operation, or any other operational characteristics that would be materially detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, dust, glare, odors, hazards, or similar impacts?*

No. The proposed use will involve day-to-day operation of a Temple facility for the Church of Jesus Christ of Latter-Day Saints. Operating hours will be standard, ample parking will be provided on site, and a parking study has been completed showing adequate capacity of existing roads and intersections in the vicinity. Please see the attached traffic study for further details. Furthermore, construction of the site will include the extension of a public right-of-way street along the south frontage of the Temple property to maintain access to adjacent properties.

4. *Does the proposal include provisions for necessary and desired public utilities and facilities such as potable water, fire hydrants, sewer, electrical power, streets, stormwater facilities, and sidewalks/pathways?*

Yes. Potable water, sewer, a fire line with fire hydrants, and electric power will be extended to the Temple facility. Additionally, potable water and sewer mains will be extended in the public right-of-way of the new street along the south frontage of the property to service potential future development (per discussions, these utility extensions are anticipated to be paid for by Glenn Nielson, the owner and potential developer of the adjacent property). The new public right-of-way street will include a cul-de-sac turnaround as well as a sidewalk along the north side, and on-street parking along the south side. In addition to the new public right-of-way street along the south frontage, this project will also extend the curb and gutter and bike lane section on the north side of Skyline Drive from where it currently terminates to the intersection with the new street (approximately 250 feet).

5. *Will the proposed use create excessive additional costs for public facilities and services that would be materially detrimental to the economic welfare of the community?*

No. As described above, this project will improve upon the section of Skyline Drive, will extend a new public right-of-way street, and will show potable water and sewer main extensions in the new public right-of-way street for potential subdivision of adjacent properties by Glenn Nielson. Storm water will be managed in accordance with City of Cody requirements.

6. *Will the proposed use result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of significant importance?*

No. There are no known historic features that would be lost as a result of the proposed use. Furthermore, the Temple site will be designed with the utmost attention paid to aesthetics of the building and grounds. Site development will aim to preserve views of the surrounding mountains from planned viewpoints on the property.

7. *Is the proposed use consistent with the applicable provisions of the Cody Master Plan?*

Yes. The Cody Master Plan specifically lists a goal of maintaining the character of a Western Small Town Lifestyle. Elements of this lifestyle listed in the master plan include a community image attentive to details and aesthetics, quality landscaping, and quality architecture, all of which the Temple site will contribute to with appropriately designed and maintained facilities and grounds. The property is also of sufficient size to provide ample setbacks from existing adjacent housing properties and protect residential uses with a transition buffer distance created by the new public right-of-way street, sidewalk, landscaping, and primary building setback. Furthermore, existing streets and intersections were found to be adequate for anticipated traffic. Please see the traffic study included with this application for further details.

We believe that the Cody Temple will be a valuable addition to the community and appreciate your willingness to consider this CUP request.

Should you have any questions, or require additional information, please do not hesitate to reach out.

Sincerely,



Joey Krueger, P.E.
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