

City of Cody Planning, Zoning and Adjustment Board

**Thursday, August 20, 2026-12:00 PM**

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

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**Meeting Called to Order**

**Pledge of Allegiance**

**Roll Call**

**1. Approval of the Agenda**

**2. Consent Calendar**

All items under the consent calendar will be acted upon in one motion unless a Council member or member of the public requests that an individual item be taken up under Conduct of Business.

- a. Approval of the Minutes of the August 6, 2026 Meeting  
Staff Reference: Hannah Witwicki

**3. Public Hearing**

**4. Tabled Items**

**5. New Business**

- a. Commercial Sign Review for Noir at 1544 Salsbury Avenue and Approval of Resolution PZ 26-33  
Staff Reference: Jenny Cramer
- b. Downtown Architectural Review for Swelk, LLC at 1314 Sheridan Avenue and Approval of Resolution PZ 26-34  
Staff Reference: Jenny Cramer
- c. Commercial Site Plan Review and Architectural and Landscaping Review for Yankee Properties, LLC and Approval of Resolution PZ 26-35  
Staff Reference: Jenny Cramer

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

**7. Council Update**

**8. Matters from Staff Members**

**9. Adjournment**

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| <p><b>Upcoming Meetings:</b></p> <p>September 3, 2026</p> <p>September 17, 2026</p> |
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|                        |
|------------------------|
| <b>October 1, 2026</b> |
|------------------------|

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 Proceedings**  
**August 6, 2026**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, August 6, 2026 at 12:00 PM.

P&Z Board Chairperson Dan Schein called the meeting to order at 12:00 PM.

Present: P&Z Board Member Dan C. Holler, P&Z Board Member C. Daniel Schein, P&Z Board Member Carla Egelhoff, P&Z Board Member Kathryn Kyle, P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty; City Attorney Scott Kolpitcke; City Planner Jenny Cramer; Public Works Director Nate Morgan; Staff Engineer Kris Bruxvoort and Hannah Witwicki Administrative Coordinator Officer.

Absent: P&Z Board Member Sarah Miles; Joanna Setterini

Ian Morrison made a motion seconded by Erin Welty to approve the Agenda for the August 6, 2026 meeting. The vote was unanimous. The motion passed.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Erin Welty to approve the Minutes from the July 2, 2026, meeting. The vote was unanimous. The motion passed.

A public hearing was held for the Special Exemption Request to Exceed Sign Maximum Area at 1526 Rumsey Avenue.

The public hearing opened at 12:03 PM

Troy Koster spoke in favor of the Special Exemption Request.

No one spoke against.

The public hearing closed at 12:07 PM

City planner, Jenny Cramer presented the Special Exemption Request to Exceed Sign Maximum Area at 1526 Rumsey.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Erin Welty to approve the Special Exemption Request to Exceed Sign Maximum Area at 1526 Rumsey with conditions 1–5. Voting in favor were Ian Morrison and Erin Welty. Voting against were Dan C. Holler, Dan Schein, Carla Egelhoff, and Kathryn Kyle. The motion failed

P&Z Board Member Kathryn Kyle made a motion, seconded by Dan Holler, to approve the Special Exemption request to Exceed Sign Maximum Area at 1526 Rumsey Avenue with conditions 1–5 from the staff report, including a modification to condition 2, for the maximum size from 300 sq-ft. to 225 sq-ft.

Voting in favor were P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty, P&Z Board Member Dan C. Holler, P&Z Board Member C. Daniel Schein, and P&Z Board Member Kathryn Kyle. Voting against was P&Z Board Member Carla Egelhoff,. The motion was approved.

City Planner Jenny Cramer presented the Commercial Site Plan Review at 1502 Beck Avenue.

Carla Egelhoff made a motion seconded by Kathryn Kyle to approve the Commercial Site Plan Review at 1502 Beck Avenue with the conditions 1-3 from the Staff report. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Downtown Overlay District Architectural Review at 1502 Beck Avenue.

Carla Egelhoff made a motion seconded by Kathryn Kyle to approve the Downtown Overlay District Architectural Review at 1502 Beck Avenue with the conditions from the Staff report and color scheme a. The vote was unanimous. The motion passed.

Erin Welty will be absent from the August 20th meeting.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Erin Welty to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately 12:41 PM.

Hannah Witwicki

*Hannah Witwicki, Administrative Coordinator*



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|--------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> August 20, 2026<br><b>Department:</b> Community Development<br><b>Staff Reference:</b> Jenny Cramer |
|--------------------------------------------------------------------------------------------------------------------------|

## **AGENDA ITEM SUMMARY REPORT**

### **Commercial Sign Review for Noir at 1544 Salsbury Avenue and Approval of Resolution PZ 26-33**

#### **PROPOSED ACTION:**

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

#### **SUMMARY OF INFORMATION:**

Please see attached staff report.

