

City of Cody Planning, Zoning and Adjustment Board

Thursday, November 6, 2025 - 12:00 PM

Meeting Place: City of Cody Council Chambers -1338 Rumsey Avenue, Cody,
WY

1. **Call Meeting to Order**
2. **Pledge of Allegiance**
3. **Roll call, excused members**
4. **Approval of the Agenda**
5. **Approval of the Minutes**
 - a. Minutes from the October 2, 2025, Meeting
Staff Reference: Hannah Witwicki
6. **Public Hearing**
 - a. Public Hearing to consider revocation of the Conditional Use Permit located at 235 Cooper Lane West, a Large-Scale Home Occupation
Staff Reference: Jenny Cramer
7. **New Business**
 - a. Consideration of revocation of the Conditional Use Permit located at 235 Cooper Lane West
Staff Reference: Jenny Cramer
 - b. Fence Height Waiver for Tim White at 603 Skyline Drive
Staff Reference: Jenny Cramer
 - c. Commercial Site Plan Review 302 16th Street - Advance Heating & Air Conditioning.
Staff Reference: Jenny Cramer
 - d. Architectural Review 302 16th Street - Advance Heating & Air Conditioning
Staff Reference: Jenny Cramer
 - e. Sign Review at 1526 Rumsey Ave. - Cody Life Church
Staff Reference: Jenny Cramer
 - f. Sign Review at 1601 Stampede Ave. - Kings Carpet One
Staff Reference: Jenny Cramer
 - g. Commercial Site Plan Review at 416 Skyline Dr. - Olive Glenn Golf & Country Club
Staff Reference: Jenny Cramer
 - h. Preliminary Plat Review of Blue Bird Subdivision
Staff Reference: Jenny Cramer

8. **P & Z Board Matters (announcements, comments, etc.)**
9. **Council Update**
10. **Staff Items**
11. **Adjourn**

Upcoming Meetings:

NOVEMBER 16, 2025
DECEMBER 4, 2025
DECEMBER 18, 2025

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

City of Cody
Planning, Zoning, and Adjustment Board Regular Meeting
October 02, 2025

A regular meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Thursday, October 02, 2025 at 12:00 p.m.

Dan Schein called the meeting to order at 12:01 PM.

Present: Dan Schein; Kathryn Kyle; Carla Egelhoff; Dan C. Holler; Joseph Burrell; City Attorney Scott Kolpitcke; Community Development Director, Utana Dye, GISP; Kris Bruxvroot, Staff Engineer; Phillip Bowman, Public Works Director; Jenny Cramer, City Planner; Hannah Witwicki, Administrative Coordinator

Absent: Ian Morrison; Sarah Miles; Council Member Joanna Settineri;

Dan Schein led everyone in the pledge of allegiance.

Kathryn Kyle made a motion, seconded by Dan C. Holler, to approve the revised agenda for the October 2, 2025 regular meeting. Vote on the motion was unanimous, motion passed.

Carla Egelhoff made a motion, seconded by Joseph Burrell, to approve the minutes from the August 21, 2025 regular meeting. Vote on the motion was unanimous, motion passed.

City Planner, Jenny Cramer presented the special exemption request for the reduction in off street parking spaces from 51 to 30 spaces for a 24-unit apartment building (Pioneer Village III), located at 2124 Pioneer Avenue.

Public Hearing for the special exemption request for the reduction in off street parking spaces from 51 to 30 spaces for a 24-unit apartment building (Pioneer Village III), located at 2124 Pioneer Avenue.

Hearing opened 12:06 PM.

Alex Burkhalter, with Housing Solutions spoke in favor of the Special Exemption Permit.

Harold Musser spoke in favor of the Special Exemption Permit.

Hearing closed 12:15 PM.

Carla Egelhoff made a motion to approve the special exemption request for the reduction in off street parking spaces from 51 to 36 spaces for a 24-unit apartment building (Pioneer Village III), located at 2124 Pioneer Avenue as recommended by Staff with conditions 1-2. No Second, motion fails.

Kathryn Kyle made a motion, seconded by to approve the special exemption request for the reduction in off street parking spaces from 51 to 30 spaces for a 24-unit apartment building (Pioneer Village III), located at 2124 Pioneer Avenue as recommended by Staff with conditions 1-2. Joseph Burrell, Dan Schein, Kathryn Kyle and Dan C. Holler were in favor. Carla Egelhoff was opposed. Motion passes.

City Planner Jenny Cramer presented the commercial site plan and architectural and landscaping review for Edwin Higbie to construct a four-bay commercial building located at 189 Blackburn Street.

Dan C. Holler made a motion, seconded by Joseph Burrell, to approve the commercial site plan and architectural and landscaping review for Edwin Higbie to construct a four-bay commercial building located at 189 Blackburn Street as recommended by staff and conditions 1-5, noting that #3 the dumpster will be located on applicants property and a request to add some landscaping. Vote on the motion was unanimous, motion passed.

City Planner Jenny Cramer presented the sign plan review for Beef Jerky Experience at 1191 Sheridan Avenue.

Joseph Burrell made a motion, seconded by Dan C. Holler, to approve the sign plan review for Beef Jerky Experience at 1191 Sheridan Avenue as recommended by staff. Vote on the motion was unanimous, motion passed.

P&Z Board Matters (announcements, comments, etc.):

Council Updates: None

Staff Items: None

Joseph Burrell made a motion, seconded by Dan C. Holler to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at approximately 12:51 PM.

Hannah Witwicki

Administrative Coordinator

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:	REVOCATION OF CUP 2025-01	P&Z BOARD APPROVAL:	X
SUBJECT:	JAMES BROST AND ANGELA COLEY FILE NOS: REVOCATION OF CUP 2025-01	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

Summary:

On May 1, 2025, a Conditional Use Permit (CUP 2025-01) was granted to Robert W. Martin, on behalf of Martin Brothers, LLC (“property owner”), and James Brost, and Angela Coley (“business operators”) for a large-scale home occupation: a firewood processing and delivery business at 235 Cooper Lane West, within an R-3 zoning district.



Violations and Non-Compliance:

A key condition of the permit, aligning with City Code Section 10-8-2H.1.b. (“All on-premises work and storage areas must be conducted within the home, garage, or an accessory structure”), mandated that all firewood business materials be moved inside an existing building on the property by July 30, 2025 (within 90 days of permit approval).

However, photos taken on August 12, 2025, September 16, 2025 (showing a semi-truck delivery of large logs stacked outside), and October 20, 2025, confirms that these materials remain stored outside. This constitutes a direct violation of both the CUP conditions and City Code Section 10-8-2H.1.b. Furthermore, the City of Cody Police Dispatch has received eight nuisance calls from neighbors regarding the firewood business.

Photos taken August 12, 2025:



Photos taken September 16, 2025:



Photo taken October 20, 2025:



Revocation, Suspension, or Modification of Conditional Use Permits (City Code Section 10-14-1L.):

City Code Section 10-14-1L. outlines the process for revoking, suspending, or modifying a conditional use permit as follows:

1. A conditional use permit may be revoked, suspended, or modified by the board or by the Governing Body if the conditional use permit was approved by the Governing Body, for cause upon written notice to the permit holder, and after a public hearing, for either breach or violation of any condition of approval or limitation of the permit; or, if the conditional use permit is operated in a manner so as to create a public nuisance as defined and regulated by the City Code.
 - **Staff Comment:** The permit holders are in violation of City Code Section 10-8-2H.1.b. and have breached the July 30, 2025 deadline for indoor material storage. Multiple nuisance calls have also been reported to both the City Community Development Department and the City of Cody Police Department.
2. If the board, or the Governing Body if the conditional use permit was approved by the Governing Body, desires to revoke, suspend, or modify a conditional use permit, either on its own action or after receipt of a written complaint, the board or the Governing Body shall notify the permit holder of the complaint or

proposed action and provide the permit holder with the opportunity to contest the revocation, suspension, or modification in a public hearing.

- **Staff Comment:** Permit holders were duly notified of the violation/non-compliance and proposed revocation of the permit by mail and served by the City of Cody Police Department. They have been given the opportunity to contest the revocation prior to and during the public hearing conducted today.
3. Notice of the public hearing shall be mailed to the property owner by U.S. Mail, certified, return receipt, at least fourteen (14) twenty-one (21) days before the public hearing. Notice shall also be provided to neighbors and the public in the same manner set forth for the application of a conditional use permit.
 - **Staff Comment:** Notice was mailed to the property owner, business operators and neighbors, twenty-one (21) days before the public hearing. Seven letters of "no objection" to the revocation have been received by the City from neighbors in response to the notice.
 4. The board or the Governing Body may appoint a hearing officer to conduct the public hearing, and to make recommended findings of fact and conclusions of law, which shall be delivered to the board or Governing Body within thirty days after the public hearing. The board or Governing Body shall make findings of fact and conclusions of law supporting their decision.
 - **Staff Comment:** The Board is tasked with reviewing the findings below to support their decision.

Recommended Findings:

1. CUP 2025-01 for a large-scale home occupation (firewood cutting and sales) was approved by the Planning, Zoning and Adjustment Board on May 1, 2025.
2. A condition of approval required all materials to be stored within a building by July 30, 2025.
3. City Code Section 10-8-2H.1.b. mandates that all on-premises work and storage areas be conducted within a home, garage, or accessory structure.
4. Photographs taken between August 12, 2025, and October 20, 2025, demonstrate outdoor storage of firewood materials and large logs.
5. The City Community Development Department and the City of Cody Police Department received numerous complaints about the outdoor storage of firewood materials.
6. City Code Section 10-14-1L. authorizes the Board to revoke, suspend, or modify a conditional use permit.
7. Required public hearing notices were provided to the newspaper, permit holder, and neighboring property owners as per City Code Section 10-14-1L.
8. A public hearing was conducted in accordance with City Code Section 10-14-1L.

Recommendation:

Staff recommends that the Planning, Zoning and Adjustment Board adopt the above findings of fact and conclusions of law, and consequently revoke CUP 2025-01. The permit holders must remove all materials associated with the large-home occupation business from the premises and cease all business operations by November 15, 2025. Failure to comply will result in further action and code enforcement under City of Cody Code Section 10-1-5, which provides for misdemeanor citations punishable by a fine of up to \$750.00 per day upon conviction.

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR WAIVER TO CONSTRUCT THREE, 16-FOOT OVERALL HEIGHT FENCE STRUCTURES (IN ADDITION TO THREE 16-FOOT STRUCTURES PREVIOUSLY APPROVED) AT 603 SKYLINE DRIVE. FNC 2025-03.	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Midwest Fence Company, on behalf of Tim White (property owner of 603 Skyline Drive), has submitted a fence height waiver request to authorize construction of three staggered wind break structures (8' in length x 16' overall height), in addition to the three identical structures previously approved on August 21, 2025, in the westernmost corner of the property. The applicants' letter explaining their request to the Board is attached. A depiction of the location of the previously approved panels (shown in red) and those requested by this waiver request (shown in yellow) is shown to the right.



A fence up to 7 feet tall does not need a height waiver, but a fence higher than 7 feet tall requires a waiver. The proposed fence-like structures will be made from cedar material. They are intended to be minimally invasive, and will be staggered to allow air flow. The structures will be thirteen feet tall and will be placed three feet from the ground (overall 16' in height) to allow the current landscaping to remain.

REVIEW PROCEDURE:

Section 9-4-1(E)(1) of the City of Cody Code states that the Planning and Zoning Board may approve a fence taller than that specified when the additional height will not have any adverse impacts to neighboring properties or the public health and safety.

The review process requires the applicant to notify owners of the adjacent lot(s) of the request and allow them up to ten (10) days to provide comments. The applicant provided written notice to the owners of all immediately surrounding properties on October 6, 2025 by first class mail. One response of "no objection" has been received from an adjacent landowner to the northwest (attached).

STAFF ANALYSIS:

Based on the lack of neighbor objections, it doesn't appear the proposed structures will have adverse impacts on surrounding properties. No health or safety issues resulting from taller fence structures have been identified.

Photo below is taken from the back yard of the property, facing southwest across the area where the fence structures are proposed.



ALTERNATIVES:

Approve, partially approve, or deny the request for a requested height waiver.

Attachments:

Letter of request for waiver of fence height
Staff report from initial fence height waiver approval of August 21, 2025
No objection notice received from neighboring landowner (Richardson)

RECOMMENDATION:

Staff recommends approval of the fence height waiver, to allow construction of three staggered wind break structures (in addition to three previously approved, for a total of six structures), each being eight feet in length and sixteen feet overall in height, in the westernmost corner of the property, with the following condition:

1. The applicant shall obtain an approved building permit for the fence structures, prior to commencing construction.

"H:\Planning Department\File Reviews\Fences\2025\FNC 2025-02 - 603 Skyline Drive - Midwest Fence\Staff Rpt to PC Fence 603 Skyline Drive - Midwest Fence.docx"



MIDWEST FENCE
COMPANY

Jenny Cramer
City of Cody P&Z

I am approaching the City P&Z again to request for another fence height waiver. After doing the initial layout from the approved fence height waiver, I realized we would need a few more panels to cover the area that is sometimes protected by deciduous trees. The new request is similar to the previous waiver, its another 3 - 16' tall panels, 8' in length. They would go in the exact same area, near the initial 3 panels. The currently approved panels are in red, the proposed panels are in yellow.



I sent out a letter to each of the neighbors listed on the previous variance, with a handwritten note explaining the change, as well as the new lines added to the old photo. Let me know if you have any other questions or concerns.

Cathy Roes
Vice President
Midwest Fence Company
3538 Bighorn Ave, Cody, Wy
307-587-3347 / 307-272-6154

Please feel free to contact me with any further questions or concerns, email is best so that I can keep it as part of the record of this waiver. My email is midwestfence@gmail.com. Or you may submit the form below and mail it directly to: City Planner, City of Cody, P.O. Box 2200, Cody, WY 82414

Response Letter from Owner of Neighboring Property:

I have NO OBJECTION to the fence height waiver

Name: Robin Richardson

Address: P.O. Box 961

Comments: _____

I OBJECT to the fence height waiver.

Name: _____

Address: _____

Comments: _____

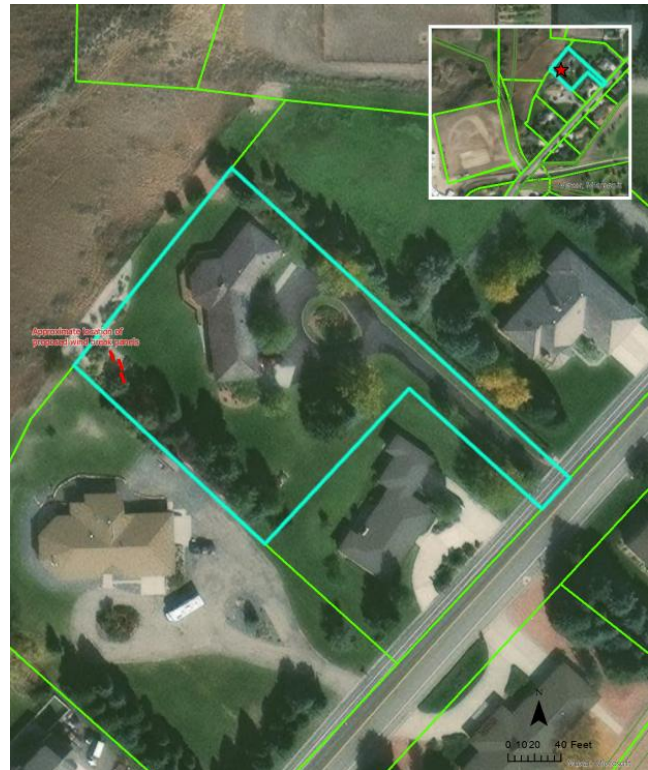
**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	AUGUST 21, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	REQUEST FOR WAIVER TO CONSTRUCT THREE, 16-FOOT OVERALL HEIGHT FENCE STRUCTURES AT 603 SKYLINE DRIVE. FNC 2025-02.	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Midwest Fence Company, on behalf of Tim White (property owner of 603 Skyline Drive), has submitted a fence height waiver request to authorize construction of three staggered wind break structures, eight feet in length and sixteen feet overall in height, in the westernmost corner of the property. The applicants' letter explaining their request to the Board is attached.

A fence up to 7 feet tall does not need a height waiver, but a fence higher than 7 feet tall will require a waiver. The proposed fence-like structures will be made from cedar material. They are intended to be minimally invasive, and will be staggered to allow air flow. The structures will be thirteen feet tall and will be placed three feet from the ground to allow the current landscaping to remain.



REVIEW PROCEDURE:

Section 9-4-1(E)(1) of the City of Cody Code states that the Planning and Zoning Board may approve a fence taller than that specified when the additional height will not have any adverse impacts to neighboring properties or the public health and safety.

The review process requires the applicant to notify owners of the adjacent lot(s) of the request and allow them up to ten (10) days to provide comments. The applicant provided written notice to the owners of all immediately surrounding properties on July

31, 2025 by first class mail (a copy of the notice is attached). No responses have been received.

STAFF ANALYSIS:

Based on the lack of neighbor comments it doesn't appear the proposed structures will have adverse impacts on surrounding properties. No health or safety issues resulting from taller fence structures have been identified.

Photo below is taken from the back yard of the property, facing southwest across the area where the fence structures are proposed.



ALTERNATIVES:

Approve, partially approve, or deny the request for a requested height waiver.

RECOMMENDATION:

Staff recommends approval of the fence height waiver, to allow construction of three staggered wind break structures, eight feet in length and sixteen feet overall in height, in the westernmost corner of the property, with the following conditions:

1. The applicant shall obtain an approved building permit for the fence structures, prior to commencing construction.



MIDWEST FENCE COMPANY

Dear City of Cody Planning and Zoning,

I have attached the proposed fence height waiver paperwork for Mr Tim White at 603 Skyline. We are hoping to have a minimally invasive wind break structure that satisfies Mr Whites goal. There will be 3 - 8' long panels, staggered to allow air flow, as shown on page one of the following letter.

The structures will be 16' overall height, with 13' of cedar, and 3' of open space at the bottom to allow for the current landscaping to remain. They will be on steel pipe driven into the ground at least 4' in depth and they will be welded together at the top to create bracing. I consulted with Utana Dye, to double check that I have contacted all of the appropriate parties, and complete any other needed paperwork. I have attached the list of neighbors contacted, as well as current mailing addresses as shown on the Map Server.

I am happy to answer any other questions about these structures. Please let me know if you have any concerns, thank you for taking the time to review this application.

- Cathy Roes
Vice President
Midwest Fence



MIDWEST FENCE COMPANY

Dear Neighbor,

I am writing today to ask for your support as I file for a fence height waiver for Tim White's new 16' tall wind break panels at 603 Skyline Drive (OLIVE GLENN SUB. #2 LOT 5 (EX. A PARC. DESC. AS: BEG. ON W. LINE OF SKYLINE DR. AT COR. COMMON TO LTS. 4 & 5 THEN N.48 *00 W. 135', N. 42*00' E. 160', S. 48*00' E. 135', S. 42*00' W. 160' TO P OB.) . As the contractor I am seeking a fence height waiver, as this is taller than the height restriction that is currently in place.



I am proposing to install 3 - 13' tall panels, with louvered vertical cedar pickets, similar to this photo. The panels themselves would be 13' tall and held up about 3' off of the ground to allow space for the current landscaping with an overall height of 16'. The panels would be built out of steel pipe with a welded top bar to offer stability. The panels would be spaced apart and angled slightly to help with air flow.

We have been installing fences in Cody since the 70s, we pride ourselves on attractive, high quality work. This project is no exception. I have attached below a photo of the layout, only 2 homes will really see the structure, one being Mr. White, and the other being his neighbor to the South West. The City process does require I notify all adjacent property owners and offer them an opportunity to object to the structure.



Here is an aerial view of the proposed location - shown in small red lines - they are to scale at 8' long each.

Please feel free to contact me with any further questions or concerns, email is best so that I can keep it as part of the record of this waiver. My email is midwestfence@gmail.com. Or you may submit the form below and mail it directly to: City Planner, City of Cody, P.O. Box 2200, Cody, WY 82414

Response Letter from Owner of Neighboring Property:

I have NO OBJECTION to the fence height waiver

Name: _____

Address: _____

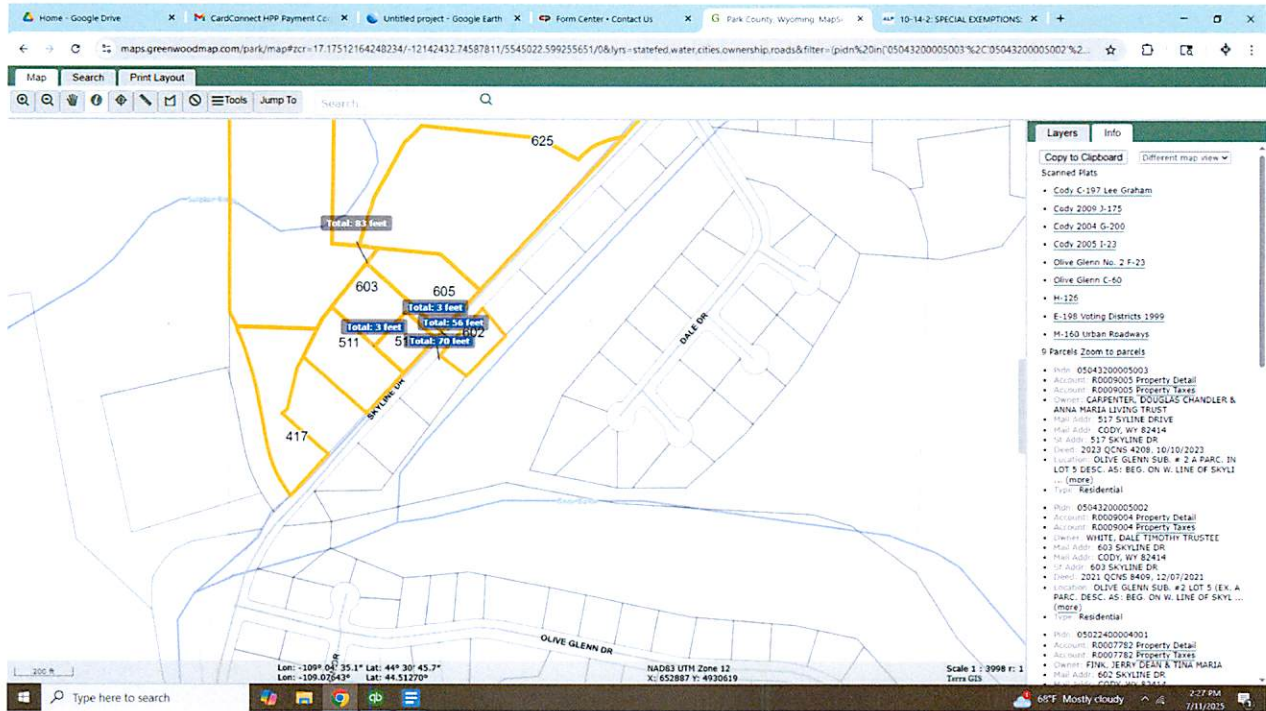
Comments: _____

I OBJECT to the fence height waiver.

Name: _____

Address: _____

Comments: _____



Neighbors within 140'

- BENTON, TIMOTHY M. & DEBRA 605 SKYLINE DRIVE CODY, WY 82414 605 SKYLINE DR
- CARPENTER, DOUGLAS CHANDLER & ANNA MARIA LIVING TRUST 517 SYLINE DRIVE CODY, WY 82414 517 SKYLINE DR
- MCCLURE, SARAH FRANCES 511 SKYLINE DR CODY, WY 82414 511 SKYLINE DR
- RICHARDSON, ROBIN RENEE REVOCABLE TRUST POB 961 CODY, WY 82414
- WHITE, DALE TIMOTHY TRUSTEE 603 SKYLINE DR CODY, WY 82414 603 SKYLINE DR



Jenny Cramer <jcramer@codywy.gov>

Sign Waiver

Cathy Roes <midwestfencewy@gmail.com>
To: Jenny Cramer <jcramer@codywy.gov>

Thu, Jul 31, 2025 at 12:23 PM

Jenny,

Letters went out yesterday, I sent one to the building department so you guys will receive it on the same timeline as the neighbors, I will add Finks and get that in the mail today!

Please charge my card on file for the 80 dollar fee! Thanks!

- Cathy

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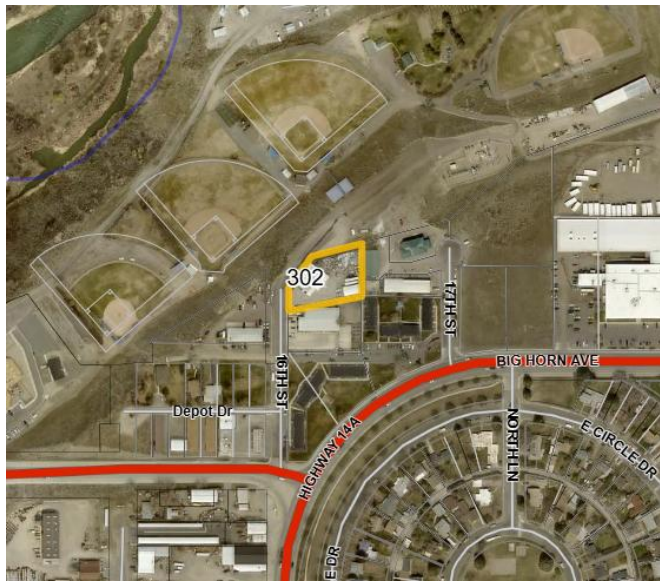
DISCLAIMER: [City of Cody](#) electronic correspondence and associated file attachments are public records and may be subject to disclosure in the event of a public records request.

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	COMMERCIAL SITE PLAN REVIEW: 1,785.5 SQ-FT ADDITION OF STORAGE SPACE SPR 2025-15	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Jeff Wenke, on behalf of Martin Brothers, LLC (property owner) and Advance Heating & Air Conditioning (business owner) submitted a Commercial Site Plan Review application to construct a 1,785.5 sq-ft commercial addition for storage to an approximately 5,750 sq-ft existing commercial building at 302 16th Street. This will allow the materials currently stored outdoors, to be moved indoors. The front vestibule is also being remodeled and upgraded to extend the canopy and allow for better access and improve aesthetics of the building. The property is located in an Open Business/Light Industrial (D-3) zoning district.



REVIEW CRITERIA:

Section 9-2-3 Meeting with Planning, Zoning and Adjustment Board required before Building Permit Issued.

- A. *Before the issuance of any permit under the International Building Code for commercial buildings situated within the City, the property owner or developer shall submit a completed commercial site plan development application (provided by the City of Cody) and all required supporting materials to the City Community Development Department for review.*
- B. *The applicant 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.

- C. The Board shall review the commercial site plan development application for the following: General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking (including parking layout, and compliance with off-street parking requirements and with the Americans with Disabilities Act), landscaping, lighting (for any and all buildings and parking areas), site drainage and grading, stormwater facilities, snow removal and storage, fire hydrant placement, dumpster placement, building designs and plans, utilities, and impact on surrounding and adjoining properties. The burden shall be on the applicant to demonstrate that the site plan complies with local, state and federal laws and regulations; promotes public safety; and is compatible and consistent with the surrounding and adjacent properties.*
- D. The Board may specify conditions as necessary to ensure compliance with applicable laws, rules, regulations and zoning ordinances. The issuance of a permit shall be contingent upon the applicant receiving an affirmative vote from a majority of the Board that the applicant has satisfied the above requirements.*

STAFF COMMENTS:

The property is zoned Open Business/Light Industrial (D-3), which allows for the conduct of commercial and business services (such as cabinet shops, contractor yards and heavy equipment sales and storage), and certain small light industrial uses. The surrounding properties are also zoned D-3. City of Cody property and the baseball fields are situated adjacent on the north side of the property.

Access and Parking:

The site is accessed directly from 16th Street.

The site plan shows one 10' x 20' parking space and one 11' x 20' ADA parking space in the front of the building. The designated parking spaces appear to be adequate based on the City off-street parking code which requires parking for the increase in area or capacity.

Exterior Lighting

No new lighting is proposed.

Setbacks, Buffers, Height, and Fencing Requirements

Fencing and screening requirements do not apply to this property. No new fencing is proposed.

Site Drainage and Stormwater Facilities:

A site drainage and stormwater plan has been provided and approved by the Public Works Department.

Snow Storage

An existing snow storage area is designated on the site plan, along the south boundary of the property.

Utility Services

The existing electrical service is adequate to serve the proposed addition, provided it will be utilized for storage purposes. Should the building usage be upgraded in the future from storage, the owner will need to provide the City with an Electrical Equipment and Permanent Service Evaluation Form to determine if the existing electrical infrastructure is sufficient.

The proposed addition is not expected to increase additional sewer or water capacity demands or require additional connections.

Signs

No signage is proposed for this site. If signage is to be proposed in the future, then the applicant will need to apply with a sign application.

Fire Hydrant

The nearest fire hydrant is approximately 180 feet south of the property on the east side of 16th Street.

Impacts on Adjoining Properties

The proposed addition is expected to be harmonious in nature with the adjoining properties. Negative impacts are not expected.

Garbage

The site plan shows the location of existing dumpsters onsite. The proposed addition is not expected to generate additional waste. The existing dumpsters are adequate to serve the business.

ALTERNATIVES:

Approval of the site plan with the conditions recommended by staff, approval with amended conditions, or deny the site plan.

ATTACHMENTS:

Site plan and construction drawings
Runoff Drainage Report
Site pictures

RECOMMENDATION:

It is recommended that the Planning, Zoning and Adjustment Board approve the site plan subject to the following conditions:

1. Should the building usage be upgraded in the future from storage, the owner will need to provide the City with an Electrical Equipment and Permanent Service Evaluation Form to determine if the existing electrical infrastructure is sufficient; and
2. A building permit must be obtained within three years or this authorization will expire.