#### **FISCAL IMPACT:**

#### **ATTACHMENTS:**

1. Staff Rpt to PC Noir
2. RESOLUTION PZ 26-33

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

|                      |                              |                              |   |
|----------------------|------------------------------|------------------------------|---|
| <b>MEETING DATE:</b> | AUGUST 20, 2026              | <b>TYPE OF ACTION NEEDED</b> |   |
| <b>AGENDA ITEM:</b>  |                              | P&Z BOARD APPROVAL:          | X |
| <b>SUBJECT:</b>      | COMMERCIAL SIGN REVIEW: NOIR | RECOMMENDATION TO COUNCIL:   |   |
| <b>PREPARED BY:</b>  | JENNY CRAMER, CITY PLANNER   | DISCUSSION ONLY:             |   |

## **PROJECT DESCRIPTION:**

A sign review application has been submitted by Cameo Holbrook, representing Noir (building lessee) and Hill Enterprises (property owner). The application proposes two, 2' x 3' identical attached wall signs at 1544 Salsbury Avenue, to replace existing letter signage.

The property is in a General Business (D-2) zoning district and is within the entry corridor overlay district. The picture shown illustrates 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:**

Each proposed attached wall sign is 6 sq-ft in size, totaling 12 sq-ft on the zone lot which is within the allowed 150 sq-ft individual and 300 sq-ft per zone lot maximum. No other attached wall signage exists on the property.

The signs will not be illuminated.

**RECOMMENDATION:**

Staff recommends approval of the Noir Commercial Sign Review, with the following condition:

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

**RESOLUTION PZ 26-33  
CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF COMMERCIAL SIGN PLAN REVIEW FOR NOIR AT 1544  
SALSBURY AVENUE**

**WHEREAS,** Cameo Holbrook, representing Noir (building lessee) and Hill Enterprises (property owner) proposes to install two commercial attached wall signs at the property located at 1544 Salsbury Avenue; and

**WHEREAS,** the property is within the General Business (D-2) zoning district; and

**WHEREAS,** the property is within the Entry Corridor Overlay District; and

**WHEREAS,** the proposed wall sign is determined to be in substantial compliance with the sign provisions of the City of Cody Code; and

**WHEREAS,** the Planning, Zoning and Adjustment Board convened a regular meeting on August 20, 2026, to review the sign plans and established the following findings:

1. The proposed sign design is compatible with the surrounding neighborhood.
2. Noir proposes:
  - Two 6 sq-ft identical wall signs on the north and east sides of the existing building.
3. The cumulative wall signage as proposed will be approximately 12 square feet.
4. Each proposed sign is individually under the 150 sq-ft maximum. The total combined area of all attached wall signs on the zone lot will be 12 sq-ft, which is below the 300 sq-ft maximum allowed.

**WHEREAS,** the Planning, Zoning and Adjustment Board concluded the sign plans are generally consistent with the standards and procedures set forth in the City of Cody Code;

**NOW, THEREFORE, BE IT RESOLVED,** based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the attached wall sign, subject to the following condition:

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

By the Planning, Zoning and Adjustment Board on the 4<sup>th</sup> day of December, 2025.

**PLANNING, ZONING AND ADJUSTMENT BOARD  
CITY OF CODY, WYOMING**

\_\_\_\_\_  
C. Daniel Schein, Jr., Chairman

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Tina Gail, City Clerk

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> August 20, 2026<br><b>Department:</b> Community Development<br><b>Staff Reference:</b> Jenny Cramer |
|--------------------------------------------------------------------------------------------------------------------------|

## **AGENDA ITEM SUMMARY REPORT**

### **Downtown Architectural Review for Swelk, LLC at 1314 Sheridan Avenue and Approval of Resolution PZ 26-34**

#### **PROPOSED ACTION:**

Approve Architectural Review with staff recommended conditions, approve with modified conditions or deny.

#### **SUMMARY OF INFORMATION:**

Please see attached staff report.

#### **FISCAL IMPACT:**

#### **ATTACHMENTS:**

1. Staff Report Swelk LLC\_1314 Sheridan
2. PZ 26-34 Approval of Downtown Architectural Review for Swelk, LLC at 1314 Sheridan Avenue
3. 2026-19, Selks - 1302 Sheridan Ave. Facade 07.28.26 (1)

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

|                      |                                                         |                               |   |
|----------------------|---------------------------------------------------------|-------------------------------|---|
| <b>MEETING DATE:</b> | AUGUST 20, 2026                                         | <b>TYPE OF ACTION NEEDED</b>  |   |
| <b>AGENDA ITEM:</b>  |                                                         | P&Z BOARD APPROVAL:           | X |
| <b>SUBJECT:</b>      | DOWNTOWN ARCHITECTURAL REVIEW:<br>1314 SHERIDAN AVENUE. | RECOMMENDATION TO<br>COUNCIL: |   |
| <b>PREPARED BY:</b>  | JENNY CRAMER, CITY PLANNER                              | DISCUSSION ONLY:              |   |

## **PROJECT DESCRIPTION:**

Erynne Selk, on behalf of Swelk, LLC (property owner) proposes to modify the exterior multi-tenant building located at 1314 Sheridan Avenue, which is currently occupied by REV Realty, The Pretty Buffalo Boutique, WYSAF, Park County Travel Council, The Archive and Tossers Pizza.

The property is within the D-2 zoning district and the downtown architectural district. The applicant proposes renovation of the building on both street frontages; Sheridan Avenue and 13<sup>th</sup> Street.



## **REVIEW CRITERIA:**

Pursuant to 10-10B-4 of the City of Cody Code, all structures within the zoning district are to be architecturally compatible and architectural plans are to be submitted to the planning and zoning commission for approval. The architectural and landscaping details are to be maintained as shown by the approved plans.

Staff Comment: The proposal will replace the existing exterior of the storefront with a brick and wood façade as shown in the rendition above. The signage and sign lighting will be reviewed separately, as the applicant is still working on those plans.



Staff has no concerns with the proposed architectural changes. The colors and architecture proposed is a substantial upgrade to this downtown building.

Pursuant to Subsection B of 9-2-2, within the Downtown Architectural District, *"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."*

Staff Comment: Any additional or modified signage, and associated lighting will require a separate review by the Planning, Zoning and Adjustment Board, prior to placing the same.

Pursuant to Section 10-18-4-A, within the downtown overlay district, at least 50% of the portion of the building facing the street shall include 1) Stone, as natural rock or cut with rough/matte finish; 2) Brick; 3) Wood siding; 4) Sandstone; or 5) Alternative materials, provided they have a similar profile, texture and finish as the above materials.

Staff Comment: The entire building frontage will be comprised of brick and wood, meeting this standard.

The proposal must also comply with other applicable provisions of the City code.

Staff Comment: No other criteria apply.

Staff Photo of Current Storefront:



Staff recommends approval of the architectural plans for the renovation of the building frontage at 1314 Sheridan Avenue, with the following conditions:

1. Signage review is required by the City prior to installing new signage and exterior sign lighting.
2. The applicant will obtain all necessary building permits from the City, prior to commencing work.

**RESOLUTION PZ 26-34  
CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF DOWNTOWN ARCHITECTURAL REVIEW FOR SWELK, LLC  
AT 1314 SHERIDAN AVENUE**

**WHEREAS**, Erynne Selk, on behalf of Swelk, LLC, (property owner) submitted a downtown architectural review application, as required by City of Cody Code Section 9-2-2B, 10-10-B and 10-18-4, for the renovation of the building exterior at 1314 Sheridan Avenue; and

**WHEREAS**, an architectural rendering was submitted by the property owner in compliance with the aforementioned City of Cody Code; and

**WHEREAS**, the property is situated in the General Business (D-2) zoning district in the Downtown Architectural District overlay; and

**WHEREAS**, the submitted architectural plans substantially conform to the City of Cody Code regarding architectural compatibility; and

**WHEREAS**, the Planning, Zoning and Adjustment Board convened a regular meeting on August 20, 2026, to review the architectural plans and established the following findings:

1. The exterior modification as shown on the provided rendering will be architecturally compatible in the zoning district and the downtown.
2. The building frontages facing the streets will be wood and brick, meeting the building material standards.

**WHEREAS**, the Planning, Zoning and Adjustment Board concluded that the architectural plans are generally consistent with the standards and procedures set forth in the City of Cody Code;

**NOW, THEREFORE, BE IT RESOLVED**, based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the architectural plans for the renovation of the building frontage at 1314 Sheridan Avenue, with the following conditions:

1. Signage review is required by the City prior to installing new signage and exterior sign lighting.
2. The applicant will obtain all necessary building permits from the City, prior to commencing work.

By the Planning, Zoning and Adjustment Board on the 20<sup>th</sup> day of August, 2026.