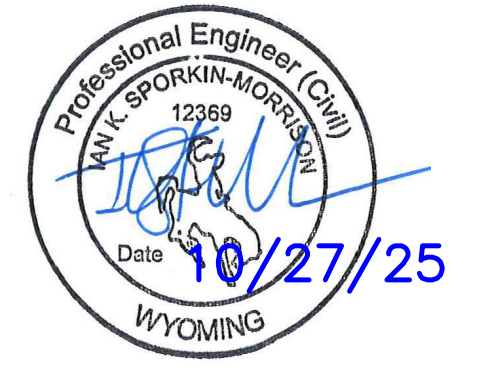
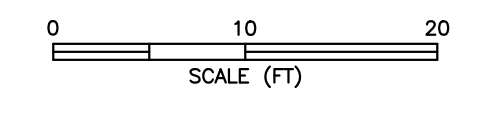
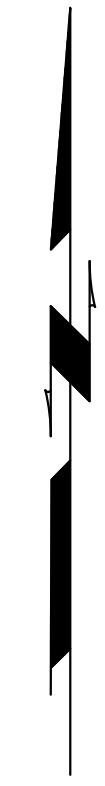
"H:\Planning Department\File Reviews\Site\2025\SPR 2025-16 302 16th Street - Advance Heating"



LEGEND

- FOUND MONUMENT
- SUBJECT PROPERTY LINE
- OVERHEAD ELECTRICAL LINE
- BURIED TELEPHONE LINE
- BURIED POWER LINE
- BURIED TREATED WATER LINE
- BURIED SANITARY SEWER LINE
- BURIED GAS LINE
- BURIED FIBER OPTIC LINE
- EDGE OF ASPHALT SURFACE
- CURB/GUTTER & SIDEWALK
- FENCE
- ASPHALT
- DIRT ROAD/GRAVEL
- RIVER ROCK
- EXISTING EASEMENT LINE
- CONCRETE
- LANDSCAPE

- MAJOR & MINOR CONTOUR LINES
- EXISTING SPOT ELEVATION
- PEDESTAL TRANSFORMER
- LIGHT POLE
- DIRECTIONAL FLOW
- POWER POLE
- TREATED WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- FIBER OPTIC VAULT
- POWER TRANSFORMER
- MAG NAIL
- EXISTING TREE



EXISTING BUILDING
FFE 4961.21
5750 SF

CONCRETE TO BE REMOVED

MARTIN BROTHERS, LLC
DOC NO. 2022-6621

EX. DUMPSTER LOCATION

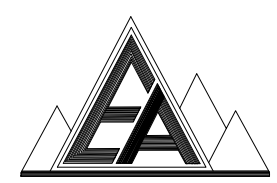
EXISTING GATE
EXISTING SNOW REMOVAL AREA

YOUTH CLUBS OF PARK COUNTY, INC.
DOC NO. 2017-301

16TH STREET

DATE	DRAWING LOG	BY	CHECKED	APPROVED
10/13/25	CITY EDITS	IKSM	IKSM	
9/25/25	ORIGINAL DRAWING	IKSM	CAS	IKSM

DRAWN BY: IKSM
JOB NO. 25022.00
FIELD BOOK NO. N/A
DRAWING NO. SITE

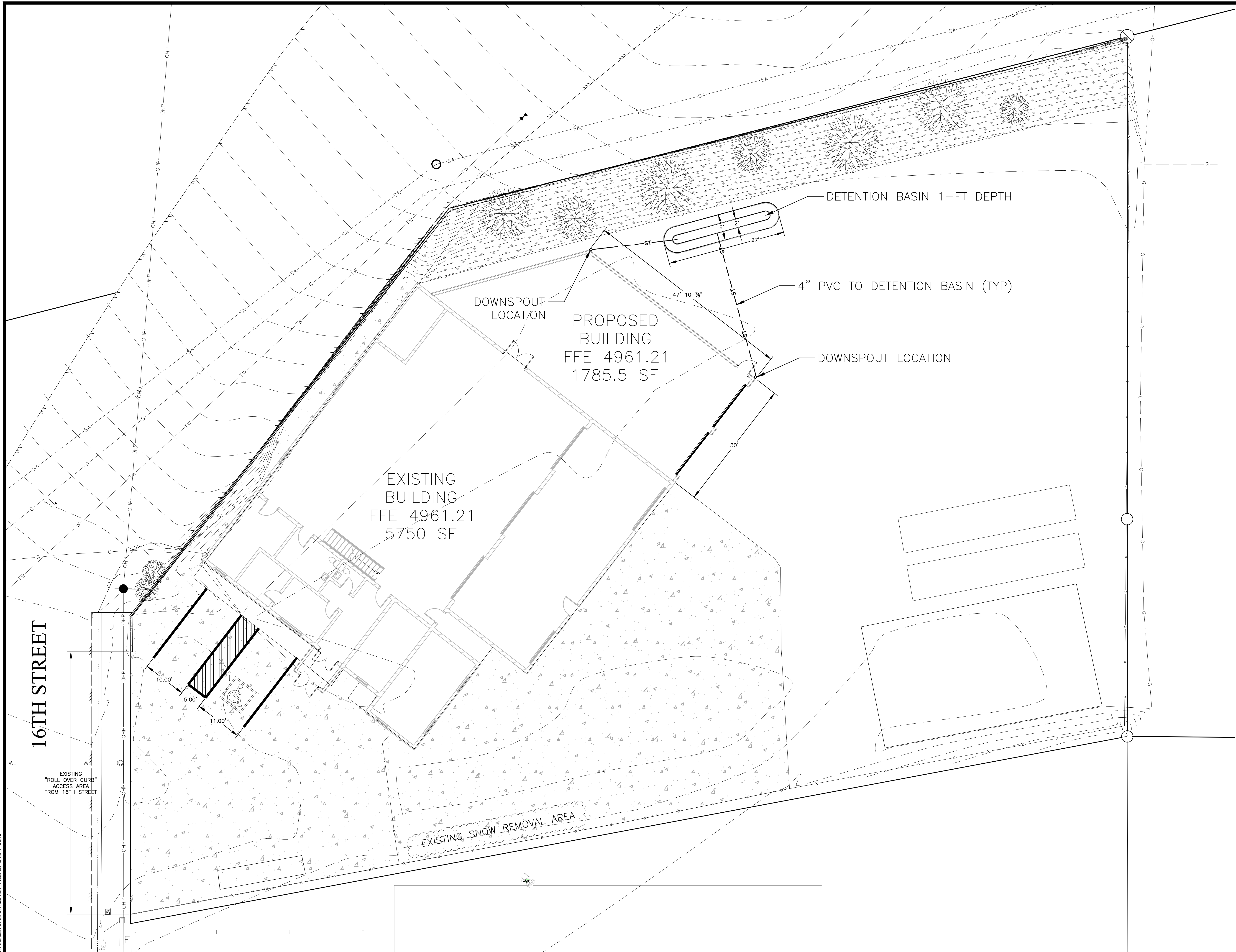


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

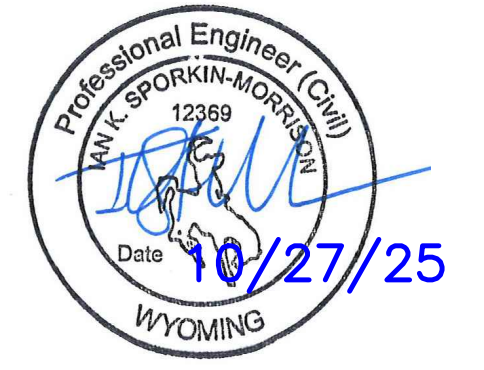
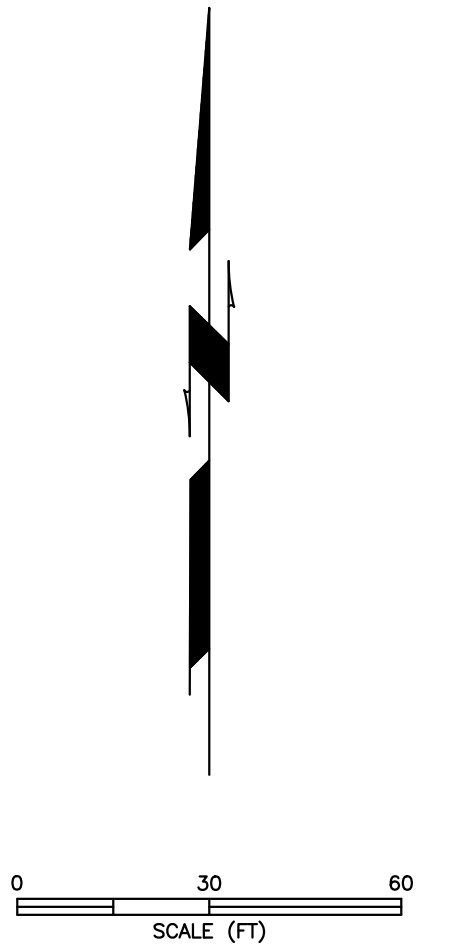
OWNER:
ADVANCED HEATING & AIR CONDITIONING

PROJECT: ADVANCED HEATING & AC BUILDING ADDITION
TITLE: EXISTING SITE PLAN

C1.0

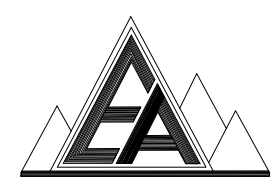


- LEGEND**
- ◆ FOUND ALUMINUM CAP MONUMENT.
 - SUBJECT PROPERTY LINE.
 - OHP — OVERHEAD ELECTRICAL LINE.
 - TEL — BURIED TELEPHONE LINE.
 - TW — BURIED POWER.
 - SA — BURIED TREATED WATER LINE.
 - G — BURIED SANITARY SEWER LINE.
 - F — BURIED GAS LINE.
 - — BURIED FIBER OPTIC.
 - — EDGE OF ASPHALT SURFACE.
 - — CURB/GUTTER & SIDEWALK.
 - — CHAIN LINK FENCE.
 - — WOVEN WIRE FENCE.
 - — CONCRETE.
 - TW — PROPOSED TREATED WATER SERVICE.
 - SA — PROPOSED SANITARY SEWER SERVICE.
 - F — PROPOSED FIBER OPTIC.
 - TEL — PROPOSED TELEPHONE.
 - P — PROPOSED POWER.
 - G — PROPOSED GAS.
 - — PROPOSED ASPHALT.
 - — PROPOSED CONCRETE.
 - — PROPOSED LAWN.
 - — PROPOSED NATIVE GRASS.
 - — PROPOSED LANDSCAPE GRAVEL.
 - — MAJOR & MINOR CONTOUR LINES.
 - PEDESTAL, TRANSFORMER.
 - ▶ DIRECTIONAL FLOW.
 - POWER POLE.
 - UTILITY PIPE LINE VALVES.
 - ⊙ EX. SANITARY SEWER MANHOLE.
 - ⊕ FIRE HYDRANT.
 - ⊞ POWER TRANSFORMER.
 - ⊙ PRO. SEWER CLEAN OUT.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
10/13/25	CITY EDITS	IKSM	IKSM	
9/25/25	ORIGINAL DRAWING	IKSM	CAS	IKSM

DRAWN BY: IKSM
 JOB NO. 25022.00
 FIELD BOOK NO. N/A
 DRAWING NO. SITE



ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
ADVANCED HEATING & AIR CONDITIONING

PROJECT: **ADVANCED HEATING & AC BUILDING ADDITION**
 TITLE: **PROPOSED SITE PLAN**

C2.0

ADVANCE HEATING & AIR CONDITIONING STORAGE ADDITION CODY, WYOMING

REVISIONS		
REV.	DATE	DESCRIPTION

ADVANCE HEATING & AIR CONDITIONING STORAGE ADDITION CODY, WYOMING

© 2024 ADVANCE HEATING & AIR CONDITIONING, LLC. ALL RIGHTS RESERVED. PROJECT: 2344. DATE: 10/02/2025. DRAWING: T1.1. SCALE: AS SHOWN. WYOMING ARCHITECT: TAYLOR LEE, ARCHITECT. LICENSE NO. B-0890. STATE OF WYOMING. PROJECT ADDRESS: 302 16TH STREET, CODY, WY 82414. GROSS AREA: 22,531 SQ FT. TYPE OF CONSTRUCTION: V-B. OCCUPANCY: F-1. NO. OF STORIES: ONE. ARCHITECT: PLAN ONE / ARCHITECTS. 225 N. YELLOWSTONE AVE, SUITE 4, CODY, WY 82414. PHONE: (307) 597-8646. CONTACT: JEFF MENKE, P.E. ELECTRICAL ENGINEER: DESIGN - BUILD. MECHANICAL ENGINEER: DESIGN - BUILD. STRUCTURAL ENGINEER: PLAN ONE / ARCHITECTS. 225 N. YELLOWSTONE AVE, SUITE 4, CODY, WY 82414. PHONE: (307) 597-8646. CONTACT: IAN MORRISON, P.E. CIVIL ENGINEER: ENGINEERING ASSOCIATES. 923 15TH STREET, CODY, WY 82414. PHONE: (307) 597-4911. CONTACT: IAN MORRISON, P.E. ARCHITECT: PLAN ONE / ARCHITECTS. 225 N. YELLOWSTONE AVE, SUITE 4, CODY, WY 82414. PHONE: (307) 597-8646. CONTACT: TAYLOR LEE, AIA, PROJECT ARCHITECT. OWNER: ADVANCED HEATING & AIR CONDITIONING STORAGE ADDITION. 302 16TH STREET, CODY, WY 82414.

STANDARD ABBREVIATIONS		NOTE: NOT ALL ABBREVIATIONS ARE USED	
ABV	Above	EL	Elevation
A/C	Air Conditioning	ELEC	Electrical/Electric
ACT	Acoustical Ceiling Tile	ELEV	Elevator/Elevation
ADJ	Adjustable, Adjacent	E/O	Equipment by Owner
A.F.F.	Above Finish Floor	E.P.D.M.	Ethylene Propylene Diene Monomer
A.I.B.	Air Infiltration Barrier	E.P.S.	Expanded Polystyrene
ALT	Alternate	EQ	Equal
ALUM	Aluminum	EQUIP	Equipment
APPROX	Approximate	EQU.C.	Electric Water Cooler
ARCH	Architectural/Architect	E.N.C.	Exterior Wall System
ATH	Aluminum Threshold	EXST/(E)	Existing
BD	Board	EXT	Exterior
BLDG	Building	EXT	Exterior
BLK	Block	F.D.	Floor Drain
BLKG	Blocking	FDN	Foundation
BM	Beam	FN	Finish
B.M.	Bench Mark	F.E.	Fire Extinguisher
BN	Bullnose	FLR	Floor
B.O.F.	Bottom of Footing	FLR/FL	Floor
BRG	Bearing	F.N.D.	Feminine Napkin Disposal
BSMNT	Basement	F.N.V.	Feminine Napkin Vendor
BTM	Bottom	F.O.B.	Face of Brick
BTWN	Between	F.O.F.	Face of Foundation
B.U.	Built-up	F.O.S.	Face of Stud
B.L.	Borrowed Lite	FR	Frame
CAB	Cabinet	F.R.S.	Flushing Rim Sink
CEM	Cement	F.S.	Floor Sink
C.I.	Cast Iron	FT	Feet/Foot
C.J.	Control Joint	FTS	Footing
CLG	Ceiling	FURR	Furring
CLD	Closet	GA	Gauge
C.M.	Construction Manager	GALV	Galvanized
C.M.U.	Concrete Masonry Unit	G.B.	Grab Bar
C.O.	Cleanout	GEN	General
COL	Column	G.I.	Galvanized Iron
CONC	Concrete	GL	Glass
CONST.-JT.	Construction Joint	G.M.B.	Gypsum Wallboard
CONT	Continuous	H	High
CONTR	Contractor	H.B.	Hose Bibb
COORD	Coordinate	H/C	Handicapped
CORR	Corridor	H.C.	Hollow Core
CPT	Carpet	H.D.	Heavy Duty
C.R.A.	Cold Rolled Angle	HDR	Hardener
C.T.	Ceramic Tile	HDN	Hardware
CTR	Center	HDN	Hardware
C.V.	Cold Water	H.M.	Hollow Metal
DBL	Double	HORZ	Horizontal
DET	Detail	HR	Hour
DN	Down	HR.D.	Hair Dryer
D.P.	Dampproofing	HT	Height
D.R.	Door	H.X.	Hot Water
DRF	Draftstopping	IN	Inside Diameter
D.S.	Downspout	IN	inch/inches
DWG	Drawing	INCL	Including
EA	Each	INFO	Information
E.C.	Electrical Contractor	INSUL	Insulation
E.E.	Each End	INT	Interior
E.I.F.S.	Exterior Insulation and Finish System	INV	Invert
E.J.	Expansion Joint	JAN	Janitor
E.J.C.	Expansion Joint Cover	JT	Joint
		LKRS	Lockers
		L.L.H.	Long Leg Horizontal
		L.L.V.	Long Leg Vertical
		LOC	Location
		MAT/MATL	Material
		MAX	Maximum
		MECH	Mechanical
		MEMB/W.P.	Membrane Waterproofing
		MEZZ	Mezzanine
		MFR/MFG	Manufacturer/Manufacturing
		M.H.	Manhole
		MIN	Minimum
		MISC	Miscellaneous
		M.L.P.	Metal Liner Panel
		M.O.	Masonry Opening
		M.T.	Metal Threshold
		MTL	Metal
		M.T.P.	Metal Toilet Partition
		NEW	New
		NECY	Necessary
		N.I.C.	Not in Contract
		NOM	Nominal
		NOT TO SCALE	Not To Scale
		N.T.S.	Not To Scale
		O.A.F.	Overall Frame
		O.C.	On Center
		O.D.	Outside Diameter
		O.H.	Overhead
		OPNG	Opening
		OPP	Opposite
		OPP.H.	Opposite Hand
		ORIG	Original
		O.V.	Over
		U.G.	Underground
		U.S.	Underwriters Laboratory
		UNEXC	Unexcavated
		UNFN	Unfinished
		U.S.	Under
		U.N.O.	Unless Noted Otherwise
		FAIR	Fair
		PL	Plate
		P.LAM.	Plastic Laminate
		PLAS	Plaster
		PLAS LAM.	Plastic Laminate
		PLYWD	Plywood
		PREFAB	Prefabricated
		PT	Paint
		P.T.P.	Paper Towel Dispenser
		PTN	Partition
		PTW	Pressure Treated Wood
		QT	Quarry Tile
		(R)	Remove
		RAD	Radius
		R.D.	Roof Drain
		RECMND	Recommendation
		REF	Reference
		REIN	Reinforce/Reinforcing
		REQD	Required
		RET	Retain/Retained
		REV	Revisions
		R.F.	Resilient Flooring
		RM	Room
		R.O.	Rough Opening
		RTG	Rating
		S.C.	Solid Core
		SCHED	Schedule
		S.C.M.	Solid Core Wood
		S.D.	Soap Dispenser
		SECT	Section
		S.F.	Square Feet
		S.F.C.	Special Floor Coating
		S.G.T.	Structural Glazed Tile
		SHWR	Shower
		SHT	Sheet
		SHTG	Sheathing
		SIM	Similar
		SPECS	Specifications
		SQ	Square
		S.S.	Stainless Steel
		STD	Standard
		STL	Steel
		STOR	Storage
		STRUCT	Structural
		SUSP	Suspended
		S.V.C.	Special Wall Coating
		TEL	Telephone
		TEMP	Tempered
		T.O.B.M.	Top of Beam
		T.O.C.	Top of Concrete
		T.O.F.	Top of Footing
		TOIL	Toilet
		T.O.J.	Top of Joist
		T.O.M.	Top of Masonry
		T.O.S.	Top of Steel
		T.P.D.	Toilet Paper Dispenser
		TRTD	Treated
		TYP	Typical
		VERIFU	Verify
		V.C.T.	Vinyl Composition Tile
		VENT	Ventilation/Ventilator
		VERT	Vertical
		V.I.F.	Verify in Field
		VISQ.I.B.	Visqueen Vapor Barrier
		V.S.G.	Vinyl Sheet Goods
		V.T.R.	Vent Thru Roof
		V.V.C.	Vinyl Wallcovering
		W	With
		W.C.	Water Closet
		W.D.	Wood
		W.I.V.	Window
		W.O.	Without
		W.P.	Waterproof
		W.R.	Water Receptacle
		W.W.F.	Welded Wire Fabric

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

NOTE: NOT ALL SYMBOLS ARE USED

PROJECT TEAM	
OWNER:	ADVANCED HEATING & AIR CONDITIONING STORAGE ADDITION 302 16TH STREET CODY, WY 82414
ARCHITECT:	PLAN ONE/ARCHITECTS 225 N. YELLOWSTONE AVE, SUITE 4 CODY, WY 82414 PHONE: (307) 597-8646 CONTACT: TAYLOR LEE, AIA, PROJECT ARCHITECT
CIVIL ENGINEER:	ENGINEERING ASSOCIATES 923 15TH STREET CODY, WY 82414 PHONE: (307) 597-4911 CONTACT: IAN MORRISON, P.E.
STRUCTURAL ENGINEER:	PLAN ONE/ARCHITECTS 225 N. YELLOWSTONE AVE, SUITE 4 CODY, WY 82414 PHONE: (307) 597-8646 CONTACT: JEFF MENKE, P.E.
MECHANICAL ENGINEER:	DESIGN - BUILD
ELECTRICAL ENGINEER:	DESIGN - BUILD

INDEX	
T1.1	TITLE SHEET
CIVIL	CIVIL NOTES
C2.0	EXISTING SITE PLAN
C1.0	EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
ARCHITECTURAL	
CR.11	CODE REVIEW PLAN
A.1.1	FLOOR PLAN
A.3.1	EXTERIOR ELEVATIONS
A.4.1	ROOF PLAN
A.5.1	BUILDING SECTIONS
STRUCTURAL	
S0.0	STRUCTURAL GENERAL NOTES
S1.1	FOUNDATION / SLAB ON GRADE PLAN
S2.1	FOUNDATION / FRAMING DETAILS
BID ALTERNATES	
NONE	

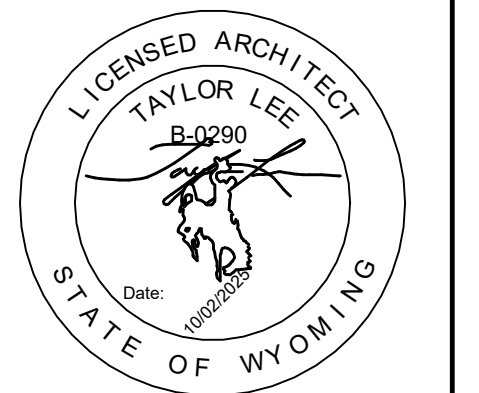
BUILDING DATA	
OWNER:	ADVANCED HEATING & AIR CONDITIONING STORAGE ADDITION 302 16TH STREET CODY, WY 82414
PROJECT ADDRESS:	302 16TH STREET CODY, WY 82414
OCCUPANCY:	F-1
NO. OF STORIES:	ONE
GROSS AREA:	22,531 SQ FT
GROSS AREA:	22,531 SQ FT
TYPE OF CONSTRUCTION:	V-B

PROJECT LOCATION	
PROJECT SUMMARY	
THIS PROJECT WILL CONSIST OF A NEW 1,700 SF ADDITION TO THE BACK OF THE BUILDING FOR STORAGE. MATERIALS AND LOOK WILL MATCH EXISTING BUILDING. A LARGER VESTIBULE WILL BE BUILT IN THE CURRENT FRONT DOOR VESTIBULE LOCATION.	
PROJECT SCHEDULE	
DRAWING PHASE	
T1.1	



plan one / architects

ARCHITECTS

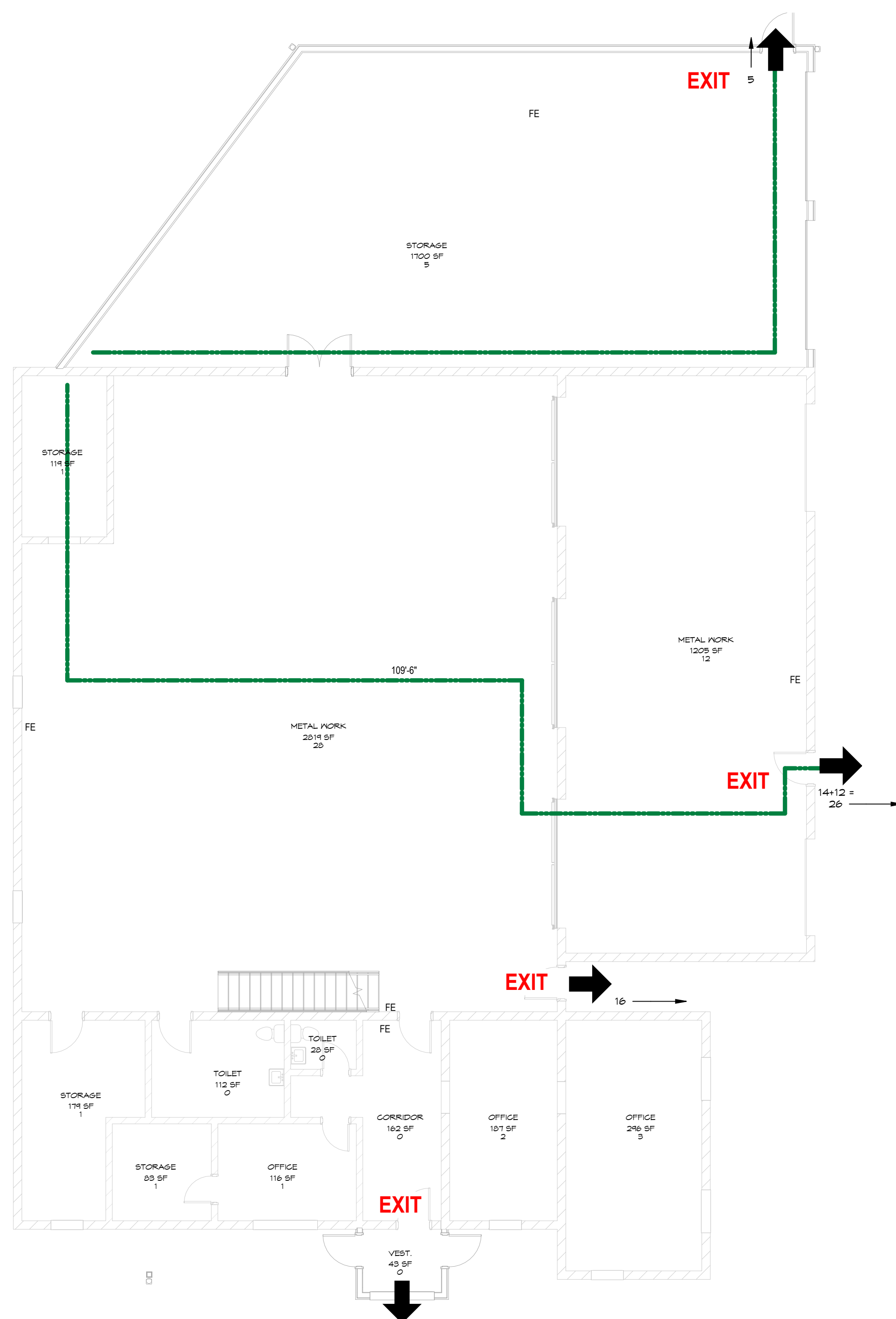


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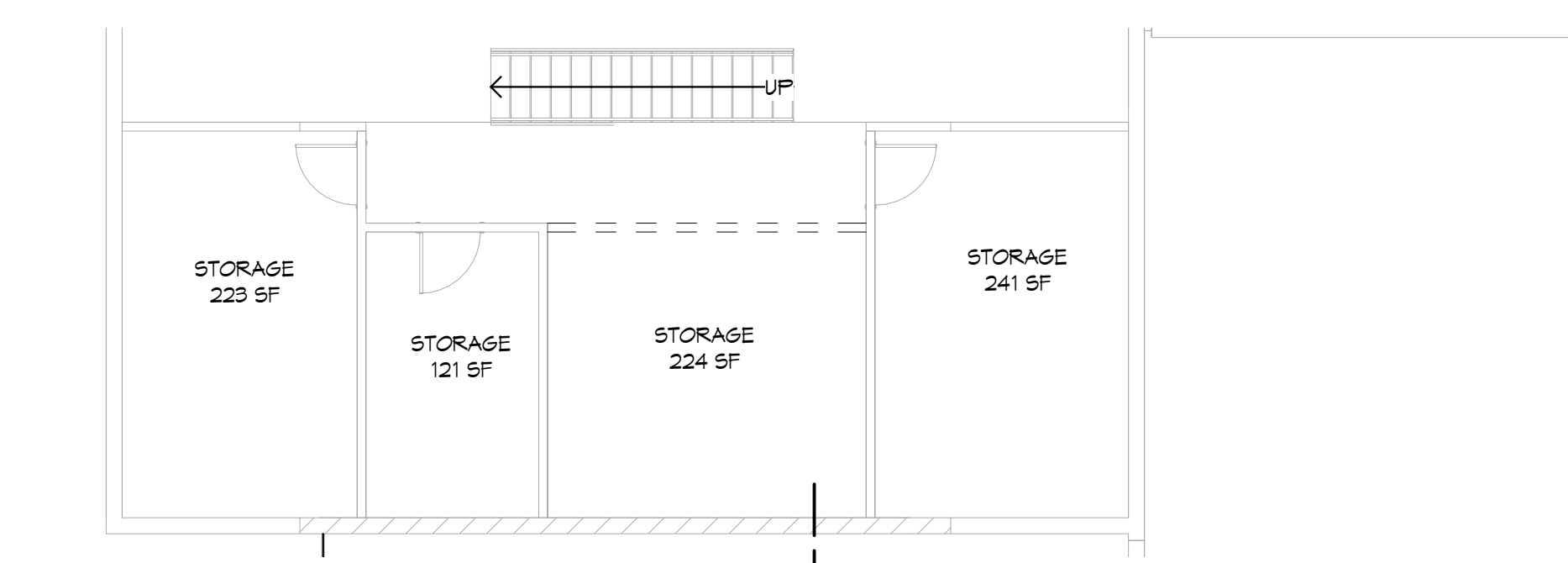
project: 2344

date: 10/02/2025

T1.1



1 CODE COMPLIANCE FLOOR PLAN - MAIN LEVEL
1/8" = 1'-0" NORTH



2 CODE COMPLIANCE FLOOR PLAN - MEZZANINE
1/8" = 1'-0" NORTH

3

SPECIFIC CODE NOTES - CONTINUED

AUTOMATIC SPRINKLER SYSTEMS
(SECTION 903.3)

FIRE PROTECTION SYSTEMS

FIRE SPRINKLER SYSTEM: YES NO

FIRE ALARM SYSTEM: YES NO

FIRE EXTINGUISHERS: PROVIDED IN ACCORDANCE WITH 906.1

SMOKE DETECTION: PROVIDED IN ACCORDANCE WITH 906.1

EXIT LIGHTS: YES

EMERGENCY LIGHTS: YES

PLUMBING REQUIREMENTS -
(CHAPTER 29, TABLE 2902.1) SEE SECTIONS 2902.2 AND 2902.3

	REQUIRED	PROVIDED	NOTES
WATER CLOSETS (MEN)	1	1	-
URINALS (MEN)	0	0	-
LAVATORIES (MEN)	1	1	-
LAVATORIES (WOMEN)	1	1	-
SERVICE SINK	1	1	-

LEGEND

- PATH OF TRAVEL
- COMMON PATH OF TRAVEL
- 1 HOUR FIRE WALL U/L-419
- EXIT SIGNAGE - SEE ELECTRICAL FOR MORE INFO.
- EMERGENCY EGRESS LIGHTING - SEE ELECTRICAL
- FE PORTABLE FIRE EXTINGUISHER LOCATIONS
- CUMULATIVE OCC. LOAD
- OCCUPANT LOAD (EXIT)
- EGRESS/EXIT

PROJECT INFORMATION -

I. PROJECT INFORMATION:

A. TYPE OF CONSTRUCTION
THIS PROJECT IS A 1,593 SF ADDITION TO THE EXISTING ADVANCE HEATING & A/C BUILDING FOR ADDITIONAL SPACE FOR DUCTWORK AND OTHER METAL MATERIALS

B. FACILITY NAME
ADVANCED HEATING & AIR CONDITIONING
STORAGE ADDITION
302 16TH STREET
CODY, WY 82414

II. PROJECT CERTIFICATION:

A. ARCHITECT: PLAN ONE ARCHITECTS
225 W. YELLOWSTONE AVE., SUITE 4
CODY, WY 82414
(307) 587-8646

B. THIS BUILDING WAS DESIGNED ACCORDING TO THE FOLLOWING CODES AS ADOPTED BY THE CITY OF CODY.

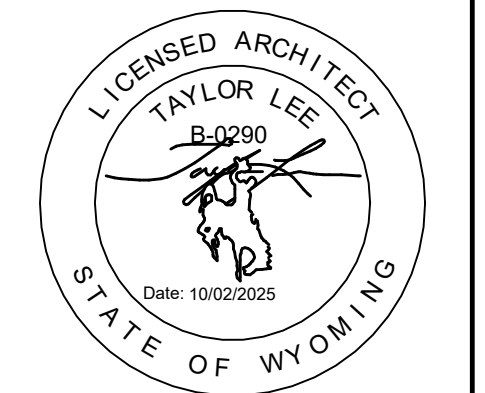
2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL EXISTING BUILDING CODE
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2024 INTERNATIONAL FIRE CODE (IFC)
2021 ICC A1 17.1 - 2017
2023 NATIONAL ELECTRIC CODE (NEC)

OCCUPANCY / AREA / CONSTRUCTION	MAIN LEVEL	
USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)	F-1	MODERATE-HAZARD FACTORY INDUSTRIAL - GROUP F-1
BASE ALLOWABLE AREA (PER FLOOR)	8,500 SF	
INCREASED ALLOWABLE AREA PER FLOOR (TABLE 506.3.3 ALLOWABLE AREA BASED ON FRONTAGE)	N/A	
MAXIMUM AREA [ALLOWABLE AREA OF 1ST FLR x STORIES]	8,500 SF	
UNLIMITED AREA BUILDING? (SECTION 507)	N/A	
SPECIAL PROVISIONS? (SECTION 510)	N/A	
ACTUAL AREA	7,146 SF + 1,146 SF MEZZ	
ALLOWABLE HEIGHT (SECTION 503.504 & TABLE 504.3)	HEIGHT / STORIES	40'-0" / 1 STORIES
ACTUAL HEIGHT	24' - 0"	
MEANS OF EGRESS (SECTION 1003)		
OCCUPANCY LOAD CALCULATIONS ARE BASED ON THE FOLLOWING:		
TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT		
DESIGN OCCUPANT LOAD (SECTION 1004.1)	49	
EGRESS WIDTH (SECTION 1005.1)		
STAIRWAY WIDTH PER OCCUPANT	0.2"	N/A
STAIRWAY WIDTH REQUIRED	0.2"	N/A
STAIRWAY WIDTH PROVIDED	0.2"	N/A
OTHER EGRESS COMPONENT WIDTH PER OCCUPANT	0.15"	N/A
CORRIDORS (SECTION 1020.2, TABLE 1020.3)		
REQUIRED FIRE-RESISTANCE RATING (SECTION 1020.1 & TABLE 1020.2)	0 - HOUR	CORRIDOR FIRE RESISTANCE RATING WITH OCCUPANT LOAD SERVED BY CORRIDOR GREATER THAN 30'-0" HOUR DUE TO NOT EXCEEDING 30 OCCUPANTS
EXIT DISTANCE (TABLE 1017.2)	200 FEET	BASED ON NON-SPRINKLERED F-1 OCCUPANCY
SMOKE BARRIERS = NOT REQUIRED		
MINIMUM CLEAR WIDTH (SECTION 1020.3 - MINIMUM CORRIDOR WIDTH)	REQD. 36" MIN.	PROVIDED 56"
EXITS (SECTION 1006.3.3 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY)	REQD. 2	4 PROVIDED

ADVANCE HEATING & AIR CONDITIONING
STORAGE ADDITION
CODY, WYOMING



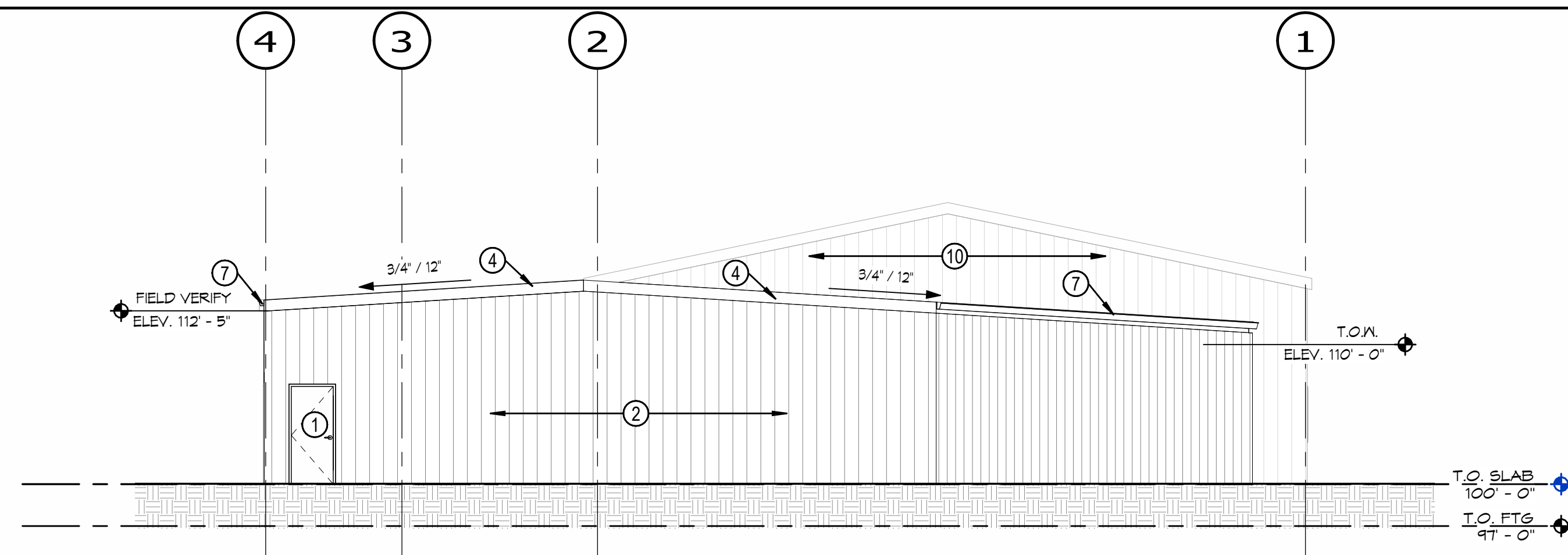
ARCHITECTS



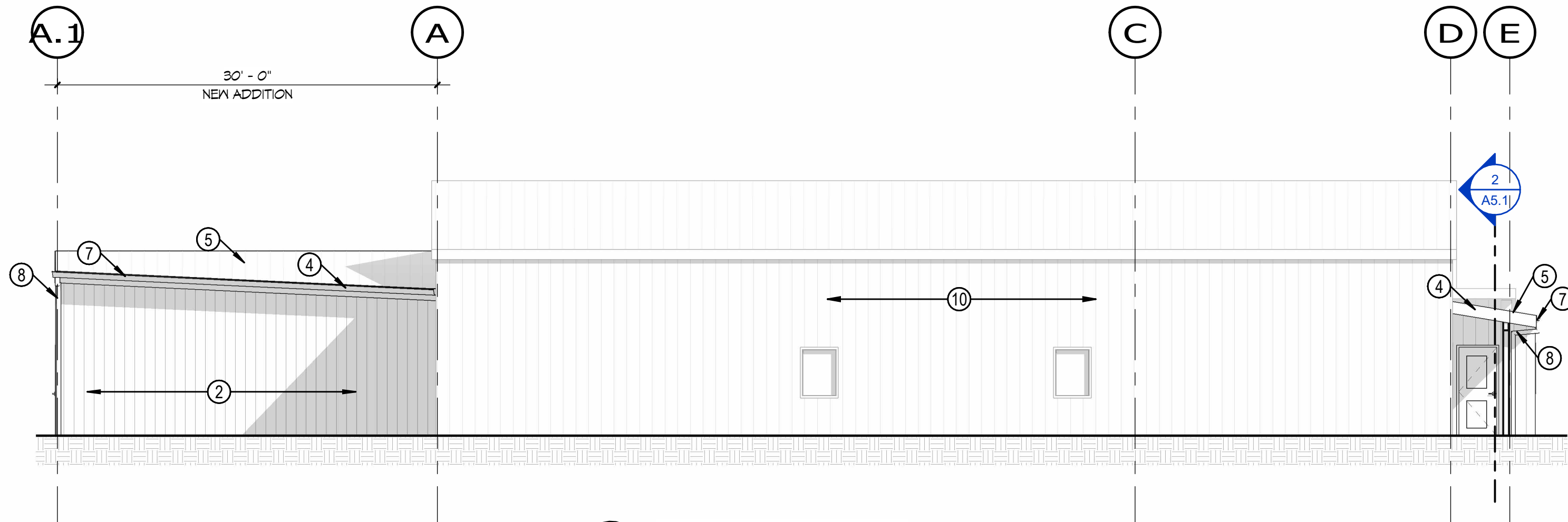
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project: 2527
date: 10/02/2025

CR1.1



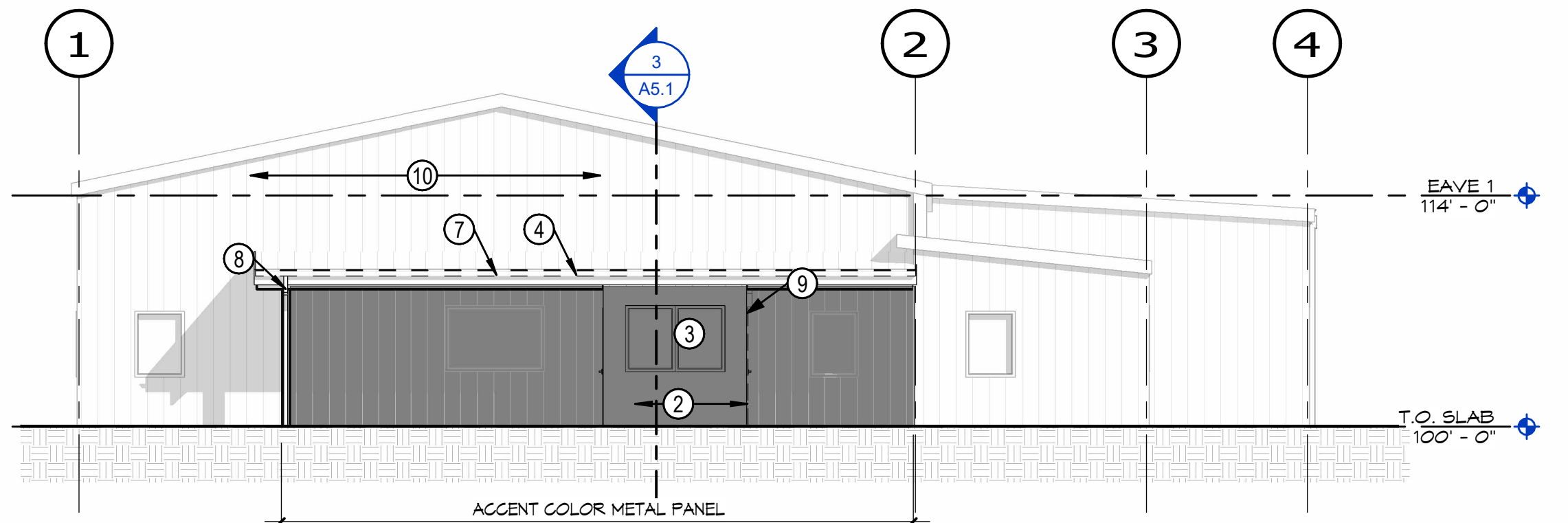
1 NORTH BUILDING ELEVATION
A3.1
1/8" = 1'-0"



2 WEST ELEVATION
A3.1
1/8" = 1'-0"



3 EAST BUILDING ELEVATION
A3.1
1/8" = 1'-0"



4 SOUTH ELEVATION
A3.1
1/8" = 1'-0"

- ### GENERAL NOTES
1. ALL EXPOSED SHEET METAL FLASHINGS ARE TO BE PRE-FINISHED.
 2. PROVIDE PRE-FINISHED SHEET METAL FOUNDATION SILL FLASHING FULL PERIMETER OF BUILDING.
 3. SEE A4.X SERIES DRAWINGS FOR ROOF INFORMATION AND DETAILS.
 4. SEE A5.X SERIES DRAWINGS FOR BUILDING SECTIONS.
 5. NOT ALL FIXTURES AND EQUIPMENT ARE SHOWN. REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
 6. CONTRACTOR TO VERIFY ROUGH OPENINGS OF DOORS AND WINDOWS PRIOR TO FABRICATION.
 7. ALL EXTERIOR FIXTURES (LIGHTS, HOSE-BIBBS, ROOF DRAINS, ETC.) LOCATED AT SIDING ARE TO BE MOUNTED ON MOUNTING BLOCK WITH FLASHING.

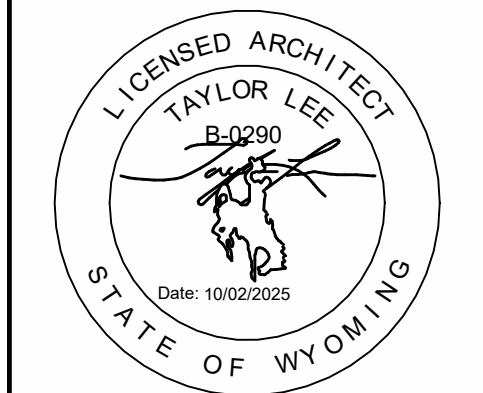
- ### KEYED NOTES
- NOTED THIS: (X)
1. NEW 3'-0"X7'-0" HM DOOR AND FRAME
 2. PRE-FINISHED METAL VERTICAL SIDING TO MATCH EXISTING PROFILE
 3. NEW PAIR OF 3'-0"X4'-0" ALUMINUM WINDOW
 4. NEW PRE-FINISHED METAL FASCIA TO MATCH EXISTING
 5. NEW FORMED METAL ROOFING
 6. NEW 8'X12' OVERHEAD SECTIONAL DOOR
 7. NEW PRE-FINISHED METAL GUTTER
 8. PRE-FINISHED METAL DOWNSPOUT
 9. DEMO EXISTING VESTIBULE
 10. PAINT EXISTING ORIGINAL BLUE BUILDING WHITE TO MATCH OTHER EXISTING ADDITIONS AND NEW ADDITION

REVISIONS		
REV.	DATE	DESCRIPTION

ADVANCE HEATING & AIR CONDITIONING STORAGE ADDITION CODY, WYOMING



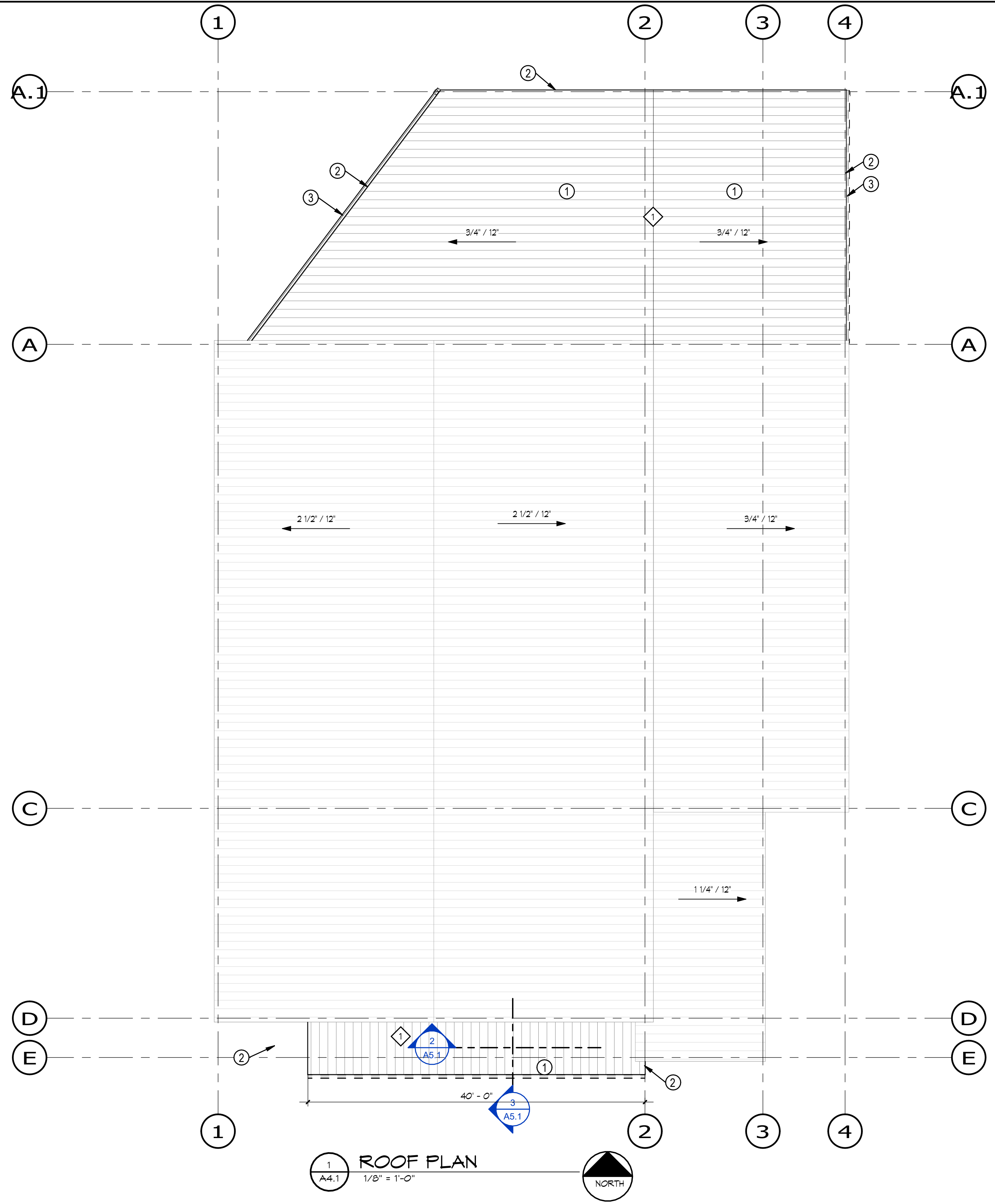
ARCHITECTS



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project: 2527
date: 10/02/2025

A3.1

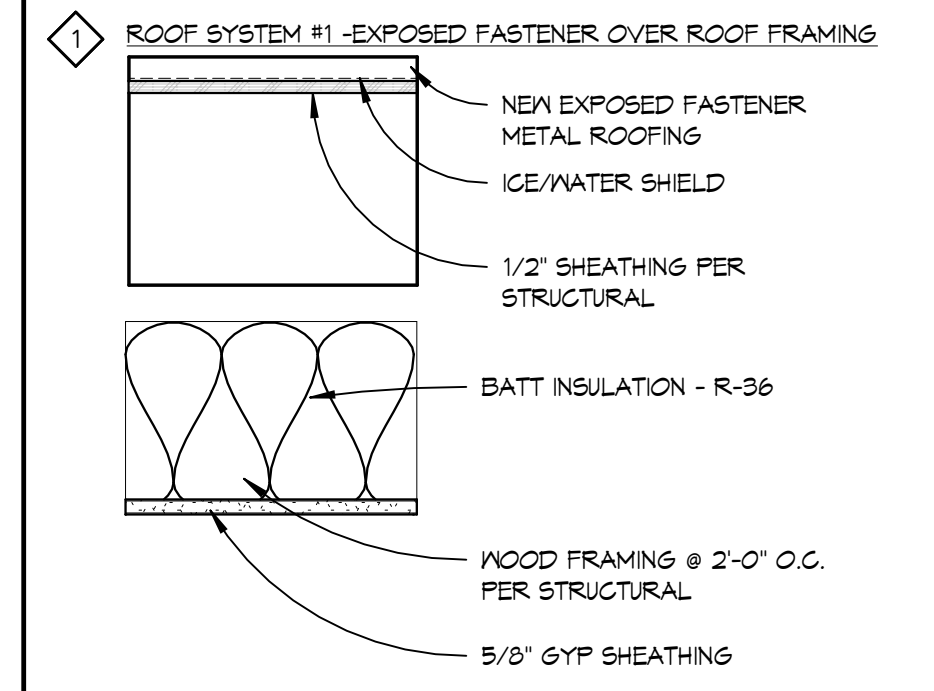


GENERAL NOTES

1. VERIFY EXACT NUMBER OF VTRS AND OTHER EQUIPMENT WITH MECHANICAL DRAWINGS, NOT ALL ARE SHOWN ON THIS ROOF PLAN. COMPLY WITH MANUF. STANDARD DETAILS @ V.T.R'S, MECH. CURBS, ETC. TO MAINTAIN WARRANTY.
2. ROOFING CONTRACTOR TO USE APPROPRIATE MANF. DETAILS TO OBTAIN/MAINTAIN ROOF WARRANTIES. FOLLOW ROOFING MANUF. SYSTEM REQUIREMENTS FOR ALL TERMINATIONS AND SEAMS.
3. PROVIDE A 100 MPH WIND SPEED WARRANTY FOR ALL ROOF SYSTEMS.
4. WHERE VAPOR BARRIER IS PENETRATED AND AT PERIMETERS OF VAPOR BARRIER, ENSURE VAPOR BARRIERS ARE SEALED TIGHT.

REVISIONS		
REV.	DATE	DESCRIPTION

ROOF SYSTEM



KEYED NOTES

- NOTED THUS: (X)
1. ROOF SYSTEM #1 - SEE ROOF SYSTEMS
 2. PRE-FINISHED METAL FASCIA BY METAL BUILDING MFR.
 3. PRE-FINISHED METAL GUTTER AND DOWNSPOUT

ROOF LEGEND

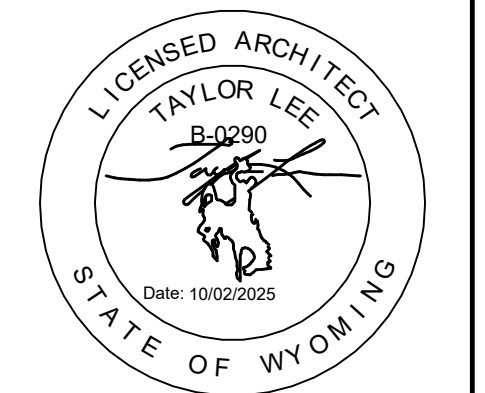


1 ROOF PLAN
A4.1
1/8" = 1'-0"

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STORAGE ADDITION
CODY, WYOMING**



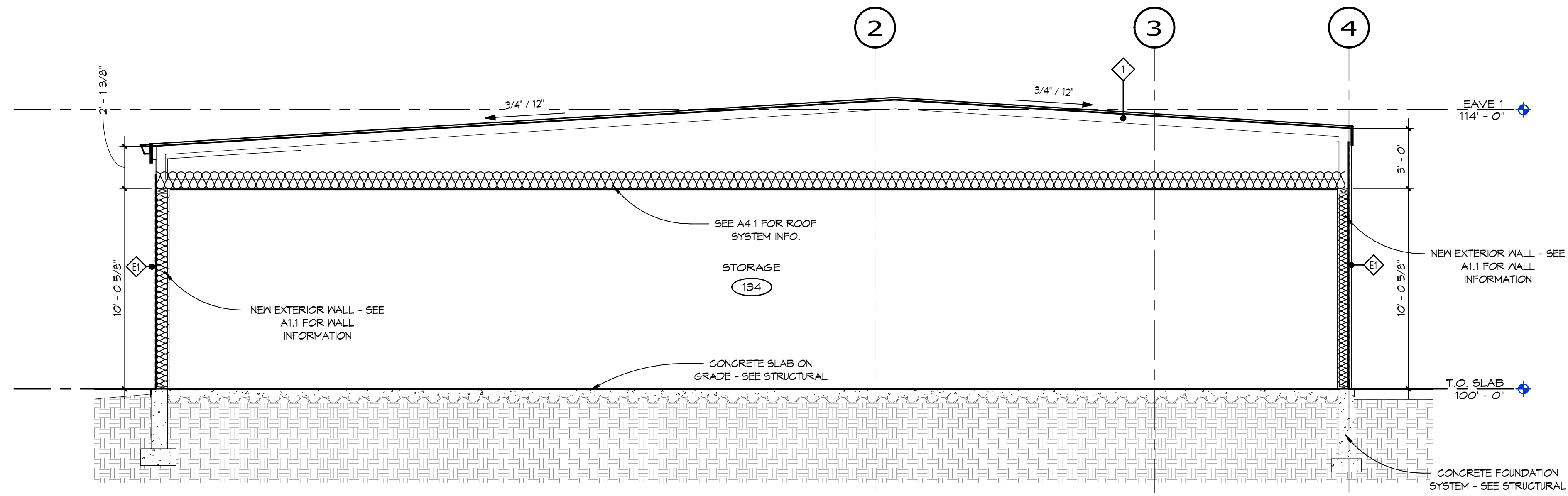
ARCHITECTS



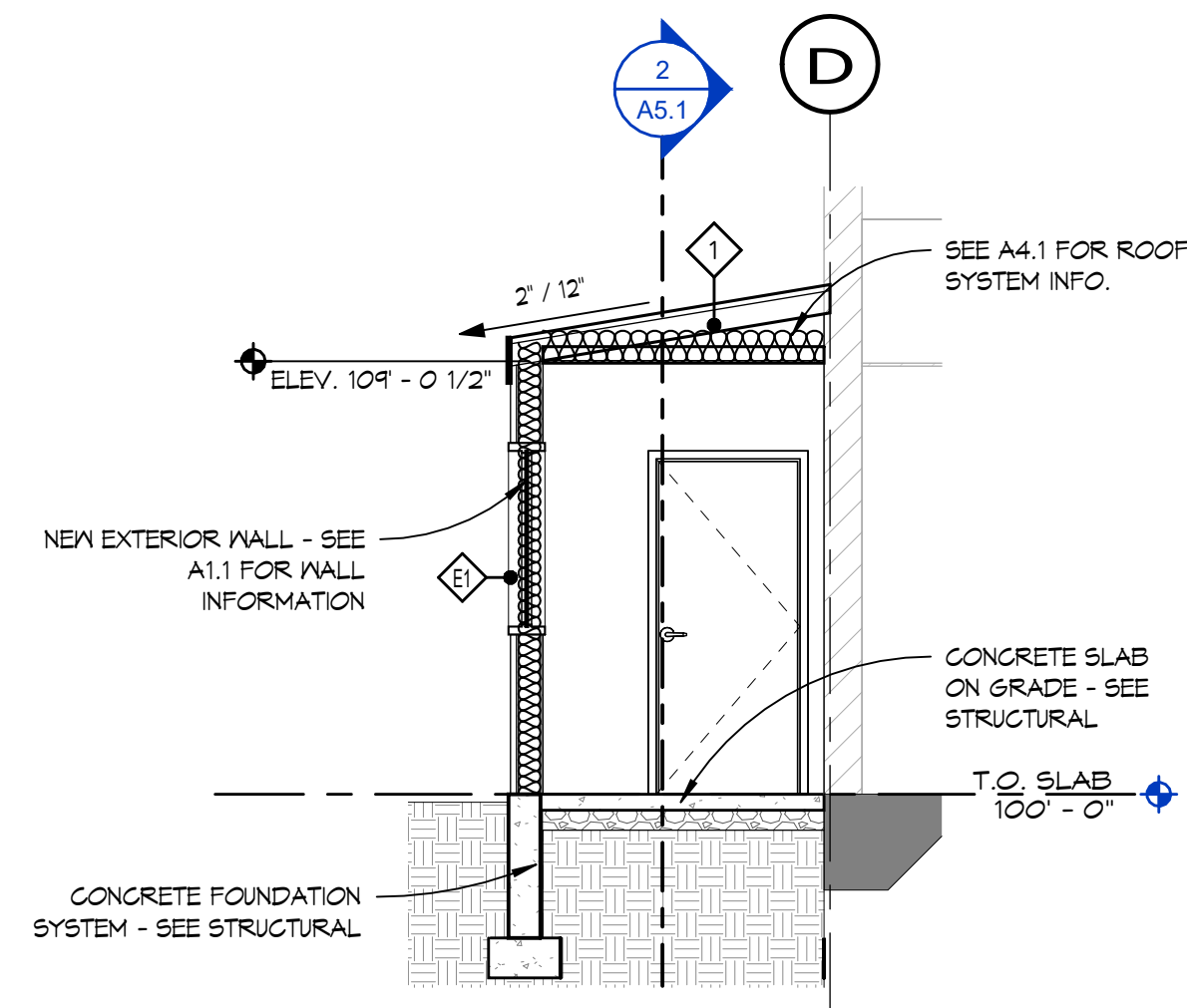
The professional services of the architect are undertaken for and are performed in the interest of Advanced Heating. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 2527
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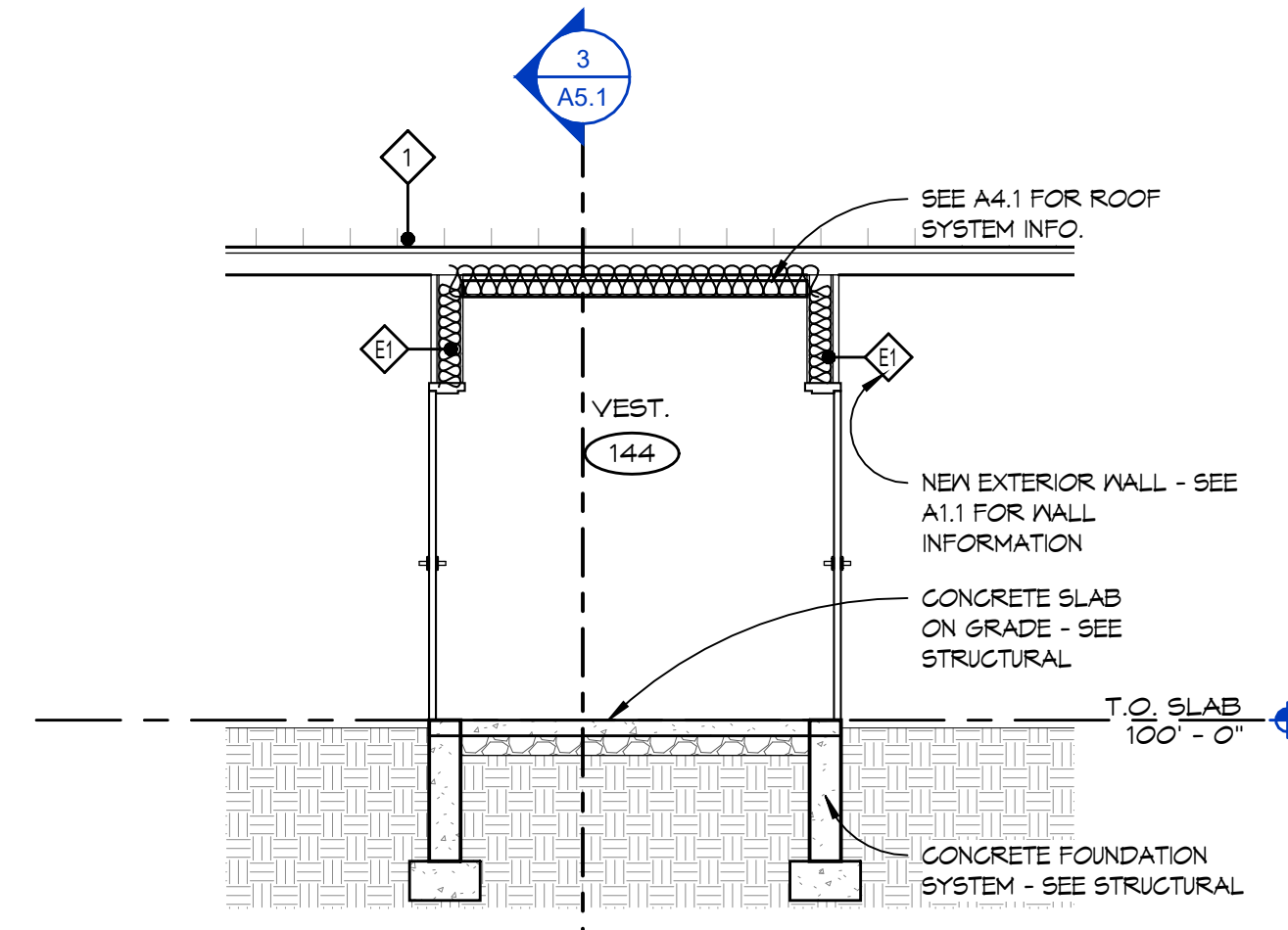
A4.1



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



3 BUILDING SECTION 3
AS.1 1/4" = 1'-0"



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

GENERAL NOTES

1. NOT ALL INTERIOR FINISHES AND CABINETS ARE SHOWN ON BUILDING SECTIONS. SEE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS.
2. SEE DIMENSION FLOOR PLAN SHEETS AD.1.X SERIES FOR PLAN VIEW OF SECTION CUTS & WALL TYPE SYMBOLS.
3. SEE ROOF PLAN AND ROOF DETAIL SHEETS, A4.X SERIES FOR ROOF CONSTRUCTION AND DETAILS.