**PLANNING, ZONING AND ADJUSTMENT BOARD  
CITY OF CODY, WYOMING**

\_\_\_\_\_  
C. Daniel Schein, Jr., Chairman

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Tina Gail, City Clerk



# 1302 SHERIDAN AVENUE FACADE



FRONT PERSPECTIVE

NOT TO SCALE



PERSPECTIVE

NOT TO SCALE



FRONT PERSPECTIVE

NOT TO SCALE

## SHEET INDEX

| SHEET NO. | SHEET NAME               |
|-----------|--------------------------|
| T1.0      | TITLE SHEET              |
| A1.0      | EXISTING MAIN FLOOR PLAN |
| A2.1      | EXTERIOR ELEVATIONS      |

PROJECT NO:  
2026-19

DATE: 07.28.26  
REVISION: 4

PROJECT LOCATION:  
CODY, WY

SELSK FACADE

ERYNNE & RYAN SELK  
1314 SHERIDAN AVENUE  
CODY, WYOMING 82414  
P: 307.586.2350  
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SCHEMATIC  
DESIGN  
NOT FOR  
CONSTRUCTION

J | C

JONI COLLIER DESIGNS, LLC  
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307.899.1165  
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SHEET TITLE

TITLE SHEET

SHEET #

T1.0



SCHEMATIC  
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NOT FOR  
CONSTRUCTION

J | C

JONI COLLIER DESIGNS, LLC

PLANNING | DESIGN | DRAFTING

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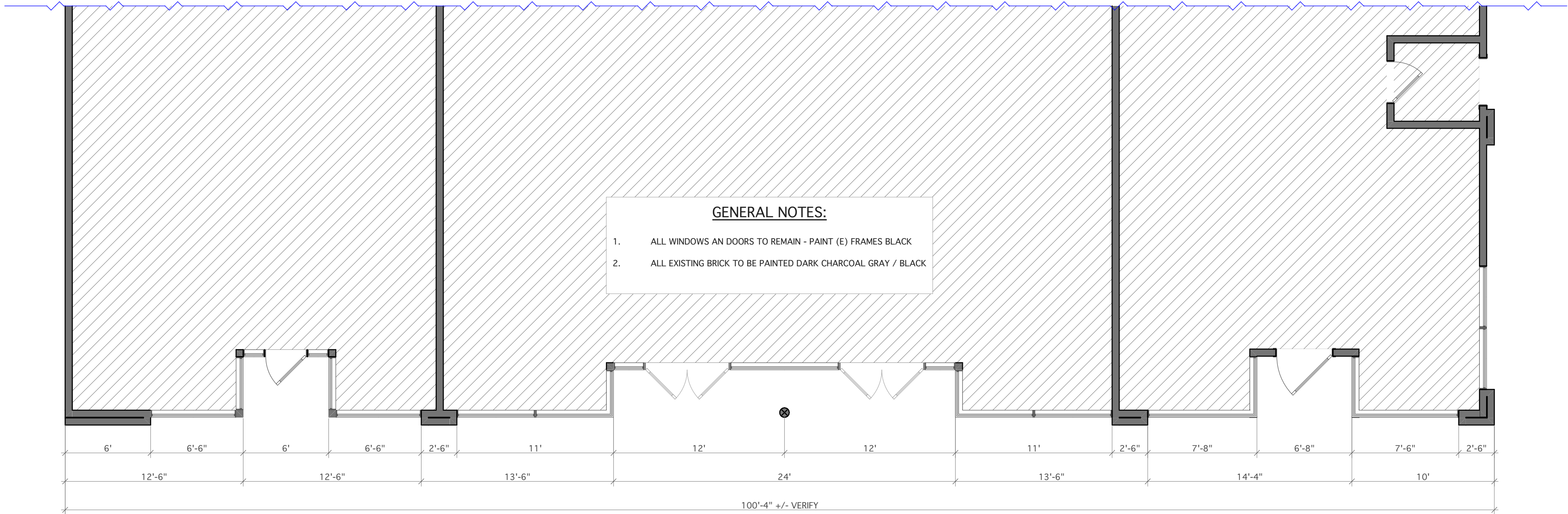
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SHEET TITLE