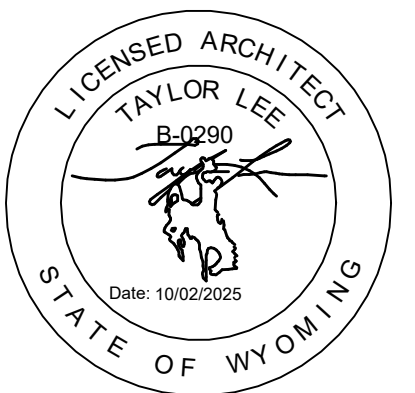
REVISIONS		
REV.	DATE	DESCRIPTION

ADVANCE HEATING & AIR CONDITIONING
STORAGE ADDITION
CODY, WYOMING

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project: 2527

date: 10/02/2025

A5.1

GENERAL STRUCTURAL NOTES:

DESIGN CODES:
2024 IBC INTERNATIONAL BUILDING CODE (IBC)
DESIGN LOADS:

1. ROOF SNOW LOADS:
 - a. ROOF SNOW LOAD: 20 PSF
 - b. SNOW EXPOSURE FACTOR, $C_e = 1$
 - c. SNOW LOAD IMPORTANCE FACTOR, $I = 1.0$
 - d. THERMAL FACTOR, $C_t = 1.1$
2. WIND LOAD
 - a. WIND SPEED (3-SECOND GUST) = 115 MPH
 - b. WIND IMPORTANCE FACTOR = 1.0
 - c. BUILDING CATEGORY: II
 - d. WIND EXPOSURE: C
 - e. INTERNAL PRESSURE COEFFICIENT: +/- .18
3. EARTHQUAKE DESIGN DATA:
 - a. SEISMIC IMPORTANCE FACTOR = 1.0
 - b. SPECTRAL RESPONSE COEFF.: $S(DS) = .181$
 - c. SITE CLASS: D
 - d. SEISMIC DESIGN CATEGORY: B
4. ROOF DEAD LOAD: 20 PSF TOTAL
5. FLOOR DEAD LOAD = 15 PSF
6. LIVE LOADS: 40 PSF

ALL SPECIAL INSPECTION OBSERVATION DOCUMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED

MISCELLANEOUS

1. REQUIREMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE DISCOVERED WHICH REQUIRE MODIFICATION OF THE STRUCTURAL SYSTEM. COORDINATE REQUIRED OPENINGS IN STRUCTURAL SYSTEM FOR OTHER TRADES PRIOR TO CONSTRUCTION.
2. VERIFY DOOR AND WINDOW LOCATIONS, SIZES AND TYPES WITH THE ARCHITECT.
3. STRUCTURAL DRAWINGS REPRESENT REQUIRED STRUCTURAL SYSTEMS AND DETAILS TO THE FULLEST EXTENT POSSIBLE. WHERE CONNECTIONS REQUIRED ARE NOT SPECIFICALLY DETAILED, PROVIDE CONNECTIONS INDICATED IN THE DRAWINGS THAT ARE OF SIMILAR CONFIGURATION, UPON APPROVAL BY STRUCTURAL ENGINEER. ALTERNATIVE CONNECTIONS MAY BE APPROVED WHEN SUBMITTED IN WRITING TO THE ENGINEER.
4. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY BRACING AND SHORING OF THE STRUCTURE FOR WIND, SEISMIC, SNOW, SOIL, AND SIMILAR LOADS UNTIL THE STRUCTURE IS COMPLETED ACCORDING TO THE STRUCTURAL DOCUMENTS.

FOUNDATIONS:

1. ASSUMED SOILS TO BE CODY COBBLES IN THIS AREA, CONTACT STRUCTURAL ENGINEER IF SOILS DIFFER FROM THIS.
2. SPREAD FOOTING FOUNDATIONS WERE DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2500 PSF ON UNDISTURBED NATIVE SOILS.
3. BACKFILL OR STRUCTURAL FILL SUPPORTING FOUNDATIONS OR SLABS ON GRADE SHALL BE COMPACTED TO 95% OF ASTM D-693

CONCRETE:

1. CONCRETE PROPERTIES SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLE.

CAST-IN PLACE CONCRETE	FDN WALL AND FOOTINGS	INT. SLABS	EXT. SLABS ON GRADE
MIN. 28-DAY COMPRESSIVE STRENGTH	4500 PSI	4000 PSI	4500 PSI
MAX. AGGREGATE SIZE	3/4"	3/4"	3/4"
% AIR CONTENT	5% +/- 1%	2% +/- 1%	5% +/- 1%
MAX. SLUMP *	4" +/- 1"	4" +/- 1"	4" +/- 1"
W/C RATIO **	.45 MAX	.50 MAX	.45 MAX
CEMENT TYPE	TYPE I/II PORTLAND CEMENT		

** THE ADDITION OF WATER TO A CONCRETE BATCH AT THE JOBSITE WILL ONLY BE ALLOWED IF THE W/C RATIO WAS NOT ACHIEVED DURING INITIAL BATCHING OPERATIONS, AS INDICATED ON THE DELIVERY TICKET.

2. CONCRETE REINFORCING SHALL BE WIRE INTO PLACE PRIOR TO PLACING CONCRETE, MEETING THE FOLLOWING CLEARANCE REQUIREMENTS (ACI 11):
 - (a) CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"
 - (b) CONCRETE EXPOSED TO EARTH OR WEATHER:
 - #5 BAR AND SMALLER.....1/2"
 - #5 BAR AND SMALLER.....1/2"
 - (c) CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
 - SLABS AND WALLS (#1 BAR AND SMALLER).....3/4"
 - BEAMS AND COLUMNS (PRIMARY REINF., TIES, STIRRUPS, SPIRALS).....1/2"
3. CONCRETE REINFORCING SHALL BE GRADE 60, ASTM A615.
4. CONCRETE REINFORCEMENT BE FABRICATED WITH STANDARD HOOKS AS PRESCRIBED BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
5. REINFORCEMENT LAP LENGTHS AT DISCONTINUOUS BARS SHALL COMPLY WITH THE FOLLOWING TABLE:

DETAIL OF REINFORCEMENT - LAP LENGTHS **						
BAR SIZE	#3	#4	#5	#6	#7	
CONC. DESIGN STRENGTH	4000 PSI					
GR 60	TOP BAR *	1'-6"	2'-0"	2'-6"	3'-0"	4'-4"
	OTHER BAR	1'-3"	1'-6"	1'-11"	2'-4"	3'-4"

* TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
** INCREASE LAP LENGTHS SHOWN ABOVE BY 25% WHERE BARS ARE SPACED CLOSER THAN 2' O.C. OR WHERE EDGE OF BAR MEASURED IN DIRECTION OF SPACING IS LESS THAN 5/8" FROM FACE OF MEMBER.

6. REINFORCING SHALL BE THE LENGTH INDICATED, OR THE LENGTH INFERRED FROM THE DRAWINGS, COMPLYING WITH CLEAR COVER REQUIREMENTS NOTED ABOVE.
7. SUPPORT REINFORCING WITH PLASTIC CHAIRS OR CONCRETE DOBBIES. METAL REINFORCEMENT SUPPORTS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
8. AT ALL THICKENED SLAB EDGE CORNERS AND INTERSECTIONS, PROVIDE CORNER BARS TO MATCH THE HORIZONTAL REINFORCING. COMPLY WITH THE LAP LENGTH REQUIREMENTS NOTED ABOVE TO FABRICATE THE CORNER BARS REQUIRED.
9. WHERE COLUMN ANCHOR BOLTS ARE INDICATED ON THE PLAN, WIRE THE ITEMS IN PLACE PRIOR TO PLACING CONCRETE. PROPERLY CONSOLIDATE THE CONCRETE IN THE VICINITY OF THE EMBEDDED ITEMS TO ENSURE ADEQUATE BONDING WITH THE CONCRETE.
10. PROVIDE CURING FOR ALL CONCRETE TO PREVENT DRYING SHRINKAGE, USING AN APPROVED CURING COMPOUND, MOISTURE RETAINING COVER, CONTINUOUS MOISTURE APPLICATION (FLOODING), OR OTHER METHOD APPROVED BY THE ENGINEER. MOIST CURING SHALL BE PERFORMED FOR A MINIMUM OF 7 DAYS.
11. COLD WEATHER CONCRETING: COMPLY WITH THE REQUIREMENTS OF ACI 306 FOR CONCRETING DURING COLD WEATHER. COLD WEATHER IS DEFINED AS A PERIOD OF TIME WHEN THE TEMPERATURE DROPS BELOW 40°F FOR THREE CONSECUTIVE DAYS.
12. HOT WEATHER CONCRETING: COMPLY WITH THE REQUIREMENTS OF ACI 305 FOR CONCRETING DURING HOT, WINDY, AND/OR DRY WEATHER, TO PREVENT CRACKING DUE TO DRYING SHRINKAGE.
13. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE MOISTURE LOSS AND CURE ACCORDING TO THE PROVISIONS OF ACI 308 USING ONE OR A COMBINATION OF THE FOLLOWING METHODS FOR A MINIMUM OF 7 DAYS (10 DAYS FOR TYPE IV OR V CEMENT)
 - A. MOISTURE CURING (WATER IMMERSION, FOG SPRAY, SATURATED ABSORPTIVE COVER)
 - B. MOISTURE-RETAINING COVER CURING (PLASTIC FILM, 6 MIL MINIMUM THICKNESS, COLOR/TRANSPARENCY APPROPRIATE FOR THE AMBIENT WEATHER CONDITIONS DURING CONCRETE PLACEMENT)
 - C. CURING COMPOUND OR CURING AND SEALING COMPOUND (APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND NOT TO INTERFERE WITH BONDING OF FLOOR COVERINGS USED ON PROJECT)

REQUIREMENTS FOR SPECIAL INSPECTIONS AND TESTING

1. IN ADDITION TO REGULAR INSPECTIONS, THE FOLLOWING ITEMS WILL ALSO REQUIRE SPECIAL INSPECTION AND TESTING IN ACCORDANCE WITH CHAPTER 11 OF THE 2024 INTERNATIONAL BUILDING CODE SPECIAL INSPECTIONS (1105)
 - STEEL CONSTRUCTION (1105.2)
 - CONCRETE CONSTRUCTION INCLUDING DRILLED / EPOXIED ANCHORS (1105.3)
 - SOILS (1104.1)
2. THE OWNER OR ITS AUTHORIZED AGENT SHALL EMPLOY A QUALIFIED TESTING AGENCY TO PROVIDE INSPECTION AND TESTING OF REQUIRED STRUCTURAL ITEMS IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS IN THE IBC 2024.
3. IN ACCORDANCE WITH SECTION 1104.4 OF THE IBC, THE CONTRACTOR IS REQUIRED TO ACKNOWLEDGE THEIR AWARENESS OF AND THEIR PLANS FOR OBTAINING CONFORMANCE WITHIN THEIR OWN ORGANIZATION TO THE STATEMENT OF SPECIAL INSPECTIONS.
4. STRUCTURAL CONSTRUCTION OBSERVATIONS SHALL BE PERIODICALLY PERFORMED BY A QUALIFIED ENGINEER LICENSED IN THE STATE OF WYOMING TO OBSERVE AND CONFIRM GENERAL CONFORMANCE OF CONSTRUCTION WITH THE CONSTRUCTION DOCUMENTS.

V. STRUCTURAL ERECTION AND BRACING REQUIREMENTS:

- A. THE STRUCTURAL DRAWINGS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THESE CONSTRUCTION DOCUMENTS CONTAIN TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED, NOR IS EVERY EXCEPTIONAL CONDITION ADDRESSED. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE 2019 IBC AND LOCAL CODES AND ORDINANCES.
- B. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR RESOLUTION. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
- C. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE METHODS OF CONSTRUCTION. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PROVIDE PROPER SHORING AND BRACING AS MAY BE REQUIRED DURING CONSTRUCTION TO ACHIEVE THE FINAL COMPLETED STRUCTURE. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING OR CRANES AND OTHER ERECTION EQUIPMENT. DO NOT PLACE BACKFILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. THE STRUCTURAL STEEL FRAME IS NON-SELF-SUPPORTING PER AISC CODE OF STANDARD PRACTICE. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE. THE ARCHITECT AND STRUCTURAL ENGINEER BEAR NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.
- D. WHERE PERIODIC OR CONTINUOUS INSPECTION IS REQUIRED BY THESE DOCUMENTS OR BY CODE OR LOCAL ORDINANCE, THE OWNER SHALL EMPLOY AN INSPECTOR CERTIFIED IN THE PARTICULAR AREA OF CONCERN. THE INSPECTOR SHALL BE RESPONSIBLE TO, AND REPORT TO, THE ARCHITECT AND BUILDING DEPARTMENT.

VI. WOOD FRAMING

- A. SAWN LUMBER
 1. ALL SAWN LUMBER WAS DESIGNED BASED ON NATIONAL DESIGN SPECIFICATION (N.D.S.) - PUBLISHED DESIGN VALUES OF VISUALLY-GRADED LUMBER ACCORDING TO THE PROVISIONS OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) GRADING RULES. ALL LUMBER SHALL MEET OR EXCEED THE GRADES INDICATED IN ITEM 2 BASED ON THE WWPA GRADING RULES.
 2. PROVIDE SAWN LUMBER OF THE FOLLOWING SPECIES AND GRADES:
 - a. 4X AND LARGER POSTS: DOUG. FIR-LARCH, NO. 1
 - b. 3X AND LARGER JOISTS & RAFTERS: DOUG. FIR, NO. 1, GRADE
 - c. 2X WALL STUDS: DOUG. FIR, NO. 1, GRADE @ 12'-0" AND TALLER STUDS, AND NO.2 FOR UNDER 12'-0"
 3. PROVIDE HEADERS, BEARING STUDS, AND KING STUDS AT CONVENTIONALLY-FRAMED BEARING WALL OPENINGS PER WALL OPENING HEADER SCHEDULE ON SHEET. UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
- B. PRE-FABRICATED I-JOISTS/RAFTERS AND LAMINATED VENEER LUMBER
 1. PROVIDE FLOOR JOISTS OF THE DEPTH, GRADE, AND SPACING INDICATED ON THE PLANS, OR APPROVED EQUAL.
 2. INSTALL JOISTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, INCLUDING TEMPORARY BRIDGING, BRACING, OR BLOCKING, TO ENSURE STABILITY DURING INSTALLATION.
 3. LAMINATED VENEER LUMBER (LVL) SHALL BE "PARALLAM", "MICROLAM", "RIGIDLAM" OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 4. JOIST BRIDGING SHALL BE PROVIDED AS INDICATED AND AS REQUIRED BY THE MANUFACTURER.
- C. FLOOR AND WALL SHEATHING
 1. PLACE THE INDICATED FLOOR SHEATHING WITH THE LONG AXIS OF THE PANELS PERPENDICULAR TO THE DIRECTION OF THE SUPPORT FRAMING, AND STAGGER 48". BLOCK EDGES OF FLOOR SHEATHING AS INDICATED ON THE FRAMING PLANS.
 2. SHEAR WALL SHEATHING MAY BE ORIENTED EITHER PARALLEL OR PERPENDICULAR TO THE WALL STUD FRAMING DIRECTION. BLOCK ALL EDGES OF SHEAR WALL SHEATHING.
 3. DRIVE WOOD PANEL SHEATHING NAILS FLUSH WITH, BUT NOT PENETRATING THE FACE OF THE WOOD SURFACE.
- D. PRE-ENGINEERED ROOF TRUSSES:
 1. TRUSSES SHALL BE DESIGNED IN STRICT ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2024 IBC.
 2. TRUSSES SHALL BE DESIGNED FOR LIVE LOADS SHOWN PLUS ALL DEAD LOADS INFERRED FROM THE DRAWINGS.
 3. SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF WYOMING TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 4. MAXIMUM LIVE LOAD DEFLECTION FOR WOOD TRUSSES SHALL NOT EXCEED L/360. TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/240.
 5. TRUSS BRIDGING SHALL BE PROVIDED AS REQUIRED BY THE MANUFACTURER.
 6. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
 - a) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS
 - b) THE DESIGN LOAD
 - c) THE SPACING OF THE TRUSSES
 7. ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY TRUSS MFR. FOR REQUIRED CAPACITY. TRUSS MANUFACTURER TO SPECIFY UPLIFT & OVERTURNING CONNECTORS, CONNECTORS INDICATED IN DRAWINGS SHALL BE VERIFIED WITH TRUSS CALCULATIONS.
- E. GLUE LAMINATED FRAMING
 1. GLUE LAMINATED WOOD MEMBERS SHALL BE DOUG. FIR, 24FV4, UNLESS NOTED OTHERWISE, MANUFACTURED AND MARKED IN ACCORDANCE WITH AITC STANDARDS. USE EXTERIOR GLUE ONLY. INSTALL GLU-LAM BEAMS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 2. EXPOSED GLU-LAM BEAMS SHALL CONFORM TO AITC, ARCHITECTURAL APPEARANCE GRADE.
 3. UNLESS INDICATED OTHERWISE, PROVIDE AT ALL GLU-LAM BEARING POINTS SOLID SAWN OR BUILT-UP POSTS HAVING THE MINIMUM DIMENSIONS EQUAL TO THE WALL WIDTH BY THE GLU-LAM WIDTH.

F. CONNECTIONS

1. ALL NAILED CONNECTIONS WERE DESIGNED BASED ON THE CAPACITY OF BOX NAILS OF THE SIZES INDICATED.
2. STEEL CONNECTION PLATES, IF REQUIRED, SHALL COMPLY WITH ASTM A36, U.N.O.
3. FRAMING ANCHORS, HANGERS AND OTHER MISC. HARDWARE SPECIFIED IN DRAWINGS ARE SIMPSON STRONG-TIE PRODUCTS. AS AN ALTERNATE, SPECIFIED HANGERS MAY BE REPLACED WITH EQUIVALENT USP STRUCTURAL CONNECTORS. FILL ALL HOLES WITH FASTENERS AS RECOMMENDED BY MANUFACTURER. PROVIDE FINISH FOR EXPOSED CONNECTORS TO COMPLY WITH ARCHITECT'S OR OWNER'S REQUIREMENTS.
4. WHERE BOLTING IS USED, PROVIDE BOLT HOLES IN WOOD MEMBERS HAVING A DIAMETER THE BOLT DIAMETER. PROVIDE WASHERS BENEATH THE HEADS OF ALL THROUGH AND LAG-BOLTS BEARING ON WOOD. COUNTERSINK AND FLUSH ALL EXPOSED FASTENERS TO COMPLY WITH ARCHITECT'S OR OWNER'S REQUIREMENTS
5. ALL NAILING SHALL COMPLY WITH 2024 IBC TABLE R602.3 (1), U.N.O.

SHEAR WALL SCHEDULE 1, 2, 6

MARK	SHEATHING ³	SHEATHING ATTACHMENT	SILL PLATE ANCHORAGE ⁴
(S1)	5/8" APA RATED APA-RATED SHEATHING, 1-SIDE MIN.	8d @ 6" O.C. EDGE, 12" O.C. FIELD	5/8" DIA. X 1" EMBED. H.A.B. @ 4'-0" O.C.

NOTES:

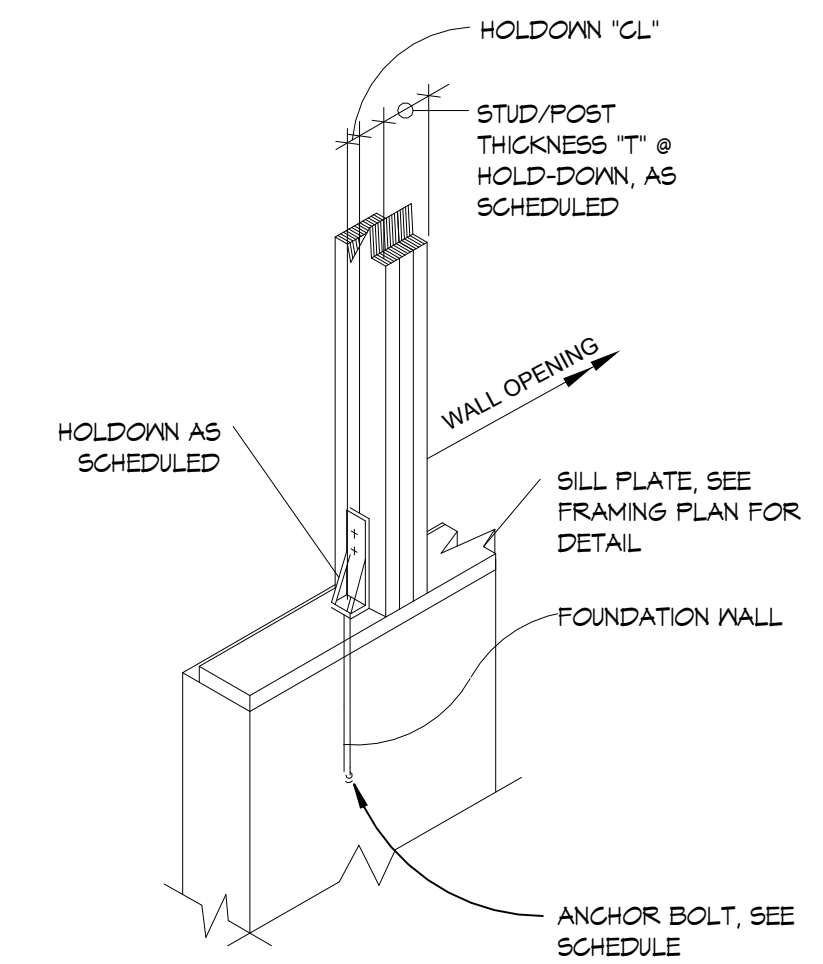
1. SHEATHING/ATTACHMENT IS REQUIRED THE ENTIRE LENGTH OF WALL INDICATED. WHERE A WALL IS NOT DESIGNATED WITH A SHEATHING MARK, PROVIDE SHEATHING AND ATTACHMENT PER TYPE S1 ABOVE.
2. DRIVE WOOD PANEL SHEATHING NAILS FLUSH WITH, BUT NOT PENETRATING THE FACE OF THE WOOD SURFACE.
3. BLOCK ALL EDGES OF SHEAR WALL PANELS (ORIENTED STRAND BOARD, O.S.B. ARE ACCEPTABLE). PANELS SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
4. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER EACH SILL PLATE PIECE, NOT MORE THAN 12" OR LESS THAN 4" FROM EACH END. PROVIDE 3" X 3" X 1/4" PLATE WASHERS AT ALL SILL PLATE ANCHOR BOLTS.
5. STAGGER END JOINTS OF SHEATHING 16" MIN. ON EA. SIDE OF WALL, WHERE SHEATHING IS REQUIRED ON BOTH FACES OF WALL.
6. CONSTRUCT SHEAR WALL ASSEMBLIES, INCLUDING CORNER AND INTERSECTION STUD GROUPS, TOP PLATE SPLICES, AND STUD TO PLATE CONNECTIONS TO COMPLY WITH 2024 INTERNATIONAL BUILDING CODE (IBC) TABLE 2304.9.1, U.N.O.

HOLDOWN SCHEDULE 1, 2

MARK	HOLDOWN DEVICE	STUD/POST SIZE	CONCRETE/POST ANCHORAGE
H1 or H1	SIMPSON "HDU4-SDS2.5" ANCHOR	T = 3" MIN. (2) 2X STUDS, B1/1, MIN.	SIMPSON "SSTB16" HOOKED ANCHOR BOLT EMBEDDED IN CONG. (SEE NOTE 3, 4); (10) SDS 1/2" X 2 1/2" SCREWS INTO WOOD POST (SEE HOLDOWN DETAIL TYPE 1)
	SIMPSON "STHD14" STRAP	T = 3" MIN. (2) 2X STUDS, B1/1, MIN.	STRAP EMBEDDED IN CONG., TO ENGAGE #4 REIN. BAR; (30) 16d INTO WOOD POST (SEE HOLDOWN DETAIL TYPE 1, SIM.)

NOTES:

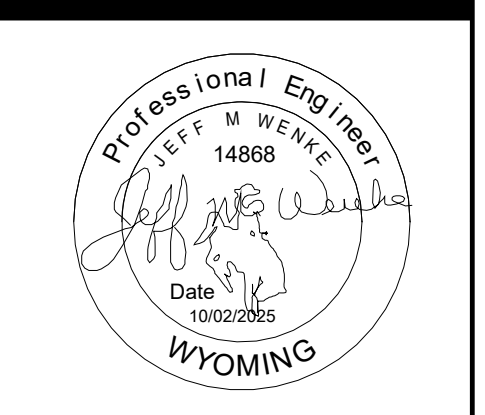
1. COORDINATE HOLDOWN LOCATION WITH ARCHITECTURAL FLOOR PLANS AT DOOR/WINDOW LOCATIONS FOR PROPER PLACEMENT AT BEARING/KING STUD ASSEMBLIES.
2. REFER TO THE DETAILS INDICATED BELOW FOR INSTALLATION REQUIREMENTS, AND COMPLY WITH ADDITIONAL MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
3. AT CONTRACTOR'S OPTION, AT "H1" ONLY, IT IS ACCEPTABLE TO DRILL AND EPOXY A GRADE A36 THREADED ROD OF THE SAME DIAMETER OF THE 1/2" OF THE EMBEDMENT LENGTH OF THE SPECIFIED ANCHOR, IN LIEU OF SPECIFIED ANCHOR, CAST-IN-PLACE ANCHOR SPECIFIED, INTO FOUNDATION WALLS AND INTERIOR GRADE BEAMS USING HILTI HY-200 ADHESIVE, OR EQUAL.



**ADVANCE HEATING & AIR CONDITIONING
STORAGE ADDITION
CODY, WYOMING**



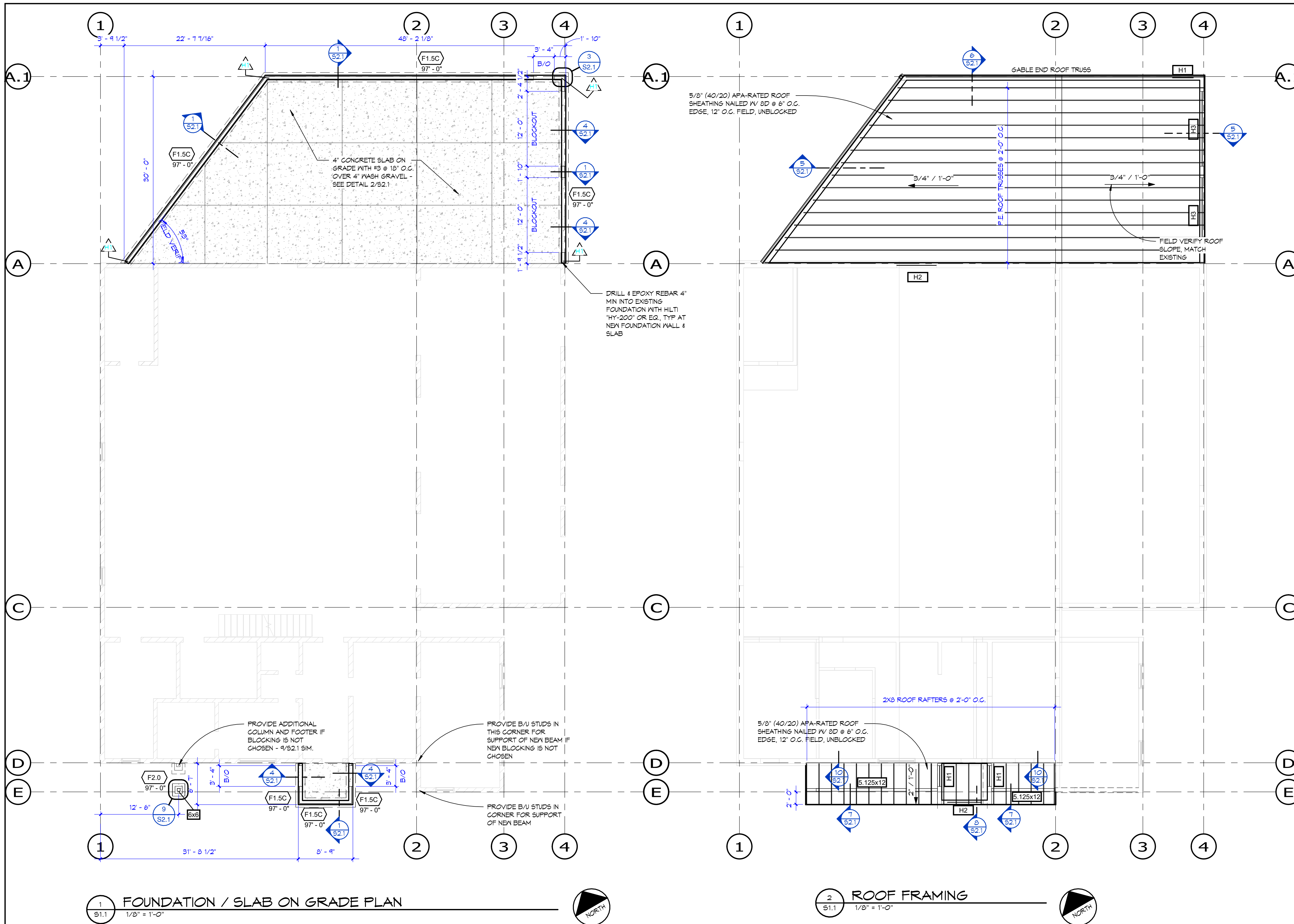
STRUCTURAL



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project: 2527
date: 10/02/2025

S0.0



STRUCTURAL NOTES

- SEE CIVIL FOR ELEVATION SITE PLAN BENCHMARK FOR REFERENCE ELEV. = 100'-0". (VERIFY ALL ELEVATIONS WITH CIVIL)
- SEE ARCH FOR DOOR, WINDOW, AND NON-BEARING WALL SIZES AND LOCATIONS.
- PROVIDE BELOW SLAB PLUMBING FOR FIXTURES PER PLUMBING PLANS. VERIFY LOCATIONS WITH MEP PRIOR TO ROUGH-IN.
- PROVIDE CORNER REINF. @ SLAB EDGE CORNERS PER DETAIL 2/52.1

STRUCTURAL LEGEND

- (FX-XX) - FOOTING MARK, SEE SCHEDULE ON SHEET S1.1
XX-XX" - TOP OF FOOTING ELEVATION
- XXX - BEAM / HEADER MARK

FOOTING SCHEDULE

MARK	SIZE (W X L X T) ¹	REINFORCING ²
F1.5C	1'-6" X CONT. X 10"	(3)-#4 CONT. LONG., #4 @ 18" O.C. TRANS. @ BOTTOM OF FOOTING

- NOTES:
- W = WIDTH, L = LENGTH, T = THICKNESS
 - REFER TO THE GENERAL STRUCTURAL NOTES FOR REINFORCING CLEARANCE AND LAP REQUIREMENTS.

HEADER SCHEDULE

MARK	MEMBER SIZE	BEARING STUDS	KING STUDS	CONNECTION TO SUPPORTS
H1	DOUBLE 2X6 DF-L B/U HEADER	(1) WALL STUDS	(1) WALL STUDS	4-8d COMMON, TOENAIL
H2	DOUBLE 2X6 DF-L B/U HEADER	(2) WALL STUDS	(2) WALL STUDS	4-8d COMMON, TOENAIL
H3	5 1/8" X 12" GLU-LAM	(3) WALL STUDS	(3) WALL STUDS	LSTA 18 STRAP

- NOTES:
- REFER TO THE GENERAL STRUCTURAL NOTES FOR BUILT-UP POST CONNECTION REQUIREMENTS.
 - (1) KING STUD MAY BE USED AT ALL INTERIOR BEARING WALL HEADERS. CONNECT KING STUD(S) TO BEARING STUD(S) PER THE BUILT-UP POST SPECIFICATION IN THE GENERAL STRUCTURAL NOTES.

ADVANCE HEATING & AIR CONDITIONING STORAGE ADDITION CODY, WYOMING



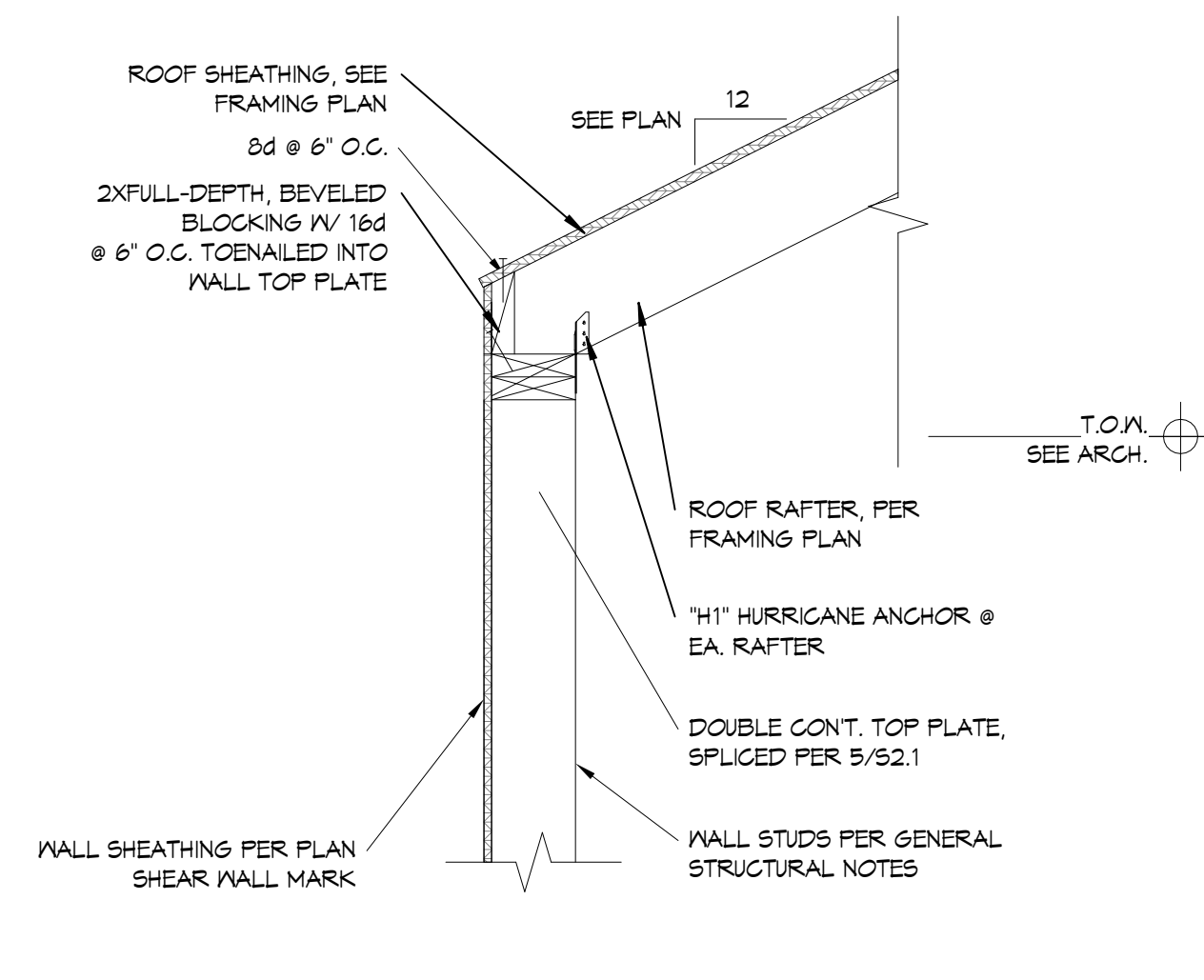
STRUCTURAL



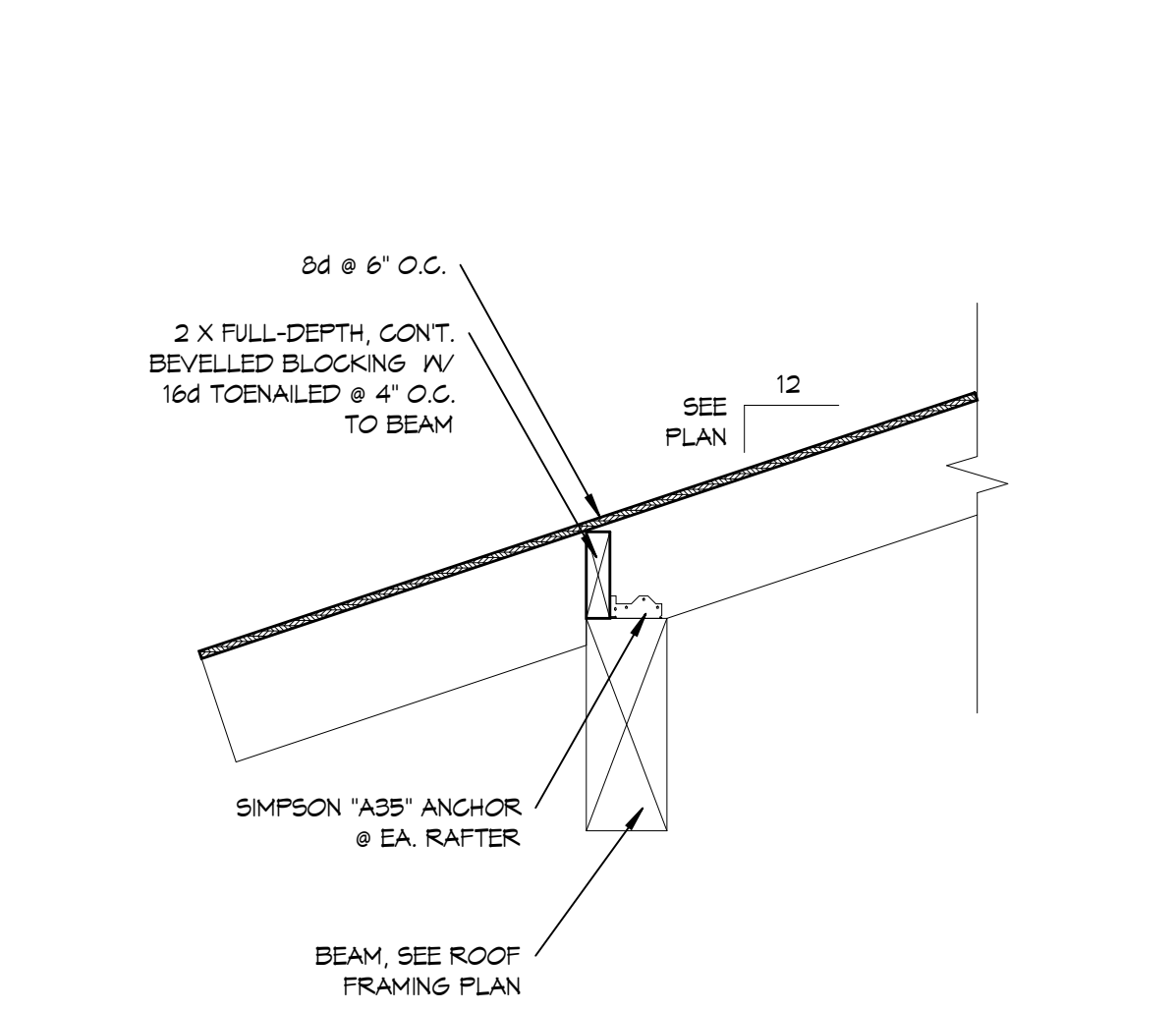
The professional services of the architect are undertaken for and are performed in the interest of Advanced Heating. No contractual obligation is assumed by the architect for the benefit of any other person involved in the contract.

project: 2527
date: 10/02/2025

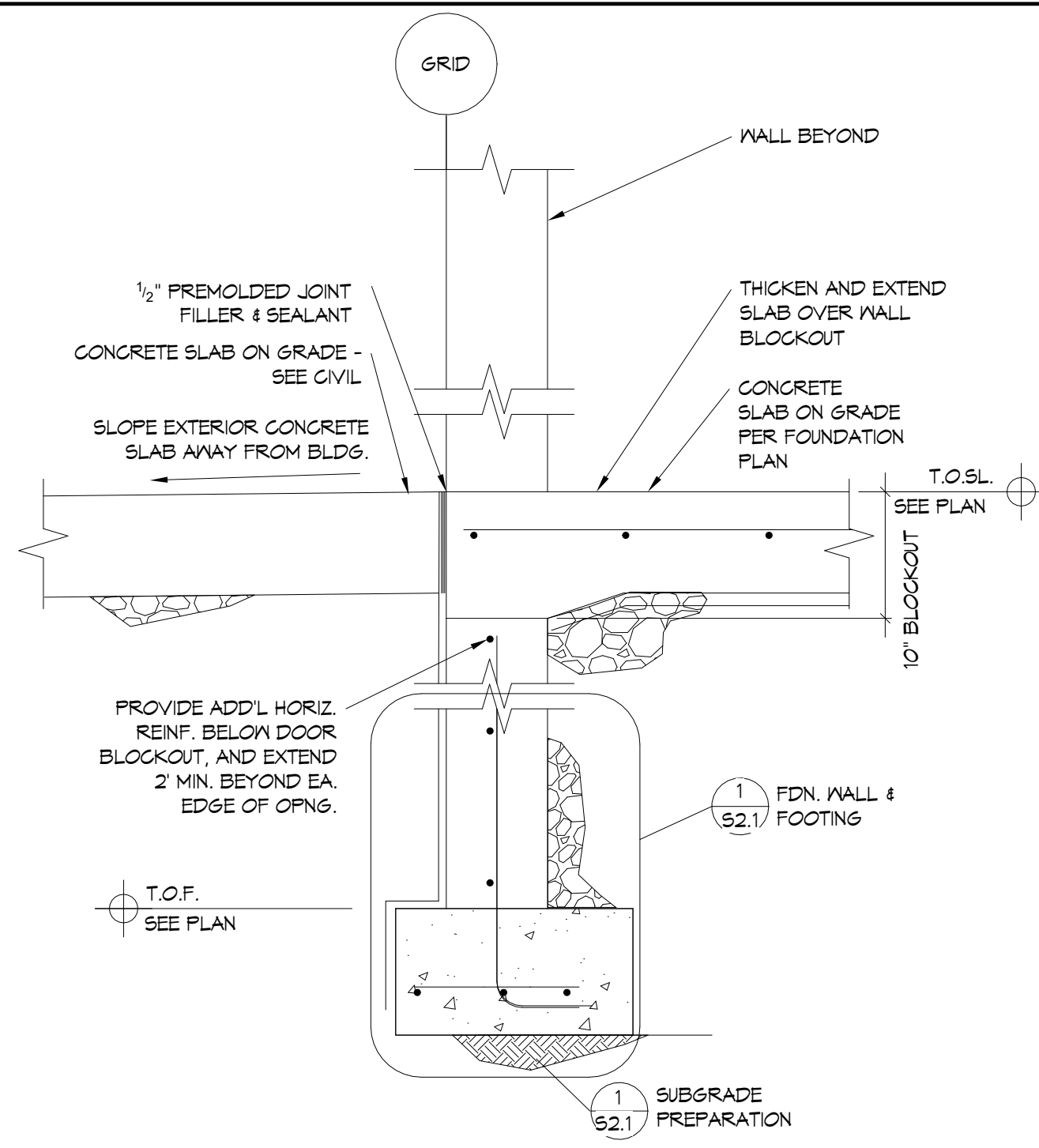
S1.1



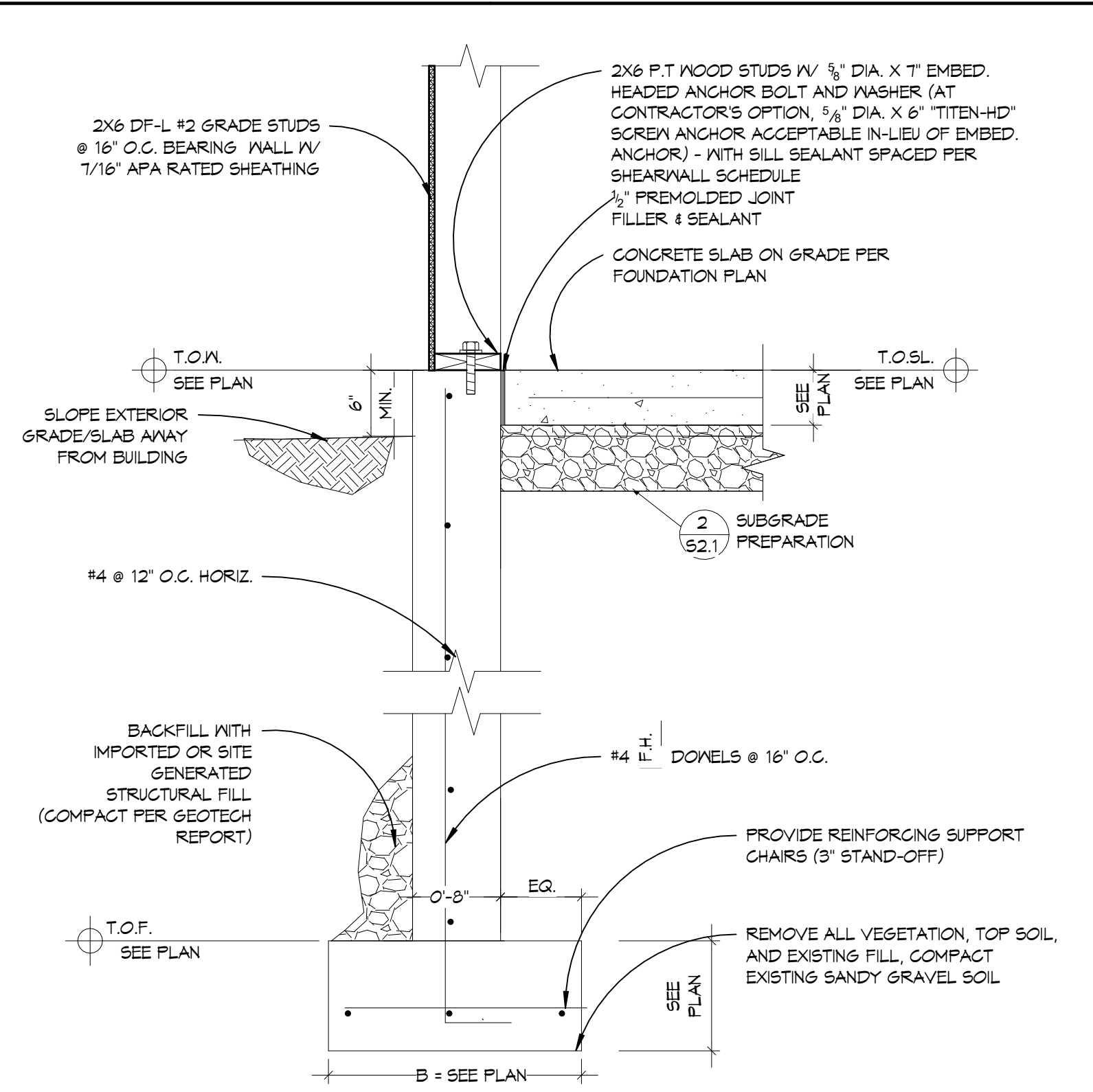
8 EAVE DETAIL @ RAFTER
S2.1 1" = 1'-0"



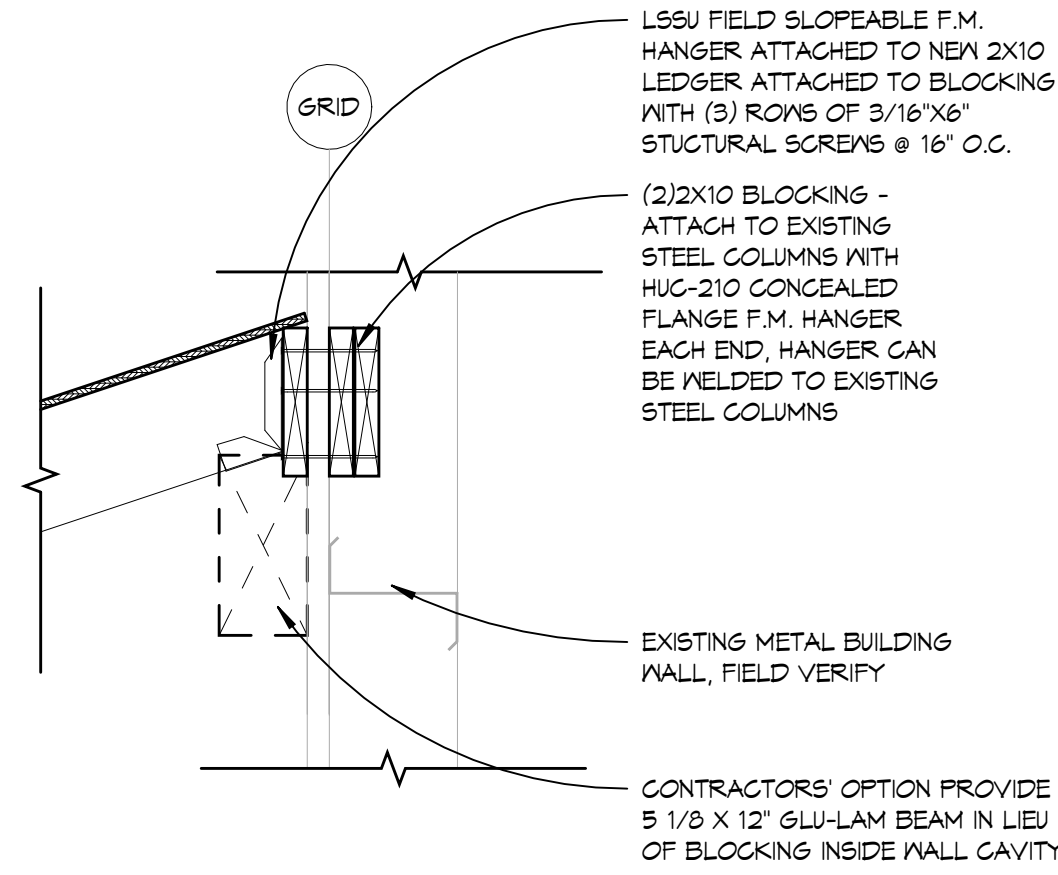
7 ROOF FRAMING DETAIL - BEAM
S2.1 1" = 1'-0"



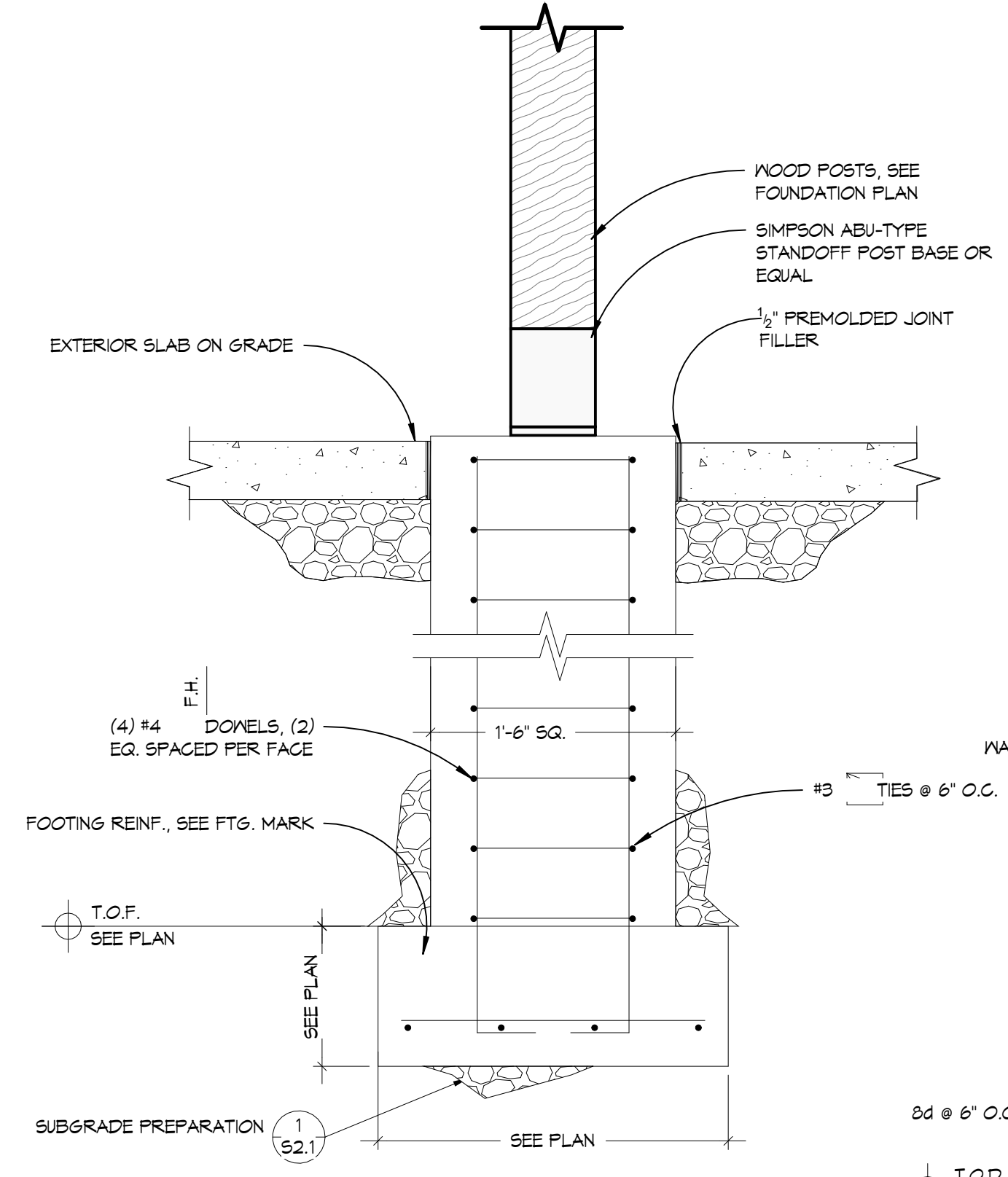
4 BLOCKOUT DETAIL
S2.1 1" = 1'-0"



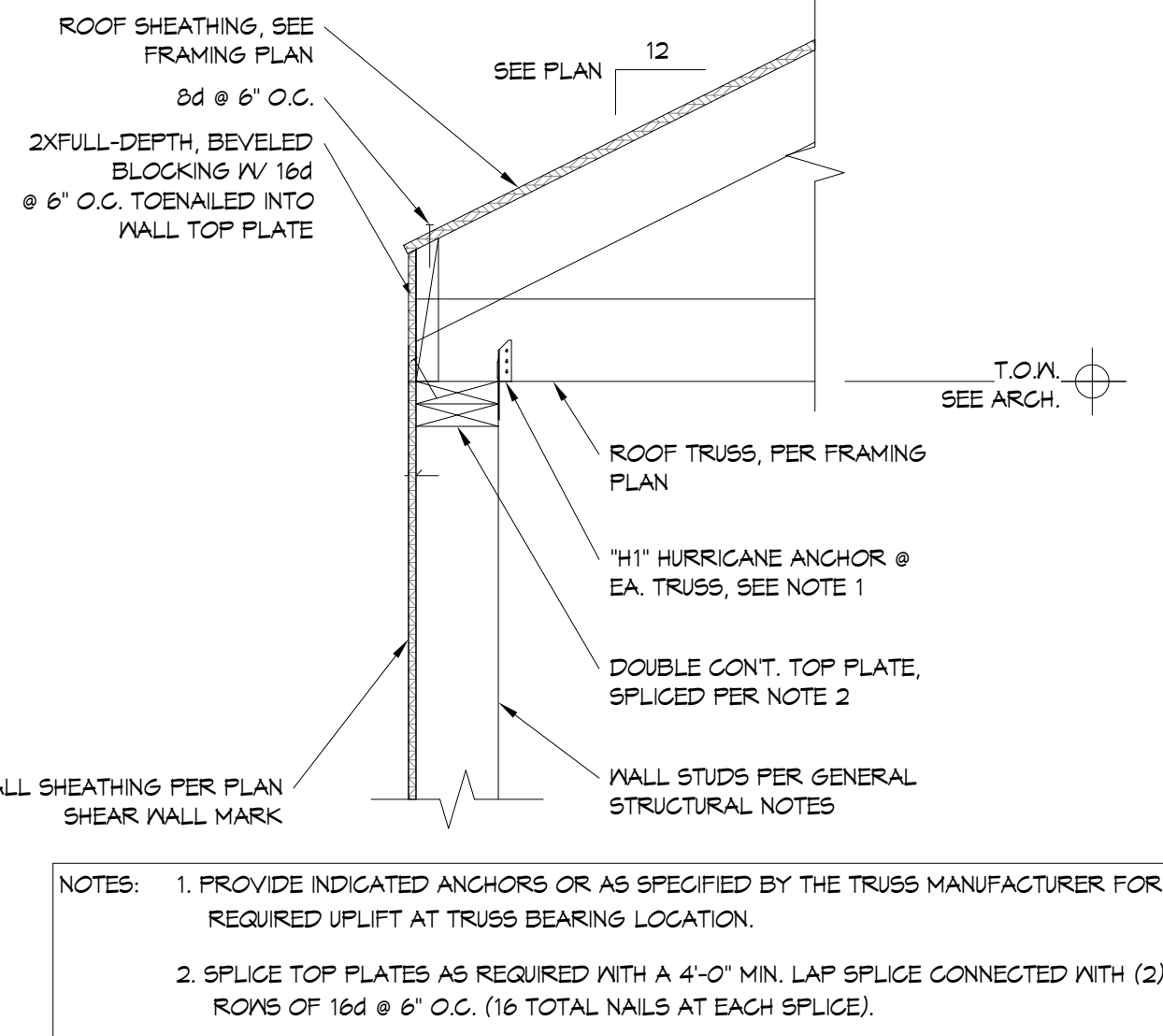
1 FOUNDATION DETAIL - STUD WALL
S2.1 1" = 1'-0"