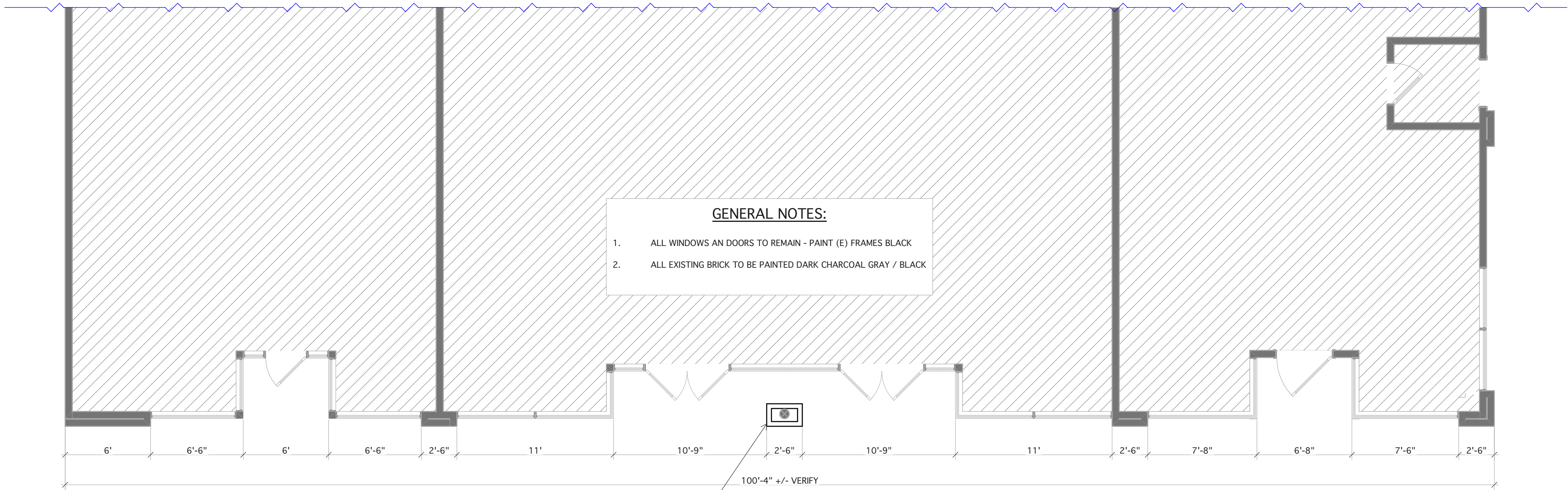
EXISTING &  
MAIN  
FLOOR PLANS

SHEET #

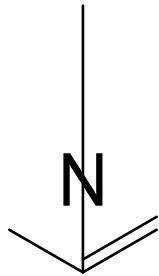
A1.0



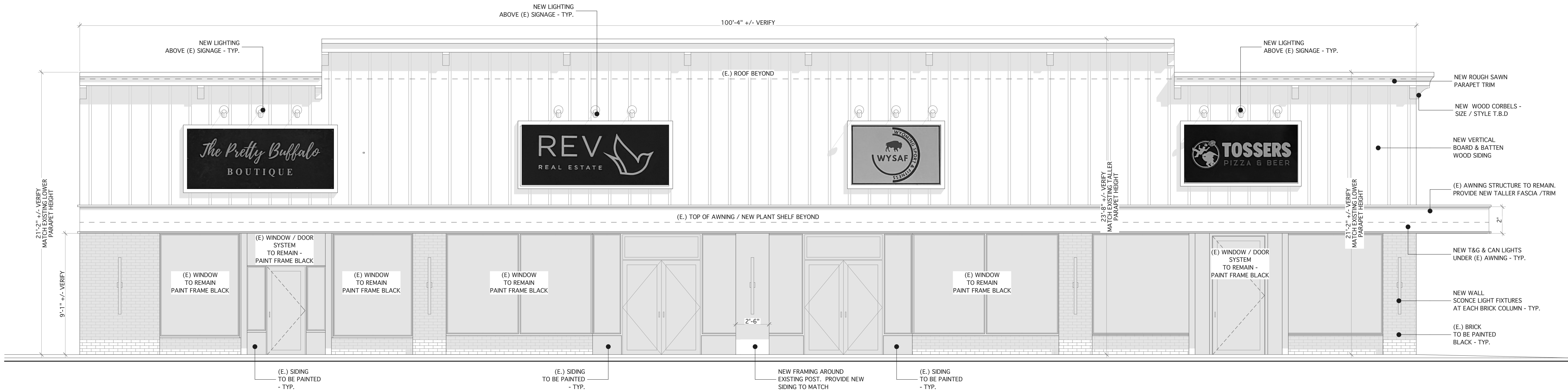
1 EXISTING MAIN FLOOR PLAN 3/16" = 1'-0"