10 ROOF FRAMING @ WALL DETAIL
S2.1 1" = 1'-0"

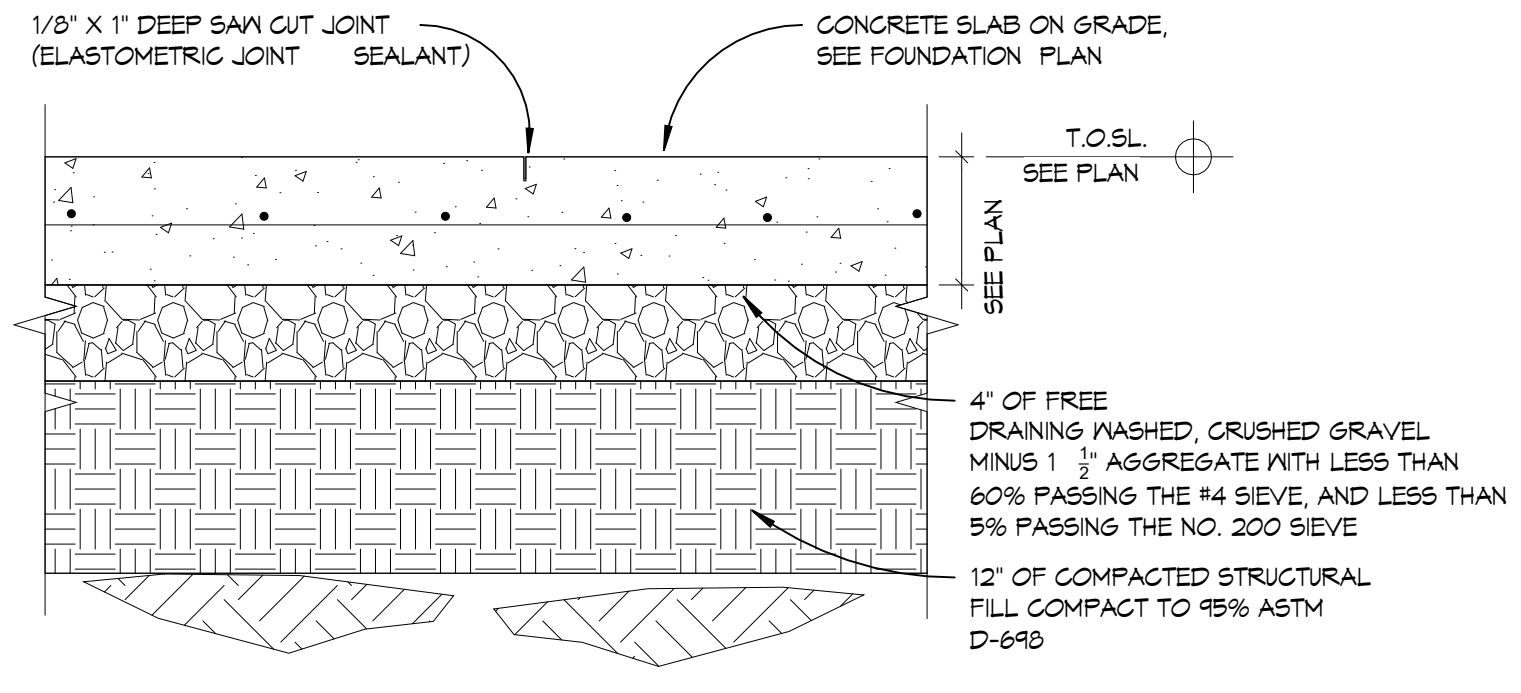


9 FOUNDATION DETAIL - PILASTER
S2.1 1" = 1'-0"



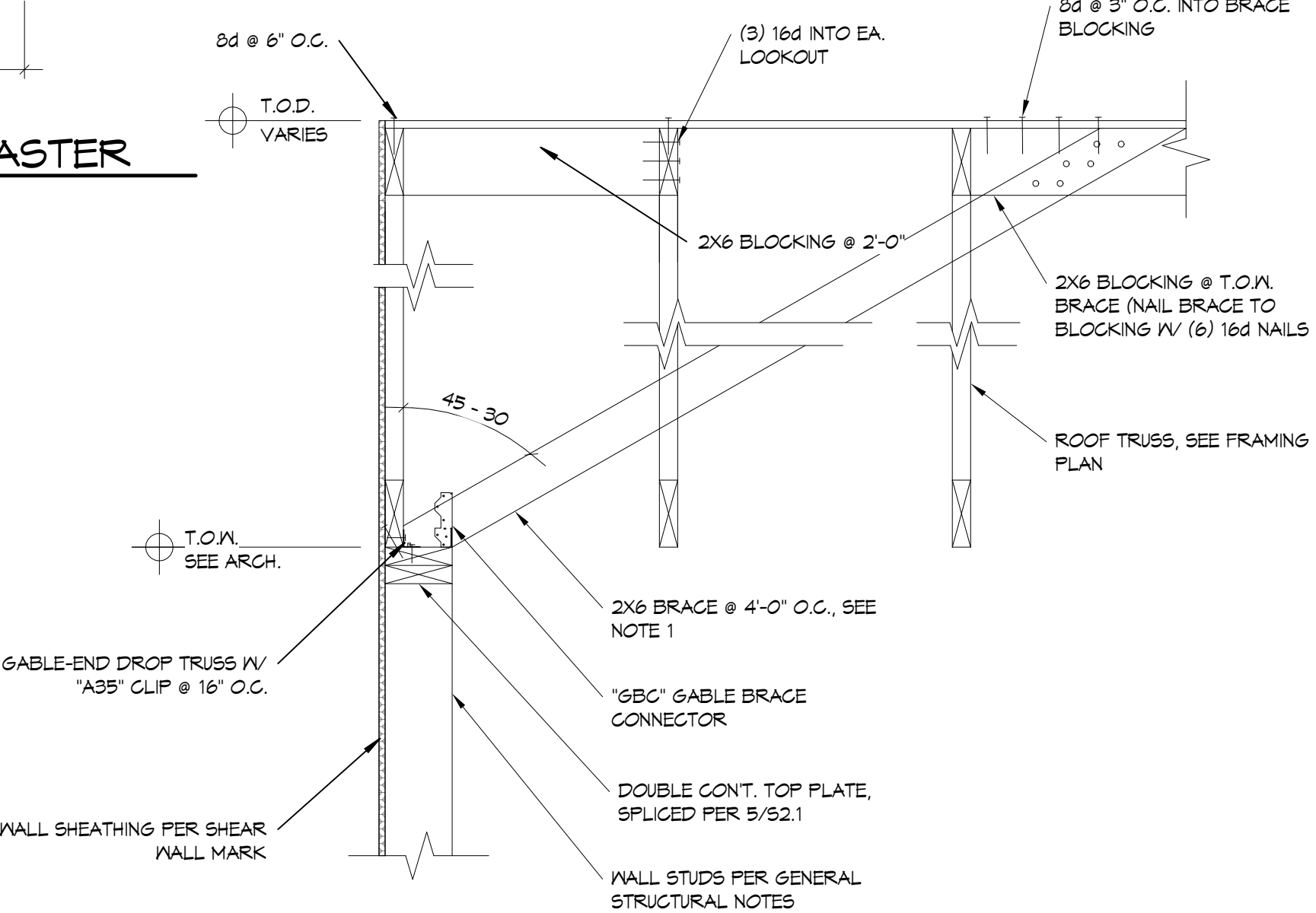
5 EAVE DETAIL
S2.1 1" = 1'-0"

NOTES:
1. PROVIDE INDICATED ANCHORS OR AS SPECIFIED BY THE TRUSS MANUFACTURER FOR REQUIRED UPLIFT AT TRUSS BEARING LOCATION.
2. SPLICE TOP PLATES AS REQUIRED WITH A 4'-0" MIN. LAP SPLICE CONNECTED WITH (2) ROWS OF 16d @ 6" O.C. (16 TOTAL NAILS AT EACH SPLICE).



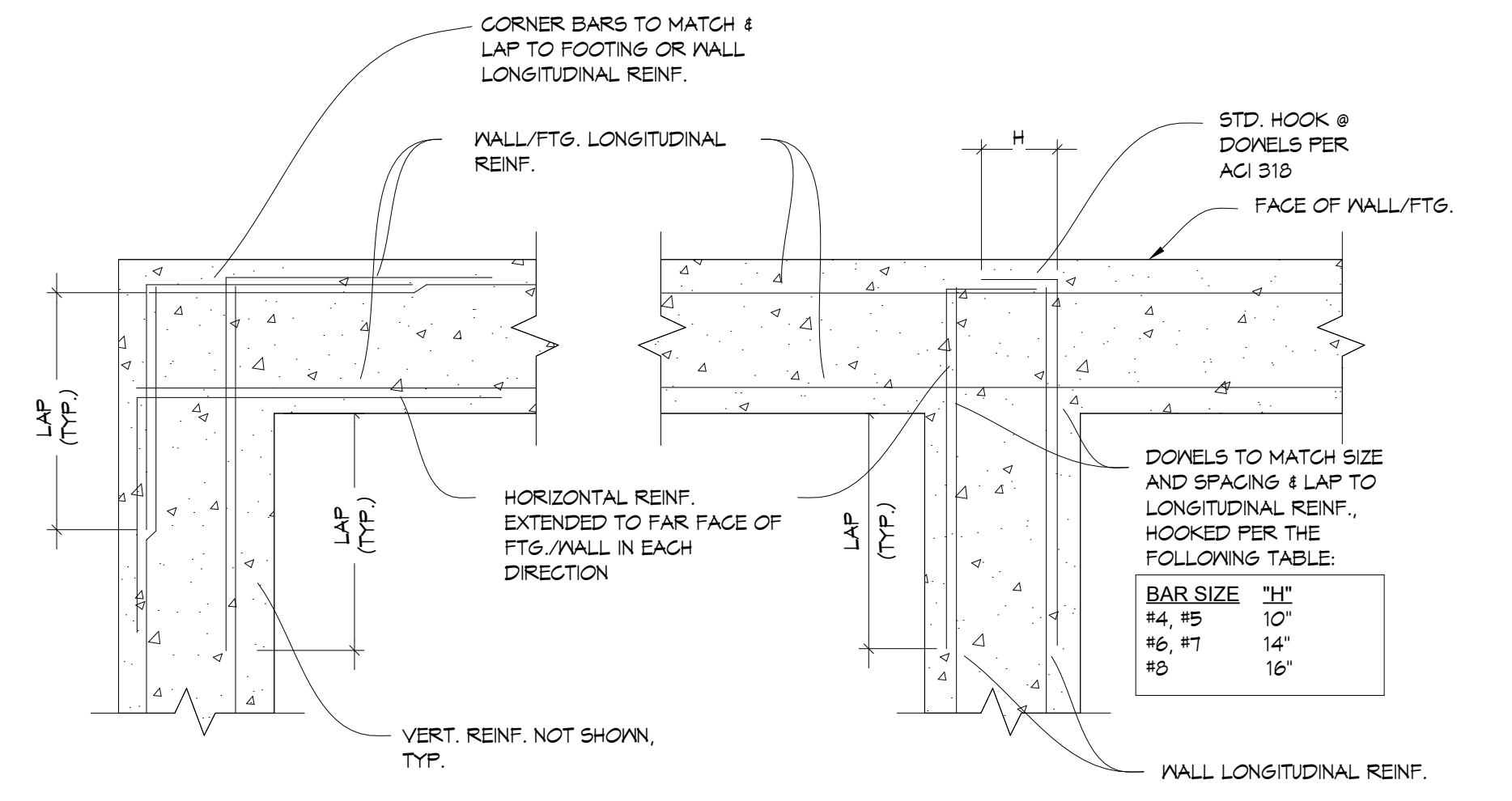
SAW CUT CONTRACTION JOINT (SCJ)

2 SLAB ON GRADE DETAIL
S2.1 1" = 1'-0"



6 GABLE END DETAIL
S2.1 1" = 1'-0"

NOTE: BRACE WALL TOP PLATE TO BLOCKING BETWEEN ROOF TRUSSES AT ROOF DIAPHRAGM INTERSECTION AS SHOWN.



PLAN SECTION - CORNER

PLAN SECTION - INTERSECTION

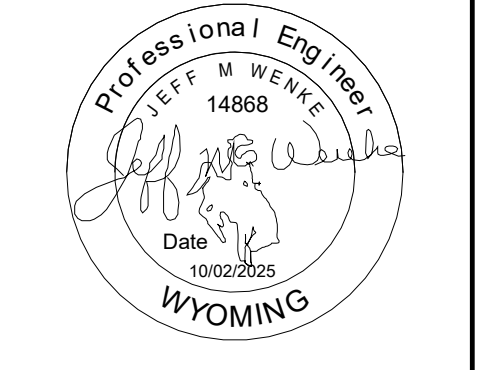
NOTES:
1. TRANSVERSE & DONNEL REINF. NOT SHOWN.
2. SEE GENERAL STRUCTURAL NOTES FOR LAP LENGTHS.

3 CORNER REINF.
S2.1 1" = 1'-0"

ADVANCE HEATING & AIR CONDITIONING
STORAGE ADDITION
CODY, WYOMING



STRUCTURAL



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

project: 2527
date: 10/02/2025

S2.1



ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS

ENGINEERINGWYOMING.COM

Developed Run-off

Roofs = 0.04 acres

Total = 0.04 acres

$C_{ave} = 0.95$

10-year, 2-hour Storm Flow Rate:

Rainfall Intensity, $I = 0.66$ inches/hour

Total Developed Run-off

$$Q = C_{ave}IA = 0.95(0.66)(0.04) = \mathbf{0.025 \text{ cfs}}$$

Developed Volume: $(0.60)(60)(60)(2) = 180 \text{ cf} = 6.66 \text{ cy}$

Historic to Developed difference: $0.022 - 0.025 = +0.003 \text{ cfs}$

The proposed building will include gutters on the northeast side of the building. The downspouts will be piped to a single drainage swale. This swale will handle the increase in runoff from the developed area. The drainage swale is a V-shaped swale with a nominal depth of 1 ft with 2:1 side slopes, a 2-ft bottom, and 27 ft long. Swale No. 1 has a holding capacity of 2 cy. The remainder of the site will continue to drain as it has historically.

Sincerely,

ENGINEERING ASSOCIATES

Ian Morrison, PE

Encl

cc: 25022.00-Drainage



ENGINEERING ASSOCIATES CONSULTING ENGINEERS & SURVEYORS

ENGINEERINGWYOMING.COM

Utana Dye
Community Development Director
P.O. Drawer 2200
Cody, WY 82414

RE: Advanced Heating & Air Conditioning – 302 16th Street - Building Addition

Dear Utana,

Advanced Heating & Air Conditioning is building an addition to their existing shop at 302 16th Street. The property is described as Lot 8 of the Cody Commerce Center Subdivision and covers 0.74 acres. The proposed addition is 1785.5 square feet with a width of 30', length of 70'9" on the southwest and 47' 10-7/8" on the northeast side of the addition. The current surface is gravel with a concrete pad. This area has historically drained from southwest to northeast. The average slope of the site is less than 1.00% across the gravel. This drainage report includes details for the proposed improvements.

Runoff Coefficients

C _{roof}	= 0.95
C _{asph}	= 0.95
C _{concrete}	= 0.95
C _{hard grvl}	= 0.85
C _{lt.veg/gravel}	= 0.30
C _{lawn}	= 0.20

Historic Run-Off

Gravel = 0.032 acres

Concrete = 0.008 acres

Total = 0.04 acres

C_{ave} = 0.87

10-year, 2-hour storm Flow Rate:

Rainfall Intensity, I = 0.66 inches/hour

Total Historic Run-off

$$Q = C_{ave}IA = 0.87 (0.66) (0.04) = \mathbf{0.022 \text{ cfs}}$$

Historic Volume: (0.022)(60)(60)(2)=158.4 cf = 5.9 cy

$$C = 0.66 \cdot 0.74 = .06$$

0.06 cfs

440 ct

$$10 \times 20 \times 2$$

302 16th Street – Front of Building from 16th Street access.



From the northeast, facing southwest to view the area where the addition is proposed.



From north of the property, facing south viewing the stored materials outdoors that will be moved into the proposed addition.

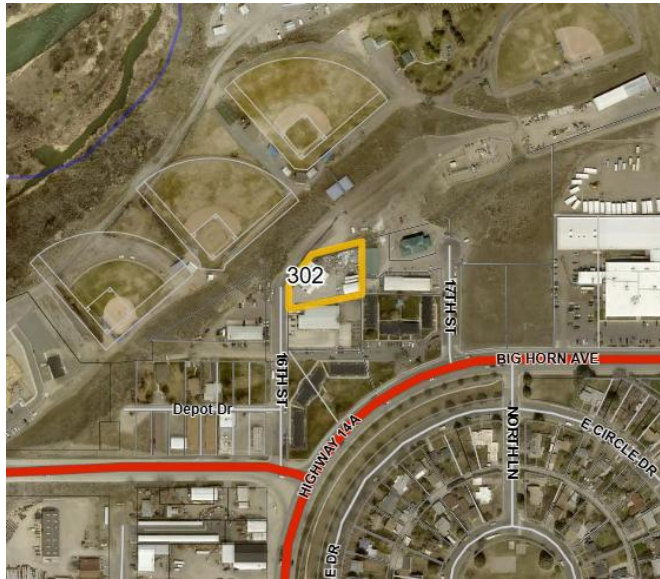


**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	COMMERCIAL SITE PLAN REVIEW: 1,785.5 SQ-FT ADDITION OF STORAGE SPACE SPR 2025-15	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Jeff Wenke, on behalf of Martin Brothers, LLC (property owner) and Advance Heating & Air Conditioning (business owner) submitted a Commercial Site Plan Review application to construct a 1,785.5 sq-ft commercial addition for storage to an approximately 5,750 sq-ft existing commercial building at 302 16th Street. This will allow the materials currently stored outdoors, to be moved indoors. The front vestibule is also being remodeled and upgraded to extend the canopy and allow for better access and improve aesthetics of the building. The property is located in an Open Business/Light Industrial (D-3) zoning district.



REVIEW CRITERIA:

Section 10-10C-5 of the zoning regulations states:

All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

Architecture:

The structure colors will closely match the existing structure colors (see picture of existing building shown to the right).



Landscaping:

The applicant does not intend to provide additional landscaping on the property.

ALTERNATIVES:

Approval, approval with modifications, or denial of the architectural plan.

RECOMMENDATION:

Staff recommends the Planning, Zoning and Adjustment Board approve the architectural plan.

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW: CODY LIFE CHURCH. SGN 2025-16	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Dennis Dickson, on behalf of Cody Life Church (building lessee) and TAK Investments, Co., LLC (property owner) have submitted a sign review application. The application proposes an attached wall sign, a banner, and the refacing of a portion of an existing freestanding sign at 1526 Rumsey Avenue.



Due to the maximum attached wall sign area already being exceeded by Rocky Mountain Discount Sports and the Rawhide Coffee kiosk, the applicant will need to seek a special exemption for any attached wall signage. Currently, the applicant is seeking Board approval for the freestanding sign and the banner, which meet the current sign requirements in a D-2 General Business zoning district where the property is located. The basic design and colors of the signs are shown in the photo depictions to the right.



REVIEW CRITERIA:

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

The sign(s) must also comply with the following applicable provisions of the sign code:

D-2 General Business Sign District							
Freestanding	Identification		300 sq. ft.	600 sq. ft.	25 ft.		(g)(h)
Attached wall	Business		150 sq. ft.	300 sq. ft.			
Marquee, projecting signs, awning, suspended			25 sq. ft.	50 sq. ft.	Projecting signs shall be not less than 8 feet from travelway to the bottom of sign and the edge of the sign shall be at least 2 feet back from curb		(a)(b)(d)(g)(k)
Attached wall	Residential identification sign	Attached: 1 per each dwelling		1 sq. ft.	5 ft.		
Attached wall, freestanding	Residential complex identification	Attached: 2 per face of building, 1 per entrance into complex, not to exceed 4 signs per establishment maximum		32 sq. ft.	18 ft.		Residential development(h)
Freestanding	Construction		32 sq. ft.	64 sq. ft.	10 ft.		
	Joint directory		40 sq. ft.	80 sq. ft. maximum	8 ft.		For 3 or more businesses will have to put together a master sign program
Real estate	Temporary sign	1 per street frontage	16 sq. ft.	6 sq. ft. for residential lots, 32 sq. ft. for subdivision	6 ft.		Must be placed on the property(i)
	Nonresidential			6 sq. ft.			
Temporary signs/banners	Temporary sign		32 sq. ft.				
Inflatable/flags	Temporary sign			150 sq. ft.	20 ft.		See this section for specific regulations(h)

STAFF COMMENTS:

Current signage on the property, occupied by Rocky Mountain Discount Sports and Rawhide Coffee, has been reviewed cumulatively. Neither business currently uses temporary banner signs. The applicant proposes a 4' x 8' (32 sq-ft) banner sign, which meets the maximum allowed area standard of 32 square feet per sign. Banners are considered temporary and may be visible for a period of time not to exceed one hundred eighty (180) days in any twelve-month period.

A freestanding sign along Big Horn Avenue currently advertises Rocky Mountain Discount Sports, Rawhide Coffee, and Gottsche Physical Therapy. Cody Life Church plans to re-face the Gottsche portion of this sign with their branding. The total sign face

area of this freestanding sign is approximately 102 sq-ft, well within the permitted maximum of 600 square feet for freestanding signs on the property.

Neither sign is illuminated, however the freestanding sign is capable of being illuminated. If illumination of the sign is proposed in the future, review by the City and WYDOT will be required.

WYDOT confirmed a permit and review is not required for the re-facing of the sign.

ALTERNATIVES:

Approve the sign review with staff recommended conditions, approve with amended conditions or deny.

RECOMMENDATION:

Staff recommends approval of the Cody Life Church banner and re-facing of the freestanding sign as proposed, with the following conditions:

1. If illumination of the freestanding sign is proposed in the future, review by the City and WYDOT will be required;
2. The banner may only be visible for 180 days and must be taken down thereafter;
and
3. The applicant shall obtain a building permit from the Community Development Department for the signage prior to placement.

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	DOWNTOWN ARCHITECTURAL DISTRICT SIGN REVIEW: KINGS CARPET ONE. SGN 2025-17	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

A sign review application has been submitted by Chris Wray of Signs of Sutherland, representing Kings Carpet One (building lessee) and Whittington Properties, L.P. (property owner). The application proposes three attached wall signs at 1601 Stampede Avenue.

The property is in a General Business (D-2) zoning district. The pictures shown illustrate the sign design, placement on the building and colors.



REVIEW CRITERIA:

New signs proposed on commercial buildings require review by the Planning, Zoning and Adjustment Board. Pursuant to Subsection 9-2-3:

9-2-3: Meeting With Planning, Zoning and Adjustment Board Required Before Building Permit Issued.

A. Before the issuance of any permit under the International Building Code for commercial buildings situated within the City, the property owner or developer shall submit a completed

commercial site plan development application (provided by the City of Cody) and all required supporting materials to the City Community Development Department for review.

B. The applicant 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.

C. The Board shall review the commercial site plan development application for the following: General site plan conditions and layout, ... commercial signage, ... The burden shall be on the applicant to demonstrate that the site plan complies with local, state, federal laws regulations and zoning ordinances.

The sign(s) must also comply with the following applicable provisions of the sign code:

D-2 General Business Sign District							
Freestanding	Identification		300 sq. ft.	600 sq. ft.	25 ft.		(g)(h)
Attached wall	Business		150 sq. ft.	300 sq. ft.			
Marquee, projecting signs, awning, suspended			25 sq. ft.	50 sq. ft.	Projecting signs shall be not less than 8 feet from travelway to the bottom of sign and the edge of the sign shall be at least 2 feet back from curb		(a)(b)(d)(g)(k)
Attached wall	Residential identification sign	Attached: 1 per each dwelling		1 sq. ft.	5 ft.		
Attached wall, freestanding	Residential complex identification	Attached: 2 per face of building, 1 per entrance into complex, not to exceed 4 signs per establishment maximum		32 sq. ft.	18 ft.		Residential development(h)
Freestanding	Construction		32 sq. ft.	64 sq. ft.	10 ft.		
	Joint directory		40 sq. ft.	80 sq. ft. maximum	8 ft.		For 3 or more businesses will have to put together a master sign program
Real estate	Temporary sign	1 per street frontage	16 sq. ft.	6 sq. ft. for residential lots, 32 sq. ft. for subdivision	6 ft.		Must be placed on the property(i)
	Nonresidential			6 sq. ft.			
Temporary signs/banners	Temporary sign		32 sq. ft.				
Inflatable/flags	Temporary sign			150 sq. ft.	20 ft.		See this section for specific regulations(h)

STAFF COMMENTS:

The proposed signage for the property, currently occupied by Myers Healthcare and True North Academy, has been comprehensively reviewed. The existing wall signage on the property totals approximately 48 sq-ft.

The application proposes the following new wall signs:

- **South side of the building (facing Stampede):** A 65.38 sq-ft illuminated sign featuring the logo and formed channel letters on raceways.
- **East side of the building (facing parking lot):** A 52.87 sq-ft sign that will not be illuminated.
- **West side of the building (facing 16th Street, above the walk-in door):** A 16 sq-ft sign that will not be illuminated.

The proposed attached wall signs are well within the allowed limits. Each sign is under the 150 sq-ft individual maximum, and the total of all attached wall signs on the zone lot will be less than 185 sq-ft, which is well under the 300 sq-ft maximum.

The illuminated sign must comply with City lighting standards and ordinances. Conformance to these standards will be assessed during the building permit review process.

ALTERNATIVES:

Approve the sign review with staff recommended conditions, approve with amended conditions or deny.

RECOMMENDATION:

Staff recommends approval of the Kings Carpet One Commercial Sign Review, with the following condition:

1. The applicant shall obtain a building permit from the Community Development Department for the signage prior to placement.

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	COMMERCIAL SITE PLAN REVIEW: OLIVE GLENN 3,000 SQ-FT ADDITION OF OFFICE SPACE AND STORAGE SPR 2025-15	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Michael Megerth, on behalf of Olive Glenn Golf & Country Club submitted a Commercial Site Plan Review application to construct a 3,000 sq-ft commercial addition to an approximately 3,250 sq-ft existing maintenance shop building at 416 Skyline Drive. The addition will consist of two offices, an employee breakroom and bathroom as well as storage space. The project site is located approximately 1,000 feet south of the clubhouse, on the north side of the Cody Canal in an R-2 zoning district.



REVIEW CRITERIA:

Section 9-2-3 Meeting with Planning, Zoning and Adjustment Board required before Building Permit Issued.

- A. *Before the issuance of any permit under the International Building Code for commercial buildings situated within the City, the property owner or developer shall submit a completed commercial site plan development application (provided by the City of Cody) and all required supporting materials to the City Community Development Department for review.*
- B. *The applicant 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.*

- C. *The Board shall review the commercial site plan development application for the following: General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking (including parking layout, and compliance with off-street parking requirements and with the Americans with Disabilities Act), landscaping, lighting (for any and all buildings and parking areas), site drainage and grading, stormwater facilities, snow removal and storage, fire hydrant placement, dumpster placement, building designs and plans, utilities, and impact on surrounding and adjoining properties. The burden shall be on the applicant to demonstrate that the site plan complies with local, state and federal laws and regulations; promotes public safety; and is compatible and consistent with the surrounding and adjacent properties.*
- D. *The Board may specify conditions as necessary to ensure compliance with applicable laws, rules, regulations and zoning ordinances. The issuance of a permit shall be contingent upon the applicant receiving an affirmative vote from a majority of the Board that the applicant has satisfied the above requirements.*

STAFF COMMENTS:

The property is zoned Medium-Low Density Residential, which allows for medium-low density housing and outdoor recreational facilities, such as golf courses. It borders R-1 and R-2 zoned properties, with a D-4 zoned parcel located east of the clubhouse. The closest residential lot to the project is approximately 350 feet to the southwest.

Access and Parking:

The site is accessed by a Cody Canal service road from Skyline Drive, approximately 0.4 mile west of the site. The driveway is a crushed gravel surface.

The site plan shows three parking spaces, one of which is designated as an ADA space along the proposed building addition. The designated parking spaces appear to be adequate based on the City off-street parking code which requires parking for the increase in area or capacity.


Exterior Lighting

RAB SLIMXXS exterior lights are proposed and will be located above each man door and each overhead door (4 lights in total). The fixtures will be limited to 3000 kelvins (CCT) and are 873 lumens. The lighting is downcast and shielded. A depiction of the fixture is shown to the right.

Setbacks, Buffers, Height, and Fencing Requirements

Fencing and screening requirements do not apply

SLIMXXS EXTERIOR LIGHTING - 1 each to be center placed above both man doors and both Overhead doors RAB



Color: Bronze Weight: 0.0 lbs

Project:	Olive Glenn	Type:	Maintenance
Prepared By:	Alan Henry	Date:	9/23/2025
Driver Info		LED Info	
Type	Constant Current	Watts	3.5/5/7W
120V	0.02A/0.02A/0.03A	Color Temp	3000-4000/5000K
208V	0.02A/0.02A/0.03A	Color Accuracy	80-88 CRI
240V	0.02A/0.02A	L70 Lifespan	100,000 Hours
277V	0.02A/0.03A	Lumens	301-873 lm
Input Watts	3.5-6.7W	Efficacy	83.6-130.3 lm/W

to this property. No fencing is proposed.

Setbacks have been met. The height restriction in R-2 zoning is 35-feet and the addition will be 22'11" at the highest point.

Site Drainage and Stormwater Facilities:

The site plan includes a drainage and stormwater management plan, which contains a 33' x 12' x 2' deep retention basin. This basin is designed to collect and infiltrate increased runoff from the new facility and has received approval from the Public Works Department.

Snow Storage

A snow storage area is not designated on the site plan, however it appears there is ample room on the edge of the project site (on the golf greens on the same parcel) for snow storage in the winter when the golf course is not in use.

Utility Services

Electrical service is currently connected to the existing structure and power to the addition will be brought from an existing transformer on-site, just northeast of the proposed addition, into a new meter.

The existing building is connected to city sewer and a separate line and connection will be constructed from a force main sanitary sewer service south of the site. A floor plan provided shows two floor drains inside the building. If floor drains are proposed, a sand, oil and grease interceptor will be required to discharge into the sanitary sewer main.

A new 1 1/2" treated water service is proposed from southwest of the site and will require a bore crossing under the Cody Canal. The crossing will need to be formally approved by Cody Canal. Public Works noted the treated water service appears to be much larger than is needed for the proposed addition. A 1 1/2" meter will be required if the applicant chooses to install this large of a service.