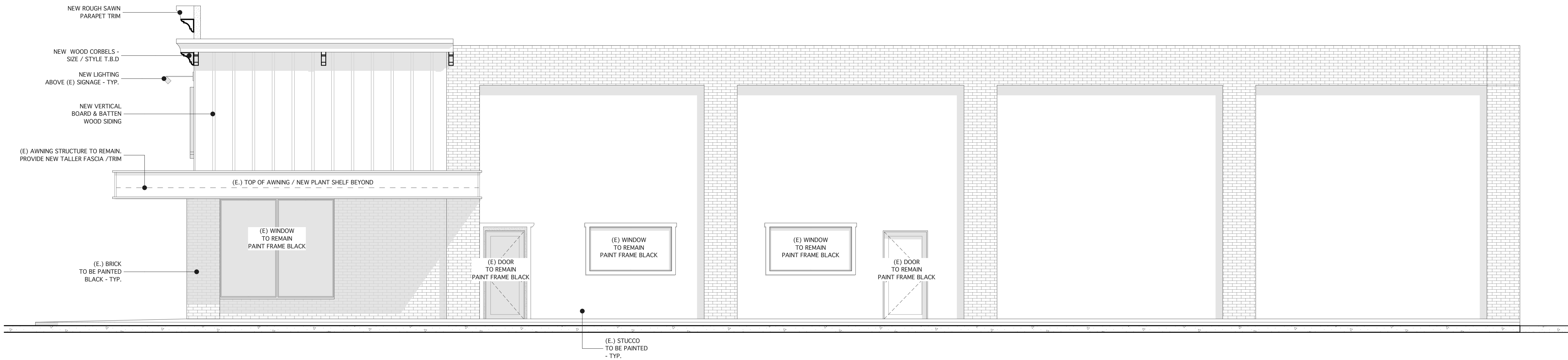
1 NEW MAIN FLOOR PLAN 3/16" = 1'-0"







1 NORTH ELEVATION 1/4" = 1'-0"



2 NORTH ELEVATION 1/4" = 1'-0"

PROJECT NO:  
2026-19

DATE: 07.28.26  
REVISION: 4

PROJECT LOCATION:  
CODY, WY

SELSKs FACADE  
ERYNNE & RYAN SELK  
1314 SHERIDAN AVENUE  
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SCHEMATIC  
DESIGN  
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CONSTRUCTION

J | C

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SHEET TITLE  
EXTERIOR  
ELEVATIONS

SHEET #  
A2.1

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b> August 20, 2026<br><b>Department:</b> Community Development<br><b>Staff Reference:</b> Jenny Cramer |
|--------------------------------------------------------------------------------------------------------------------------|

## **AGENDA ITEM SUMMARY REPORT**

### **Commercial Site Plan Review and Architectural and Landscaping Review for Yankee Properties, LLC and Approval of Resolution PZ 26-35**

#### **PROPOSED ACTION:**

Approve plans with staff recommended conditions, approve with modified conditions or deny.

#### **SUMMARY OF INFORMATION:**

Please see attached staff report.

#### **FISCAL IMPACT:**

#### **ATTACHMENTS:**

1. 1 Staff Rpt to PZ Commercial Site Plan\_Yankee Properties
2. 2. PZ 26-35 Approval of Commercial Site Plan Review for Yankee Properties, LLC on C Street
3. 3. 20260813 UPDATED PROPOSED SITE PLAN PACKAGE 8-13-26
4. 4.FInal Yankee Properties
5. 5.Lighting Profile
6. 6.Soffit Lighting Specs
7. Yankee Properties-DrainageReport



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

|                      |                                                                                             |                              |   |
|----------------------|---------------------------------------------------------------------------------------------|------------------------------|---|
| <b>MEETING DATE:</b> | AUGUST 20, 2026                                                                             | <b>TYPE OF ACTION NEEDED</b> |   |
| <b>AGENDA ITEM:</b>  |                                                                                             | P&Z BOARD APPROVAL:          | X |
| <b>SUBJECT:</b>      | COMMERCIAL SITE PLAN REVIEW AND ARCHITECTURAL AND LANDSCAPING REVIEW: YANKEE PROPERTIES LLC | RECOMMENDATION TO COUNCIL:   |   |
| <b>PREPARED BY:</b>  | JENNY CRAMER, CITY PLANNER                                                                  | DISCUSSION ONLY:             |   |

## **PROJECT DESCRIPTION:**

Bryan Reiter of Reiter Custom Homes has submitted an application on behalf of Yankee Properties, LLC (property owner) to construct an 8,400 sq-ft commercial building. 7,200 sq-ft of the building is a steel structure comprised of two separate shop/warehouse units. A 1,200 sq-ft, two-unit office space will be attached on the east side of the steel building. The property is located on the west side of C Street, approximately 250 feet north of Big Horn Avenue. It is described as the E. 200' of Lot 5 and the E. 200' of Lot 6, Block 6 of Fair Acres Subdivision, in a 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 a variety of commercial and business uses and certain small light industrial uses. The surrounding area is as follows:

| <i>DIRECTION</i> | <i>EXISTING USE</i>                     | <i>ZONING</i> |
|------------------|-----------------------------------------|---------------|
| North            | Frontier Storage Units                  | D-3           |
| West             | Commercial Property with small shop     | D-3           |
| South            | Pioneer Sheds and a commercial building | D-3           |
| East             | Commercial Warehouse                    | D-3           |

**Access and Parking:**

Access will be from C Street on the eastside of the property. C Street is designated as a minor collector street. The driveway and parking surface will be a crushed gravel surface. Asphalt aprons are proposed at both entrances on the site plan. Traffic flow will enter the north access from C Street and exit to the south. The ADA parking space and walkway into the building entrances on the east side of the building will be concrete.

As the units are rented in the future, additional building code review, planning review and parking requirements may be triggered, depending on the proposed use.

The applicant indicated a building contractor will be leasing the north section of the structure with the attached office and the south shop/warehouse area will be leased for storage. The second office lessor is to be determined. The site plan designates five

parking spaces and one ADA parking space on the east side of the proposed building, and an additional three parking spaces on the west side of the building. Wheel stops will be required and are shown on the site plan. The designated parking spaces are adequate for the proposed warehousing or storage and office use, but additional off-street parking may be required for future uses as they are proposed.

#### Exterior Lighting

Exterior lighting locations are shown on sheet C1.0 of the site plan. The fixture is shown to the right. Specifications are provided and the lighting exceeds the current City lighting standards. The applicant is seeking an exception from City Council to allow the lighting because they feel it is required for safety of the building lessees and their customers or employees. The lights are full cutoff and down directed. A depiction of the fixture is shown to the right.



LED Soffit lighting is also proposed as shown to the right and on the site plan, to be installed in front of the office entrances. The specifications for these fixtures also slightly exceed the City code and will also require a City Council exception, or an alternative fixture that meets code to be installed.



#### Setbacks, Buffers, Height, and Fencing Requirements

The property is not adjacent to any residential district, therefore a buffer zone with a visual screen is not required.

Height and fencing requirements do not apply to this property. The building will be 20' tall. No new fencing is proposed. Existing fence is in place at the storage facility on the north boundary.

#### Site Drainage and Stormwater Facilities:

A site drainage and stormwater plan has been provided and is in review by the Public Works Department. If changes are required by Public Works, a revised plan will need to be approved by Public Works prior to issuance of a building permit.

#### Snow Storage

Two snow storage areas are shown on the site plan; one in the northwest corner and one in the southwest corner.

#### Utility Services

An existing overhead transmission powerline running through the property will be

relocated to the west side. The applicant is working with the City regarding easement and the details of the relocation. Power will be brought to the new structure from the west side as shown on Sheet C3.0.

The building will have two individual ¾" treated water and a 4" sewer service connections as shown on Sheet C3.0.

The Public Works Department is reviewing the utility plans and final approval will be required by the department prior to issuance of a building permit.

#### Signs

No signage is proposed for this site at this time. If signage is to be proposed in the future, sign review and building permits will be required.

#### Fire Hydrant

The building will rely on a fire hydrant across the street from the southeast corner of the property for fire protection. It is approximately 60' from the property.

#### Impacts on Adjoining Properties

The proposed building is not expected to impact the adjoining properties negatively, as the neighboring uses are commercial in nature.

#### Garbage

Dumpsters are shown on the site plan on the north side of the building, just south of the proposed driveway. The City Sanitation Department will work with the applicant for exact placement.

#### Other Considerations

The property consists of two lots and the shared lot line runs through the north units of the proposed building. Once the building is constructed, a zone lot by city code definitions will be created, and requires a lot consolidation, as set out in City code 11-6-B. A recorded lot consolidation document will be required before a building permit can be issued.

### **Architectural and Landscaping Review**

#### **Section 10-10B-4 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 metal walls will be sandstone color, with bronze tone doors and windows, stat bronze trim and driftwood asphalt shingles on the office roof. The colors are shown in the rendering below.

| <u>BUILDING COLORS:</u>           |
|-----------------------------------|
| DOORS AND WINDOWS – BRONZE TONE   |
| TRIM / WAINSCOTTING – STAT BRONZE |
| ASPHALT SHINGLES – DRIFTWOOD      |
| VERTICAL METAL SIDING – SANDSTONE |



**Landscaping:**

The applicant proposes placing landscaping boulders at the entrance of the property, as shown on the site plan, Sheet C2.0. The drainage areas will have stone and river rock as well.

**RECOMMENDATION:**

It is recommended that the Planning, Zoning and Adjustment Board approve the commercial site plan, architectural and landscaping plans for Yankee Properties, LLC subject to the following conditions:

1. Any future proposed use of each unit will require separate review and confirmation of zoning compliance with City Code by the Community Development Department;
2. Final approval of engineered structural plans by Building Official is required prior to issuance of building permit;
3. The E. 200' of Lots 5 and 6, Block 6 of Fair Acres Subdivision must be consolidated per City of Cody Code 11-6-B, before issuance of a building permit.
4. An approved lighting exception from City Council will be required before the proposed lighting is installed, or if the exception is denied by Council, the applicant shall provide a code compliant lighting plan to the planning department for staff review and approval prior to installation of lighting;
5. The applicant will coordinate with the City Sanitation Department to determine placement of garbage dumpsters to serve the structure;
6. The applicant will coordinate the final design and details of the on-site storm drainage facilities and utility connections with the Public Works Department prior to issuance of a building permit; and
7. A building permit must be obtained within three years or this authorization will expire.