Note: Utility fees will need to be paid with issuance of a building permit.

Signs

No signage is proposed for this site. If signage is to be proposed in the future, then the applicant will need to apply with a sign application.

Fire Hydrant

The nearest fire hydrant on the north side of the Cody Canal is approximately 600' from the proposed addition.

Impacts on Adjoining Properties

The proposed building is expected to be harmonious in nature with the adjoining

properties. Negative impacts are not expected.

Garbage

The site plan includes a location for two proposed dumpsters. The applicant will need to coordinate with the City Sanitation Department for placement.

Architecture:

The structure colors will closely match the existing structure colors to include rawhide walls, with antique brown trim, and a snow white roof (see color palette shown to the right).



Landscaping:

The applicant does not intend to provide additional landscaping on the property. The majority of the property is golf course greens.

ALTERNATIVES:

Approve or deny the site plan with or without changes.

ATTACHMENTS:

Site plan sheets
Electrical Lighting Specification
Floor Plan
Elevation drawing

RECOMMENDATION:

It is recommended that the Planning, Zoning and Adjustment Board approve the project subject to the following conditions:

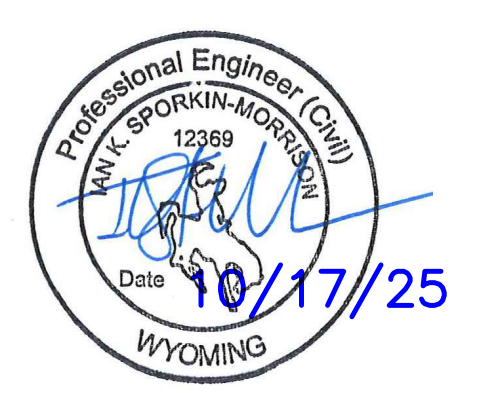
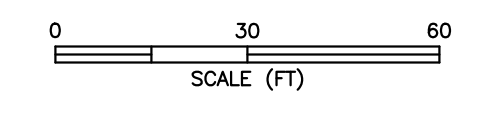
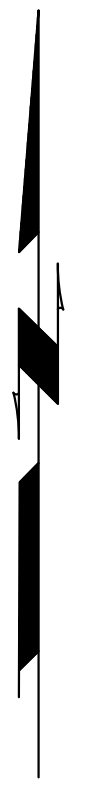
1. A 1 ½" treated water meter will be required if a 1 ½" treated water service is proposed;
2. A crossing permit must be issued to the applicant by Cody Canal Irrigation District prior to installation of the new treated water service.
3. If floor drains are proposed, a sand, oil and grease interceptor must be installed prior to discharge into the sanitary sewer main;
4. Utility fees shall be paid with issuance of a building permit; and
5. A building permit must be obtained within three years or this authorization will expire.



LEGEND

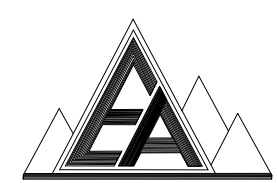
○	FOUND MONUMENT AS NOTED
—	SUBJECT PROPERTY LINE
— OHP —	OVERHEAD ELECTRICAL LINE
— TEL —	BURIED TELEPHONE LINE
— P —	BURIED POWER
— TW —	BURIED TREATED WATER LINE
— SA —	BURIED SANITARY SEWER LINE
— G —	BURIED GAS LINE
— F —	BURIED FIBER OPTIC
—	EDGE OF ASPHALT SURFACE
—	CURB/GUTTER & SIDEWALK
— x —	FENCE
—	ASPHALT
—	DIRT ROAD/GRAVEL
—	RIVER ROCK
— E/L —	EXISTING EASEMENT LINE
—	CONCRETE
—	LANDSCAPE
— 3792 —	MAJOR & MINOR CONTOUR LINES
— 3784 —	EXISTING SPOT ELEVATION
■	PEDESTAL TRANSFORMER
★	LIGHT POLE
▲	DIRECTIONAL FLOW
●	POWER POLE
○	TREATED WATER VALVE
○	SANITARY SEWER MANHOLE
□	FIBER OPTIC VAULT
□	POWER TRANSFORMER
▲	MAG NAIL
●	EXISTING TREE
○	SEWER CLEAN OUT

NOTE:
 EXISTING UNDERGROUND INSTALLATIONS AND PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
8/9/25	ORIGINAL DRAWING	IKSM	IKSM	IKSM

DRAWN BY: IKSM
 JOB NO. 25040.00
 FIELD BOOK NO. N/A
 DRAWING NO. SITE

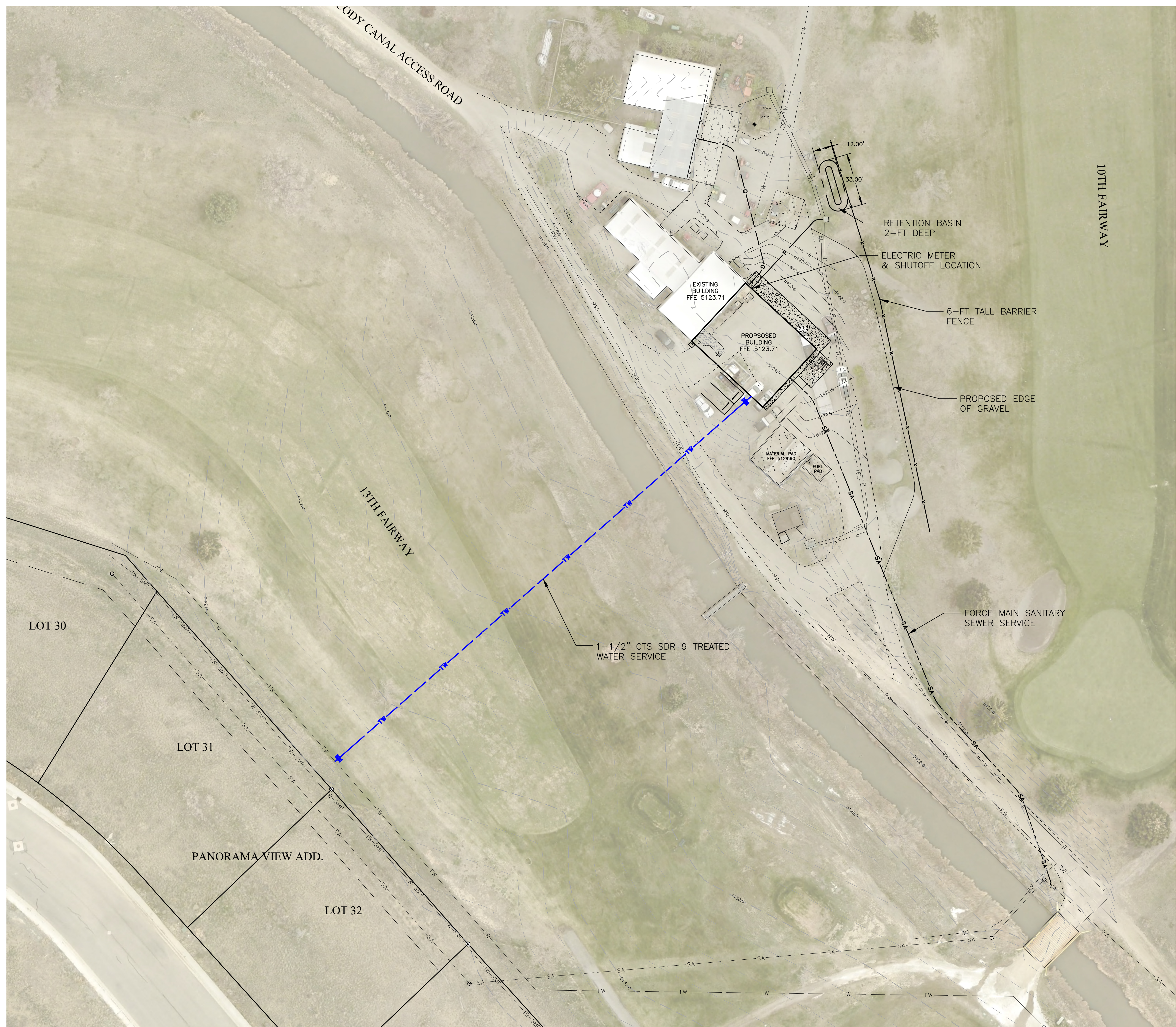


ENGINEERING ASSOCIATES — CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
OLIVE GLENN GOLF & COUNTRY CLUB

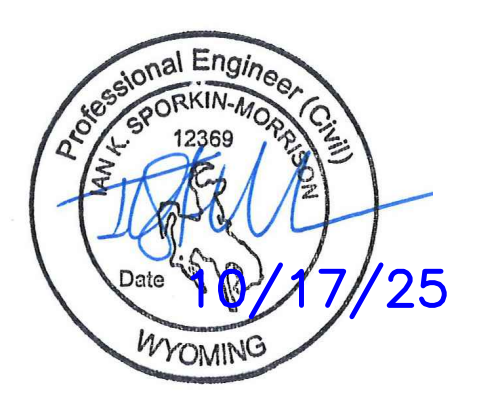
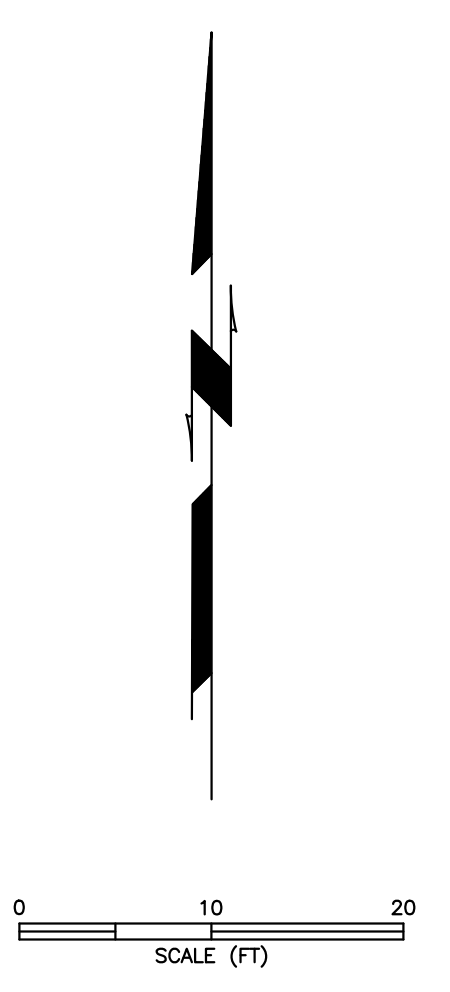
PROJECT: MAINTENANCE SHOP ADDITION
 TITLE: EXISTING SITE PLAN

C1.0



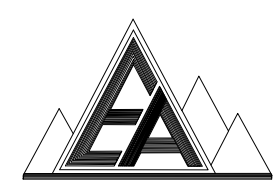
LEGEND

○	FOUND MONUMENT AS NOTED
—	SUBJECT PROPERTY LINE.
—OHP—	OVERHEAD ELECTRICAL LINE.
—TEL—	BURIED TELEPHONE LINE.
—P—	BURIED POWER
—TW—	BURIED TREATED WATER LINE.
—SA—	BURIED SANITARY SEWER LINE.
—G—	BURIED GAS LINE.
—F—	BURIED FIBER OPTIC
—	EDGE OF ASPHALT SURFACE.
—	CURB/GUTTER & SIDEWALK.
—x—	CHAIN LINK FENCE
—/x—	WOVEN WIRE FENCE
—	CONCRETE
—TW—	PROPOSED TREATED WATER SERVICE
—SA—	PROPOSED SANITARY SEWER SERVICE (FORCE MAIN)
—F—	PROPOSED FIBER OPTIC
—TEL—	PROPOSED TELEPHONE
—P—	PROPOSED POWER
—G—	PROPOSED GAS
—x—	PROPOSED FENCE
—	PROPOSED ASPHALT
—	PROPOSED CONCRETE
—	PROPOSED LAWN
—	PROPOSED NATIVE GRASS
—	PROPOSED LANDSCAPE GRAVEL
—	MAJOR & MINOR CONTOUR LINES.
□	PEDESTAL; TRANSFORMER.
▶	DIRECTIONAL FLOW.
●	POWER POLE.
+	UTILITY PIPE LINE VALVES.
⊗	EX. SANITARY SEWER MANHOLE
⊠	POWER TRANSFORMER
ca.○	PRO. SEWER CLEAN OUT
⊠	PRO. CURBSTOP



DATE	DRAWING LOG	BY	CHECKED	APPROVED
8/9/25	ORIGINAL DRAWING	IKSM	IKSM	IKSM

DRAWN BY: IKSM
 JOB NO. 25040.00
 FIELD BOOK NO. N/A
 DRAWING NO. SITE



ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
OLIVE GLENN GOLF & COUNTRY CLUB

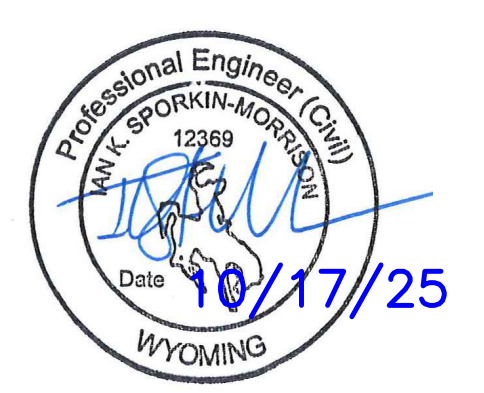
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 TITLE: PROPOSED GRADING PLAN

C2.0



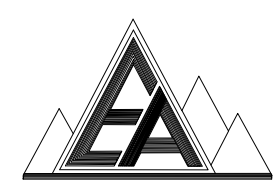
LEGEND

	FOUND MONUMENT AS NOTED
	SUBJECT PROPERTY LINE.
	OVERHEAD ELECTRICAL LINE.
	BURIED TELEPHONE LINE.
	BURIED POWER
	BURIED TREATED WATER LINE.
	BURIED SANITARY SEWER LINE.
	BURIED GAS LINE.
	BURIED FIBER OPTIC
	EDGE OF ASPHALT SURFACE.
	CURB/GUTTER & SIDEWALK.
	CHAIN LINK FENCE
	WOVEN WIRE FENCE
	CONCRETE
	PROPOSED TREATED WATER SERVICE
	PROPOSED SANITARY SEWER SERVICE (FORCE MAIN)
	PROPOSED FIBER OPTIC
	PROPOSED TELEPHONE
	PROPOSED POWER
	PROPOSED GAS
	PROPOSED FENCE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED LAWN
	PROPOSED NATIVE GRASS
	PROPOSED LANDSCAPE GRAVEL
	MAJOR & MINOR CONTOUR LINES.
	PEDESTAL; TRANSFORMER.
	DIRECTIONAL FLOW.
	POWER POLE.
	UTILITY PIPE LINE VALVES.
	EX. SANITARY SEWER MANHOLE
	POWER TRANSFORMER
	PRO. SEWER CLEAN OUT
	PRO. CURBSTOP



DATE	DRAWING LOG	BY	CHECKED	APPROVED
8/9/25	ORIGINAL DRAWING	IKSM	IKSM	IKSM

DRAWN BY: IKSM
 JOB NO. 25040.00
 FIELD BOOK NO. N/A
 DRAWING NO. SITE

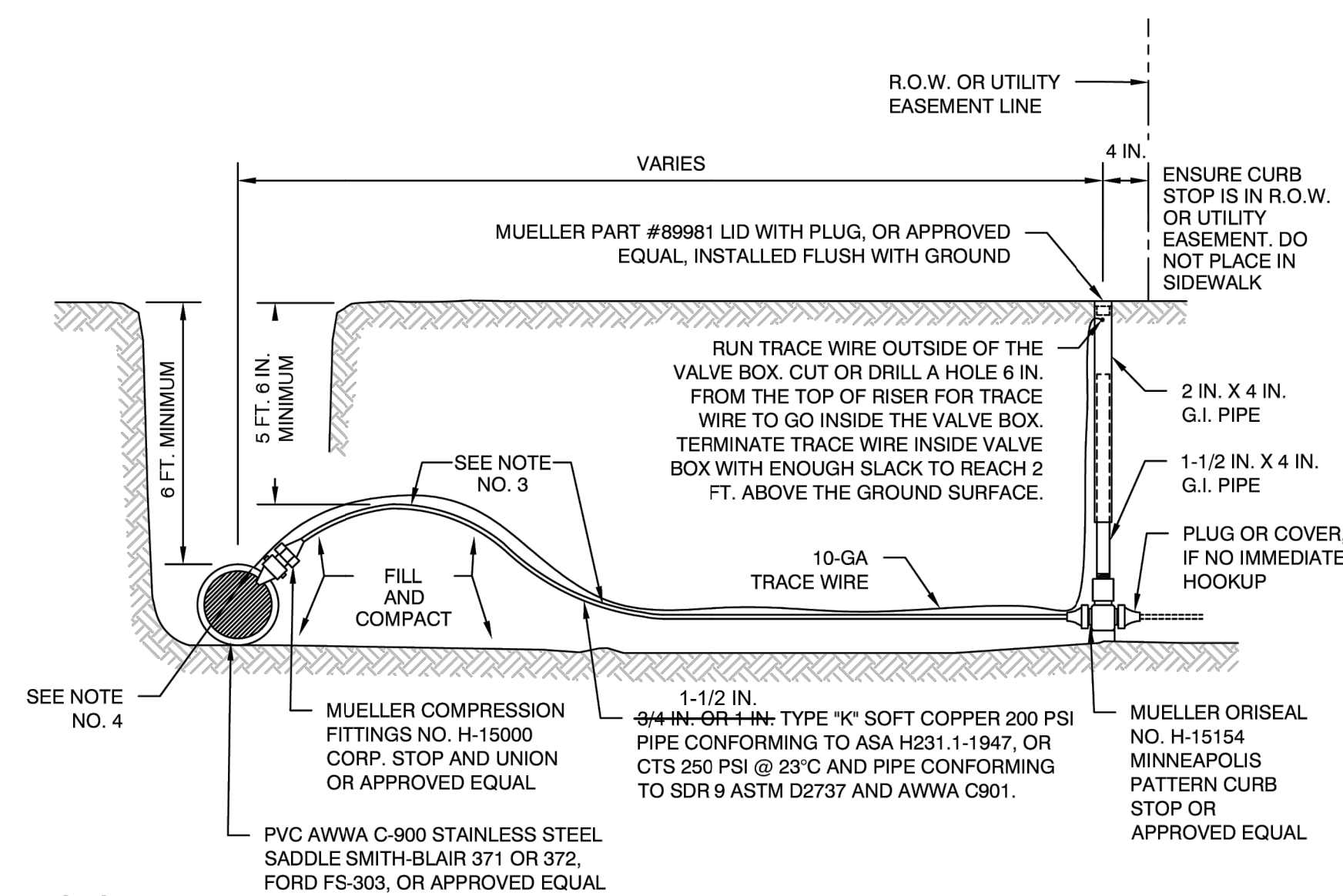


ENGINEERING ASSOCIATES – CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
OLIVE GLENN GOLF & COUNTRY CLUB

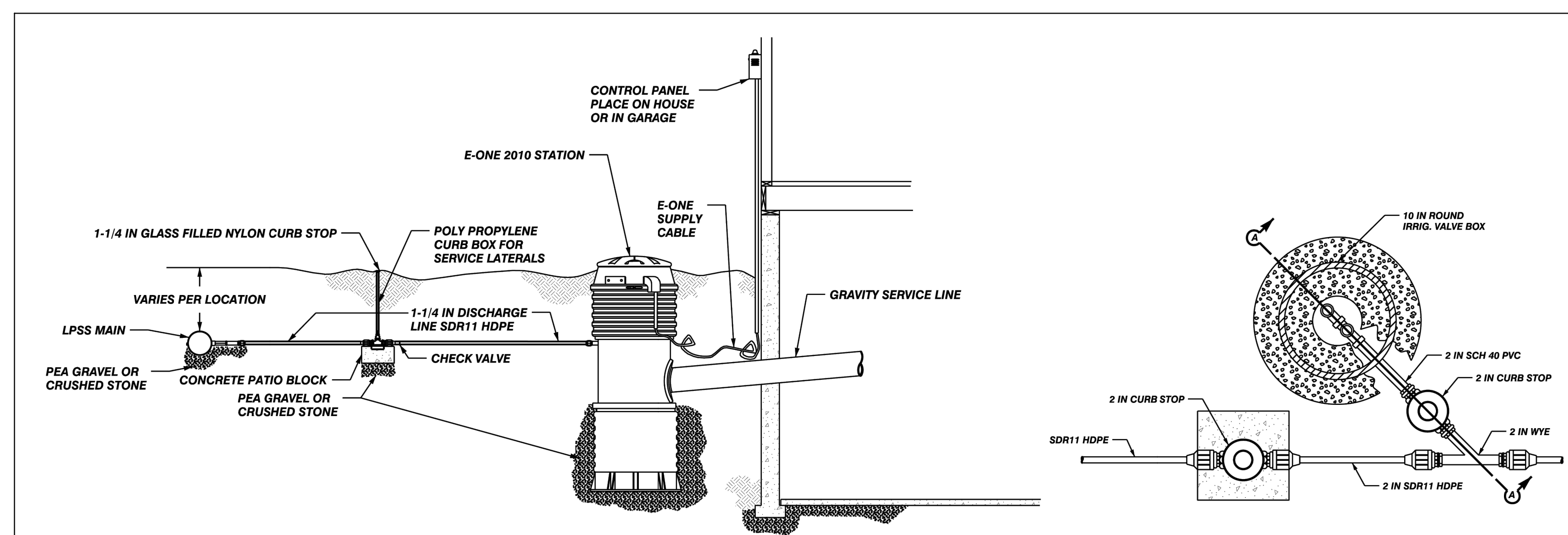
PROJECT: MAINTENANCE SHOP ADDITION
 TITLE: PROPOSED GRADING PLAN

C3.0



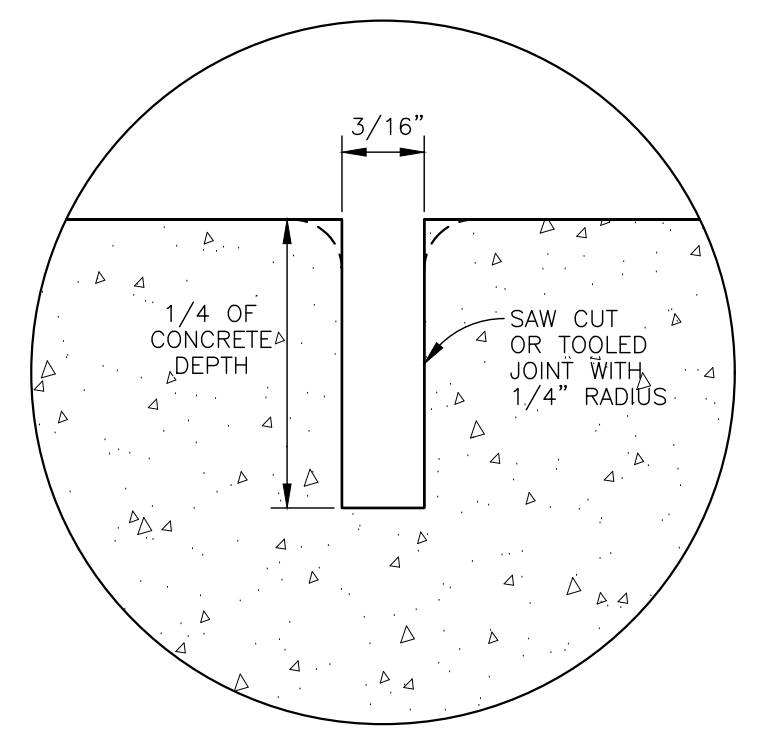
- NOTES:**
1. INSTALL DOUBLE BACKFLOW PREVENTION CHECK VALVES FOR RESIDENTIAL SERVICES.
 2. CONTACT THE CITY OF CODY FOR DETERMINATION OF NEEDS FOR COMMERCIAL SERVICES.
 3. MINIMUM 9 IN. RADIUS ON SERVICE LINE GOOSE NECKS.
 4. DO NOT CUT MAIN TRACE WIRE ON MAIN PIPE. WRAP TRACE AROUND, SOLDER AND APPLY VINYL ELECTRIC TAPE WHILE SOLDER IS STILL HOT.

TREATED WATER SERVICE DETAIL
NOT TO SCALE

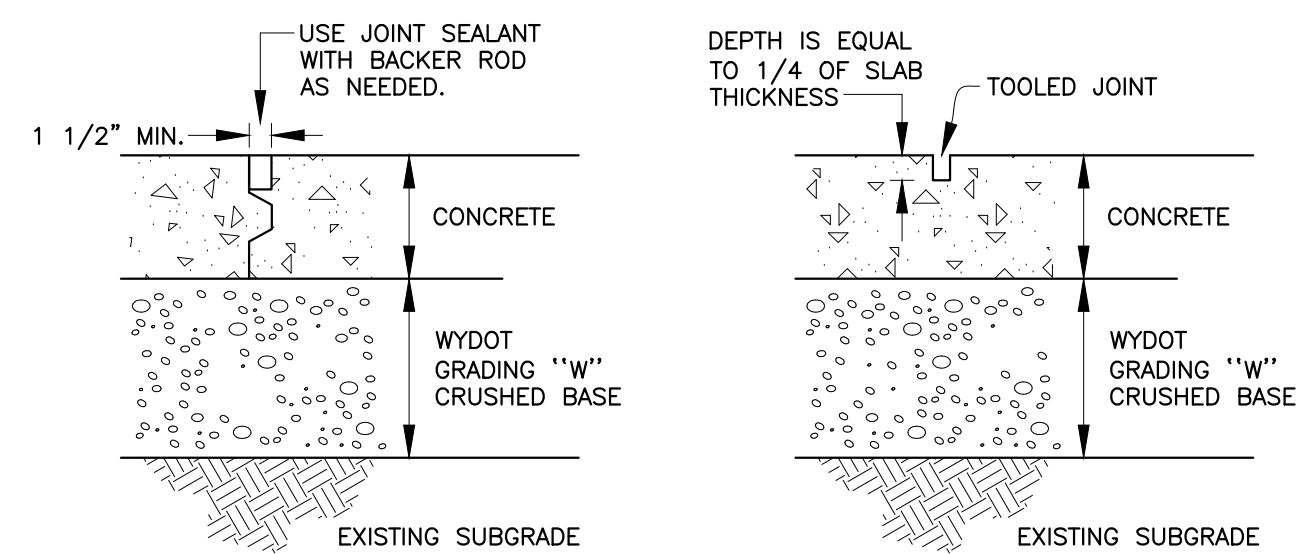


SERVICE LATERAL
NOT TO SCALE

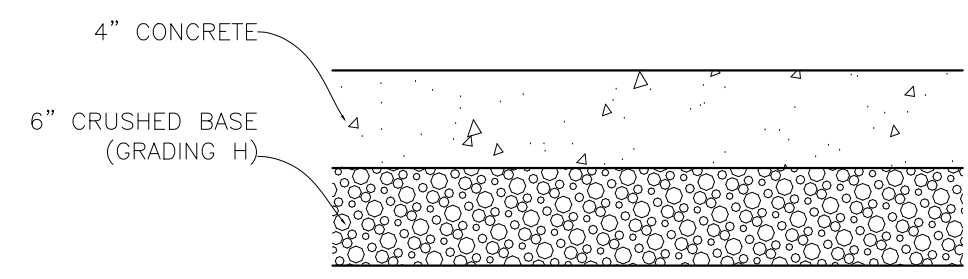
FLUSHING CONNECTION - PLAN VIEW
NOT TO SCALE



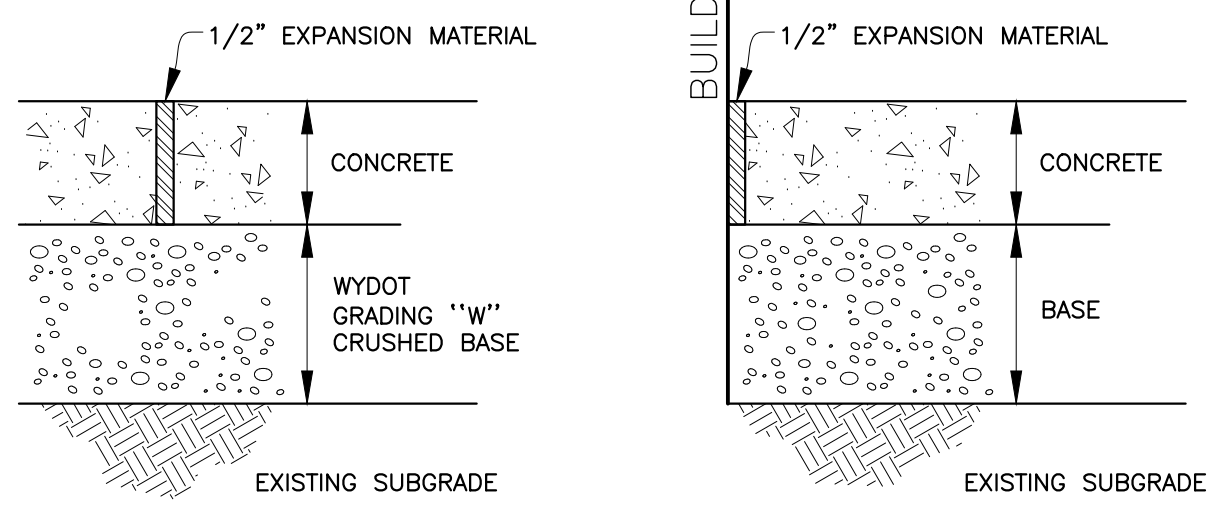
CONTROL JOINT DETAIL
NOT TO SCALE



CONSTRUCTION JOINT CONTROL JOINT

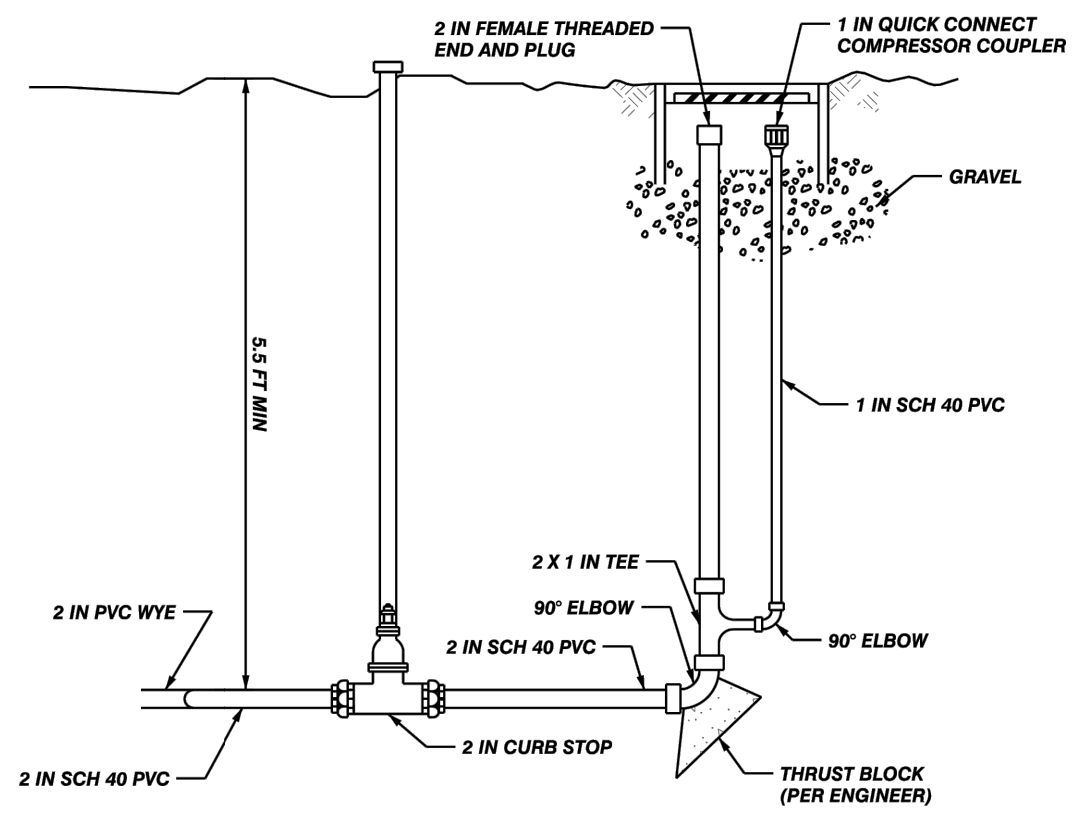


NEW SIDEWALK (OTHER THAN IN ALLEY APRON)
NOT TO SCALE



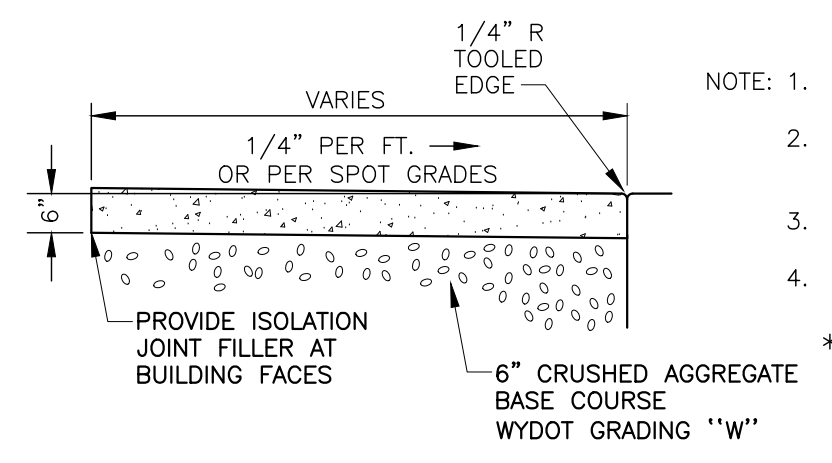
EXPANSION JOINT ISOLATION JOINT

CONCRETE JOINT DETAILS - SIDEWALK
NOT TO SCALE



FLUSHING CONNECTION - SECTION VIEW
NOT TO SCALE

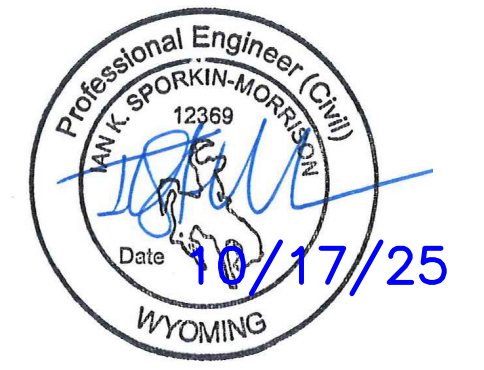
E-ONE PUMP DETAILS
NOT TO SCALE



THICKENED SIDEWALK SECTION
NOT TO SCALE

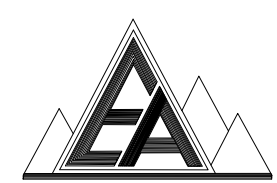
- NOTE:**
1. SUBGRADE COMPACTION SHALL CONFORM TO WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02231
 2. 1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AS APPROPRIATE TO PROVIDE SEPARATION. CONTRACTION JOINTS SHALL COMPLY WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02520*
 3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER.
 4. JOINTS SHALL HAVE A MAXIMUM SPACING EQUAL TO SIDEWALK WIDTH.

*CONTRACTION JOINTS SHALL BE CONSTRUCTED BY SAWING OR SCORING. WHEN SCORING, A TOOL SHALL BE USED WHICH WILL LEAVE CORNERS ROUNDED AND DESTROY AGGREGATE INTERLOCK FOR SPECIFIED MINIMUM DEPTH.



DATE	DRAWING LOG	BY	CHECKED	APPROVED
8/9/25	ORIGINAL DRAWING	IKSM	IKSM	IKSM

DRAWN BY: IKSM
JOB NO.: 25040.00
FIELD BOOK NO.: N/A
DRAWING NO.: SITE



ENGINEERING ASSOCIATES - CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

OWNER:
OLIVE GLENN GOLF & COUNTRY CLUB

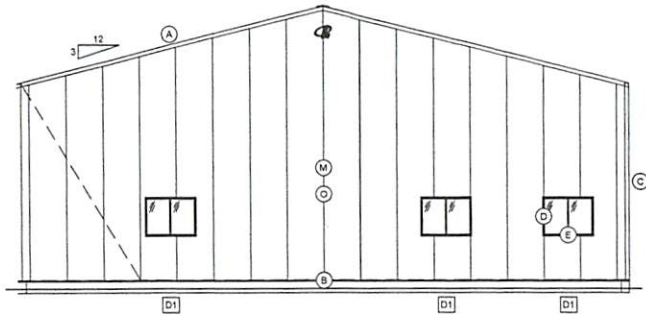
PROJECT: MAINTENANCE SHOP ADDITION
TITLE: DETAILS

C4.0

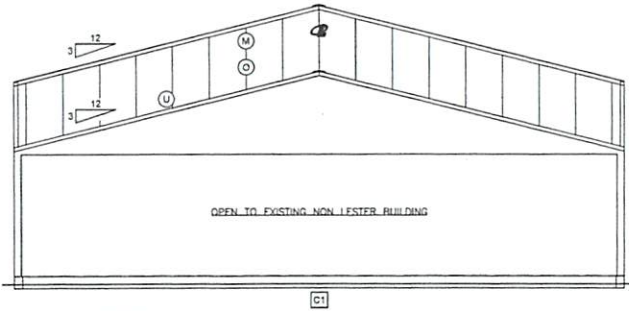
Photo taken from south of the project site, facing north to view the end of the building where the addition will be constructed.



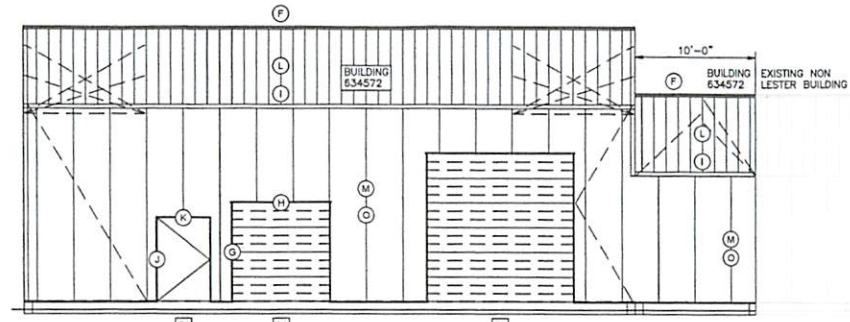
T12A-15056-01-01 - 8/20/2025 2:50:26 PM - v331
 T12A-15051-02-01 - 8/20/2025 2:44:21 PM - v331



SOUTH (A2) ENDWALL 1 ELEVATION
 1" = 10"

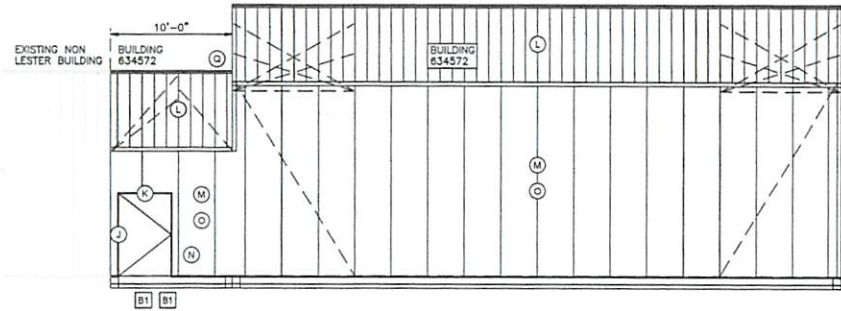


NORTH (C2) ENDWALL 2 ELEVATION
 1" = 10"



EAST (B2) SIDEWALL 1 ELEVATION
 1" = 10"

ATTENTION
 24 IN GIRT SPACING REQ'D ON
 S1, S2: 634572



WEST (D2) SIDEWALL 2 ELEVATION
 1" = 10"

Roof Steel and Sidewall Steel
 and Steel Trims will be color
 matched to existing building

FINISH SCHEDULE

ID	LOCATION	DESCRIPTION	DR DETAILS
FINISH ELEVATIONS ARE NOT FOR PANEL LAYOUT			
FINISH SEE PANEL/ELEV REPORTING FOR ACTUAL LAYOUT			
A	RAKE TRIM	#130 RAKE ASID CORNER	JF330, MF630
B	BASE TRIM	#190 BOTTOM CLOSURE	MF132, MF142
C	CORNER TRIM	#190 RAKE AND CORNER	MF911
D	WIND-SW TRIM	SELF FLASH TRIM	K8481, K8460
E	WIND-SW TRIM	#150 J TRIM	K8481, K8460
F	RIDGE TRIM	#152 VENTED RIDGECAP	QA350, JF707
G	OVHD DR TRIM	#190 SIDE JAMB C TRIM	LK424
H	OVHD DR TRIM	#190 J TRIM	LK424
I	EAVE TRIM	#110 STANDARD EAVE	JF130, MF630
J	WALK DR TRIM	#190 SIDE JAMB C TRIM	KC471, KC470
K	WALK DR TRIM	#190 J TRIM	KC471, KC470
L	RTI R2	FINISH UNIRIB 28GA - A250 SMP	JF044
M	RTI R2 - S1 - S2	FINISH UNIRIB 28GA - A250 SMP	MP044
O	RTI R2 - S1 - S2	HOUSE WRAP	-
P	RTI R2 - S1 - S2	HOUSE WRAP	-
Q	TRANSITION TRIM	#692 WALL TO ROOF TRIM	JF456

OPENING SCHEDULE BLDG: 634571

ID	MODEL	DESCRIPTION	QUANTITY
A1	OVERHEAD DOOR - FIB	120MINIMAL	
B1	OVERHEAD DOOR - FIB	144x144	9696
C1	WALK DOOR 5100 SOLID	48x80	
D1	VENTL SLIDER THERMAL PANE W/EL-F/FLASHING	48x36	

OPENING SCHEDULE BLDG: 634572

ID	MODEL	DESCRIPTION	QUANTITY
C1	CUSTOM SIZE CLEAR OPENING	500x110	
B1	WALK DOOR 5100 SOLID	48x80	

BUILDING COLORS

ROOF METAL	SNOW WHITE	SLDG DR PANEL	
SIDEWALL	RAWHIDE	SLDG DR JAMB TR	
ENDWALL	RAWHIDE	SLDG DR TRACK	
GABLES	ANTIQUE BROWN	SLDG DR VERTS	
BASE	ANTIQUE BROWN	SLDG DR BTM GIRT	
CORNER	ANTIQUE BROWN	OVHD DR PANEL	ANTIQUE BROWN
EAVE/FASCIA	ANTIQUE BROWN	OVHD DR TRIM	AL WHITE
GABLE/RAKE	ANTIQUE BROWN	WALK DR	ANTIQUE BROWN
SOFFIT		WALK DR TRIM	HARMONY WHITE
WANSNOT		WINDOW	ANTIQUE BROWN
ACCENT PANEL		WINDOW TRIM	ANTIQUE BROWN
GABLE LOUVER		SHUTTERS	
INSUL WL BATTEN		SIG DR FIELD	
RIDGE CAP	SNOW WHITE	SIG DR TRIM	
RIDGE VENT		SIG DR JAMB TR	
CUPOLA ROOF		SIG DR WINDOW	
CUPOLA BODY		SIG DR TRACK	
CUPOLA BASE		LARGE DOOR	
GUTTER		LARGE DOOR TRIM	
DOWNSPOUT		DUTCH DR FRAME	
LEAN-TO ROOF		DUTCH DR INSERT	
LEAN-TO CRWN/VBLK		DUTCH DR TRIM	
LEAN-TO SOFT/CLG		SHINGLES	
CLEAR OPNG COL CVTR		MANSAARD ROOF	
CLEAR OPNG TR	ANTIQUE BROWN	MANSAARD EAVE	
CURTAIN OPNG TR		MANSAARD SOFFIT	
BOX STALL GRILLS		MODERRA	

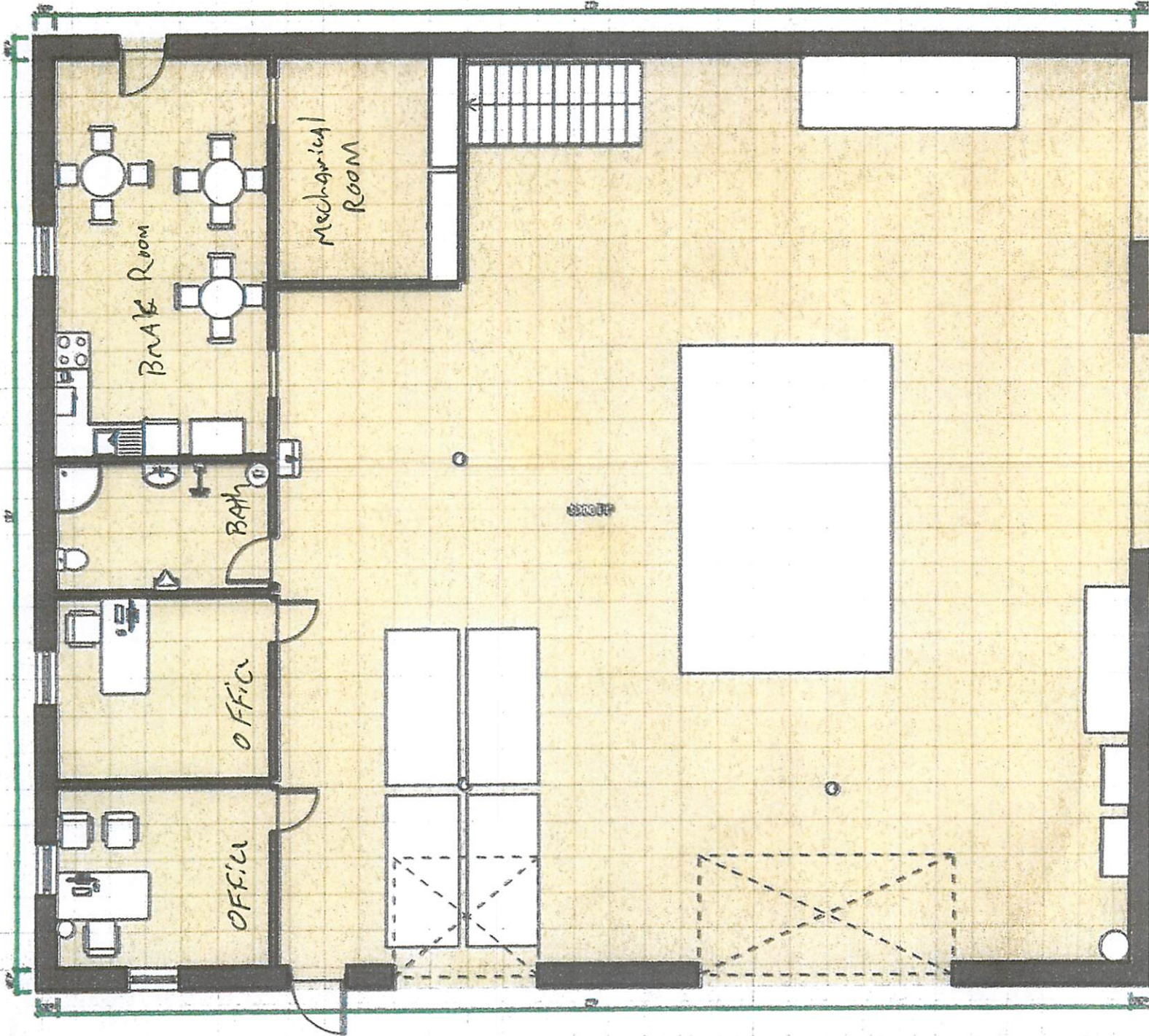


THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS, ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, ERECTION, DOORS, FIRE REQUIREMENTS, INSPECTION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 ENG STAMP BOX - STRUCTURAL DESIGN FULL 384 R2

DATE: 9/16/2025
 SHEET 02 OF 24
 JOB NUMBER 634571
 REV NO: 0
 DRAWN BY: B. Lelonek 6238
 CHD BY:
 JOB DESCRIPTION: Olive Glenn CC 50x50x15 Maintenance Shop with mezzanine
 PROJECT: Michael Meggerth 802 Meadow Lane Coon, WY 82414
 OWNER: WFO Custom Buildings, LLC 24 Justice Lane Coon, WY 82414
 LESTER BUILDING SYSTEMS, LLC
 TOLL-FREE: 800-876-4439
 See Titleblock DRAWN BY for Extension

Floor Plan





Color: Bronze

Weight: 0.0 lbs

Project:

Olive Glenn

Type:

Maintenance

Prepared By:

Alan Henry

Date:

9/23/2025

Driver Info

Type	Constant Current
120V	0.02A/0.03A/0.05A
208V	0.02A/0.03A/0.04A
240V	0.02A/0.03A
277V	0.02A/0.03A
Input Watts	3.5-6.7W

LED Info

Watts	3.5/5/7W
Color Temp	3000/4000/5000K
Color Accuracy	80-83 CRI
L70 Lifespan	100,000 Hours
Lumens	301-873 lm
Efficacy	83.6-130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
7/5/3.5W (factory default 5W)
Color temperature selectable 3000K, 4000K and 5000K (factory default 4000K)
On/Off Photocell (factory default "Off")

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
7W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.05A, 208V: 0.04A, 240V: 0.03A, 277V: 0.03A
5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.03A, 208V: 0.03A, 240V: 0.03A, 277V: 0.02A
3.5W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.02A, 208V: 0.02A, 240V: 0.02A, 277V: 0.02A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Aux Power Supply:

Yes

Dim to Off:

Yes

Construction

Cold Weather Starting:

The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:

Suitable for use in up to 104°F (40°C)

Housing:

Die-cast aluminum

Lens:

Tempered glass

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

ADA Compliant:

Meets ADA Requirements for wall-mounted luminaires.

IP Rating:

Ingress protection rating of IP65 for dust and water

Dark Sky Approved:

Conforms to the requirements listed by the International Dark-Sky Association for "Dark Sky" approval. The Fixture Seal of Approval provides objective, third-party certification for luminaires that minimize glare, reduce light trespass, and don't pollute the night sky.

Technical Specifications (continued)

Trade Agreements Act Compliant:

This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-37D7SM

Installation

Mounting:

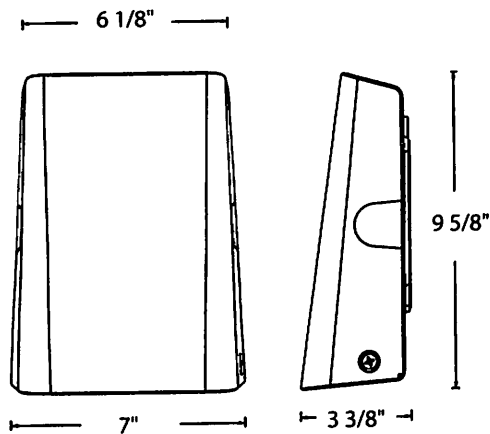
Heavy-duty mounting bracket with spring-hinged housing and "kick stand" allow for easy installations. Conduit entries on back and both sides.

Other

5-Year, No-Compromise Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features

- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	XXS				
	XXS = 7/5/3.5W XS = 25/18/12W S = 38/28/18W M = 55/41/27W L = 60/45/29W	Blank = 3000/4000/5000K CCT Adjustable Y = 3000K Static	Blank = Bronze W = White	Blank = 120-277V, 0-10V Dimming	Blank = No Option /LC = Lightcloud /LCB = Lightcloud Blue

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

MEETING DATE:	NOVEMBER 6, 2025	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	PRELIMINARY PLAT OF BLUE BIRD SUBDIVISION— A 37-LOT SUBDIVISION. SUB 2025-01	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT OVERVIEW

Harris Trucking & Construction Co., has submitted a preliminary plat application for a 37-lot subdivision identified as the Blue Bird Subdivision. The lots range in size from 0.25-acre to .56-acre. The proposed subdivision is located on the east side of Cooper Lane West, at the northeast corner of the intersection of E Avenue and Cooper Lane West. The property was annexed into the City of Cody in 2018 and was zoned Single Family Residential (R-1). The preliminary plat and utility drawings are attached.



SUBDIVISION REGULATIONS

The subdivision ordinance Design Standards are as follows. Staff comments follow each standard.

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

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

Comment: The proposed street will connect to Cooper Lane West at a 90-degree angle. The proposed alley and easements will align horizontally and vertically with the existing easements. Grades will be verified in the construction plans submitted with the final plat.

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

Comment: The streets as proposed, conform to the city master street plan in size and approximate alignment.

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

Comment: There are no unnecessary street jogs. Standard has been met.

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

Comment: The street design adequately considers the topography of the site. Standard has been met.

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

Comment: The intersection of Cooper Lane West and Natalie Lane, as well as Marina Lane and Natalie Lane have been designed at right angles. Standard has been met.

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

Comment: Local streets will be designed to discourage through traffic. This standard has been met as the interior streets only connect to Cooper Lane West, effectively deterring through traffic.

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

Comment: There are no cul-de-sacs proposed for this subdivision. Not Applicable.

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

Comment: The proposed alley on the south side of the subdivision will terminate in a dead end. This is due to the Irrigation District's hesitancy to allow an alleyway on the east side of the subdivision (west side of the lateral) over their easement. To resolve this, a 35.5-foot access (and sewer easement) connecting to a 20' easement has been included between Lot 13 and Lot 14 at the alley's terminus, which will provide through access from the end of the alley to Suzanne and Natalie Lane.

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

Comment: No half streets are proposed in the subdivision. Not applicable.

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

Comment: There are no reverse curves within the subdivision. Not Applicable.

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

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

Comment: The applicant proposes a 55-foot street right-of-way, exceeding the 50-foot width noted in the subdivision master plan. Additionally, a 10-foot dedicated utility easement on both sides of the street will create a combined right-of-way and easement totaling 70 feet.

Grade requirements will also be met.

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

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

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

Comment: Standard has been met.

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

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

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

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

P. Alleys: Alleys shall be required in all subdivisions with the minimum width being twenty feet (20'), unless extreme conditions preclude the feasibility of alleys... Alleys

shall be constructed with a minimum of six inches (6") of crushed aggregate base course for the finished surface. The specification for the gradation of the crushed aggregate base course may be obtained from the city engineer.

Comment: The proposed alleys are 30-feet in width, and will be constructed to meet this standard.

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

Comment: Curb, gutter, sidewalks and paved streets are proposed with the development and will be constructed to meet this standard.

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

Comment: A street cross section has been provided with the utility plans. Standard has been met.

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

Comment: The storm water plan will be submitted and reviewed by the Public Works Department with the final plat. The use of valley gutters will be discouraged.

T. Drainage: The area to be subdivided shall be designed to provide proper and sufficient drainage. Runoff and storm sewer systems shall be designed to adequately drain the subdivision and adjacent area that will drain into the subdivision. All stormwater systems shall be designed to achieve zero increase in runoff and shall be in compliance with the city stormwater management policy, as amended. They shall be designed and constructed to allow runoff and stormwater to flow by gravity from the subdivision to an adequate outlet. When an existing storm sewer trunk line is available, the proposed system shall be designed to connect to it. When an existing storm sewer trunk line is not available, a drainage plan must be developed that is acceptable to the city.

Comment: A formal drainage plan will be required by the Public Works Department for review with final plat. Standard will be met.

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

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

Comment: All lots currently satisfy the minimum lot size requirements (7,000 sq ft for R-1) and average width (50'). The lots also meet the minimum frontage requirement (45 ft for R-1).

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

Comment: Standard has been met.

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

Comment: Standard has been met.

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

Comment: No strip lots are proposed as part of the subdivision. Standard is met.

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

Comment: No blocks are proposed as part of the subdivision.

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

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

Comment: Standard has been met.

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

Comment: Standard will be met.

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

Comment: Natalie Lane, Suzanne Lane and Marina Lane have been approved by the street naming committee. Street name signs will be required at all intersections.

F. Sanitary Sewer: Sanitary sewer shall be constructed according to city approved specifications and city construction standards, and shall connect to the city system. It shall also be approved by all appropriate state and/or federal agencies. Each lot within the proposed subdivision shall be connected to a minimum eight-inch (8") diameter sewer main by a minimum four-inch (4") diameter sewer service line. The service lines

shall be extended from the sewer main to the property line according to city standards. The use of individual septic systems will not be permitted when a sanitary sewer main is available. If, in the city's opinion, a larger sewer main is necessary to allow for future development of adjacent areas, an agreement may be entered into between the developer and the city whereby the city may help finance the oversized main. It will be the developer's responsibility to ensure that the piping system for the proposed subdivision is connected to the city system.

Comment: Lots 1-35 will be connected to sanitary sewer service. Lot 36 is designated for the sanitary sewer pump station and Lot 37 is reserved for a retention pond. Consequently, these two lots will not have individual sewer service connections. Service lines will be installed to meet the required standards.

Note: The sanitary sewer lift station will be maintained by the City of Cody.

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

Comment: There is no existing storm water infrastructure at this location. Storm water will be directed to the retention pond in accordance with city approved specifications. Standard will be met.

Note: The City will own and maintain the storm inlets and pipe within the right-of-way (ROW) and easements. However, the HOA will be responsible for the storm water retention pond maintenance.

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

Comment: Each lot in the proposed subdivision, with the exception of Lot 37 (designated as the retention pond), will be connected to city water mains in accordance with this standard.

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

Comment: Standard has been met.

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

Comment: The open irrigation ditch along the north boundary of the subdivision is going to be buried and piped. The open irrigation ditch along the south side of the

subdivision will be eliminated. The Watkins Lateral runs along the east side of the property and cannot be buried. Standard will be met.

N. Public Use Areas: There shall be conveyed to the city an area or areas of land or the cash equivalent thereof, on the basis of one acre per fifty (50) prospective dwelling units, to provide for parks, fire stations, recreational areas and other public uses. This requirement shall be in addition to lands dedicated for streets and alleys. ... The dedication of land or cash in lieu of land shall be at the sole discretion of the city council, with recommendation from the planning and zoning board and the parks and recreation department. If subsequent rezoning or re-subdivision would result in a higher number of prospective dwelling units, additional land or cash equivalent shall be conveyed to the city. If the city council elects to require cash in lieu of land, the amount thereof shall be the fair market value of the land. If the city and the subdivider cannot agree on that value, each shall designate an appraiser and the two (2) appraisers so selected shall arrive at a recommended market value, which shall be binding upon the parties...

Comment: For the current proposal of 35 prospective dwelling units, a 0.70-acre public use area is required. The preliminary plat indicates that Lot 11 (.33-acre) will be dedicated as open space, Lot 36 for a sanitary sewer pump station, and Lot 37 for stormwater detention facilities. These three lots collectively total 0.85-acre.

Staff Recommendation: Historically, lots designated for stormwater and sewer facilities have not been counted towards fulfilling this requirement. However, Lot 11 is exclusively open space, and it could be argued that all three lots serve public uses and contribute to open space. Lot 36 and Lot 11 will be dedicated and conveyed to the City and the City will maintain them. While the City will also take ownership of Lot 37 (retention pond), this lot will be maintained by the subdivision HOA. This recommendation is contingent on the subdivision's Homeowners Association (HOA) accepting full responsibility for the maintenance of Lot 37, including any associated facilities and future improvements.

OTHER:

Irrigation: The applicant intends to distribute water rights within the subdivision. The State Engineer must review this proposal, and some water rights may need to be detached. As per W.S. § 15-1-415 (e), a water distribution plan must be approved and water rights detached (if necessary) before the City Council can grant final plat approval. Cody Canal has confirmed they are working with the applicant to establish an approved water distribution plan.

Electrical: The electrical division has provided comment and revision to the utility plan. Final plans will be required for approval by the electrical division prior to final plat approval by the City Council.

Mailboxes:

The post office has provided comment regarding placement of the mailbox banks. Final locations must be determined with the Post Office and City before final plat.

Miscellaneous:

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

- a. Provide a minimum of 6-feet of separation between the gravity sewer main and the force main.
- b. The tee at the intersection of Natalie Lane and Cooper Lane West will need to be plugged north of the intersection.
- c. Make revision to the utility plans as required by the City Electrical Department.
- d. Show the mail box location(s) on the construction plans submitted with the final plat application. The final location must be authorized by both the Post Office and City.

VARIANCES:

No variances are necessary.

POTENTIAL MOTION:

Staff recommends approval of the preliminary plat for the proposed subdivision, subject to the listed conditions:

1. A draft maintenance agreement and/or homeowner's association will be required prior to final plat review.
2. The HOA will address maintenance of Lot 37, for the retention pond, including any associated facilities and future improvements.
3. Draft conveyances of Lots 11, 36 and 37 to the City of Cody will be required prior to final plat review.
4. Reflect the "Miscellaneous Items" noted in the staff report in the construction plans to be submitted with the final plat application.
5. Approval of a Water Distribution Plan and detachment of water rights (as applicable), by the State Engineers Office and the irrigation district in compliance with State Statute is required.
6. The final plat application and construction documents shall otherwise comply with the City subdivision ordinance.

ATTACHMENTS:

Preliminary Plat and Utility Plan