**RESOLUTION PZ 26-35  
CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF COMMERCIAL SITE PLAN REVIEW AND APPROVAL OF  
ARCHITECTURAL AND LANDSCAPE PLANS FOR YANKEE PROPERTIES, LLC  
ON C STREET**

**WHEREAS**, Bryan Reiter of Reiter Custom Homes, on behalf of Yankee Properties, LLC, (property owner) submitted a commercial site plan review application, as required by City of Cody Code Section 9-2-3, to construct an 8,400 sq-ft commercial building; and

**WHEREAS**, architectural and landscape plans were submitted by the property owner and business owner in compliance with City of Cody Code Section 10-10C-5; and

**WHEREAS**, the property is situated in the Open Business/Light Industrial (D-3) zoning district; and

**WHEREAS**, the submitted commercial site plan, architectural and landscape plans substantially conform to the City of Cody Code regarding commercial development and architectural compatibility; and

**WHEREAS**, the Planning, Zoning and Adjustment Board convened a regular meeting on August 20, 2026, to review the plans and established the following findings:

1. The Open Business/Light Industrial (D-3) zoning district which allows for the conduct of a variety of commercial and business uses and certain small light industrial uses.
2. The general site plan and layout are adequate.
3. Access to the property is from C Street, which is designated as a minor collector street.
4. Access and traffic flow are deemed adequate concerning public safety.
5. The eight designated parking spaces are adequate for the proposed warehousing or storage and office use, but additional off-street parking may be required for future uses as they are proposed.
6. The proposed exterior lighting exceeds City Code lighting standards. An exception to the standards is required from City Council to proceed with the proposed lighting.
7. The property is not adjacent to residential, therefore no visual screening is required.
8. No new fencing is proposed.
9. A site drainage and stormwater plan has been provided and is in review by the Public Works Department.
10. Two snow storage areas are shown on the site plan; one in the northwest corner and one in the southwest corner.

11. An existing overhead transmission powerline running through the property will be relocated to the west side.
12. City power, water and sewer are proposed and shown on the site plan. The Public Works Department is reviewing the utility plan.
13. Any signage will require sign review and building permits.
14. The building will rely on a fire hydrant across the street from the southeast corner of the property for fire protection. It is approximately 60' from the property.
15. The proposed building is not expected to impact the adjoining properties negatively, as the neighboring uses are commercial in nature.
16. The property consists of two lots and the shared lot line runs through the north units of the proposed building. Once the building is constructed, a zone lot by city code definitions will be created, and requires a lot consolidation, as set out in City code 11-6-B.
17. The structure metal walls will be sandstone color, with bronze tone doors and windows, stat bronze trim and driftwood asphalt shingles on the office roof.
18. The applicant proposes placing landscaping boulders at the entrance of the property, and the drainage areas will have stone and river rock.

**WHEREAS**, the Planning, Zoning and Adjustment Board concluded that the commercial site plan, architectural and landscaping plans are generally consistent with the standards and procedures set forth in the City of Cody Code;

**NOW, THEREFORE, BE IT RESOLVED**, based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the commercial site plan, architectural and landscaping plans, subject to the following conditions:

1. Any future proposed use of each unit will require separate review and confirmation of zoning compliance with City Code by the Community Development Department;
2. Final approval of engineered structural plans by Building Official is required prior to issuance of building permit;
3. The E. 200' of Lots 5 and 6, Block 6 of Fair Acres Subdivision must be consolidated per City of Cody Code 11-6-B, before issuance of a building permit.
4. An approved lighting exception from City Council will be required before the proposed lighting is installed, or if the exception is denied by Council, the applicant shall provide a code compliant lighting plan to the planning department for staff review and approval prior to installation of lighting;
5. The applicant will coordinate with the City Sanitation Department to determine placement of garbage dumpsters to serve the structure;
6. The applicant will coordinate the final design and details of the on-site storm drainage facilities and utility connections with the Public Works Department prior to issuance of a building permit; and

7. A building permit must be obtained within three years or this authorization will expire.

By the Planning, Zoning and Adjustment Board on the 20<sup>th</sup> day of August, 2026.

**PLANNING, ZONING AND ADJUSTMENT BOARD  
CITY OF CODY, WYOMING**

\_\_\_\_\_  
C. Daniel Schein, Jr., Chairman

\_\_\_\_\_  
Date

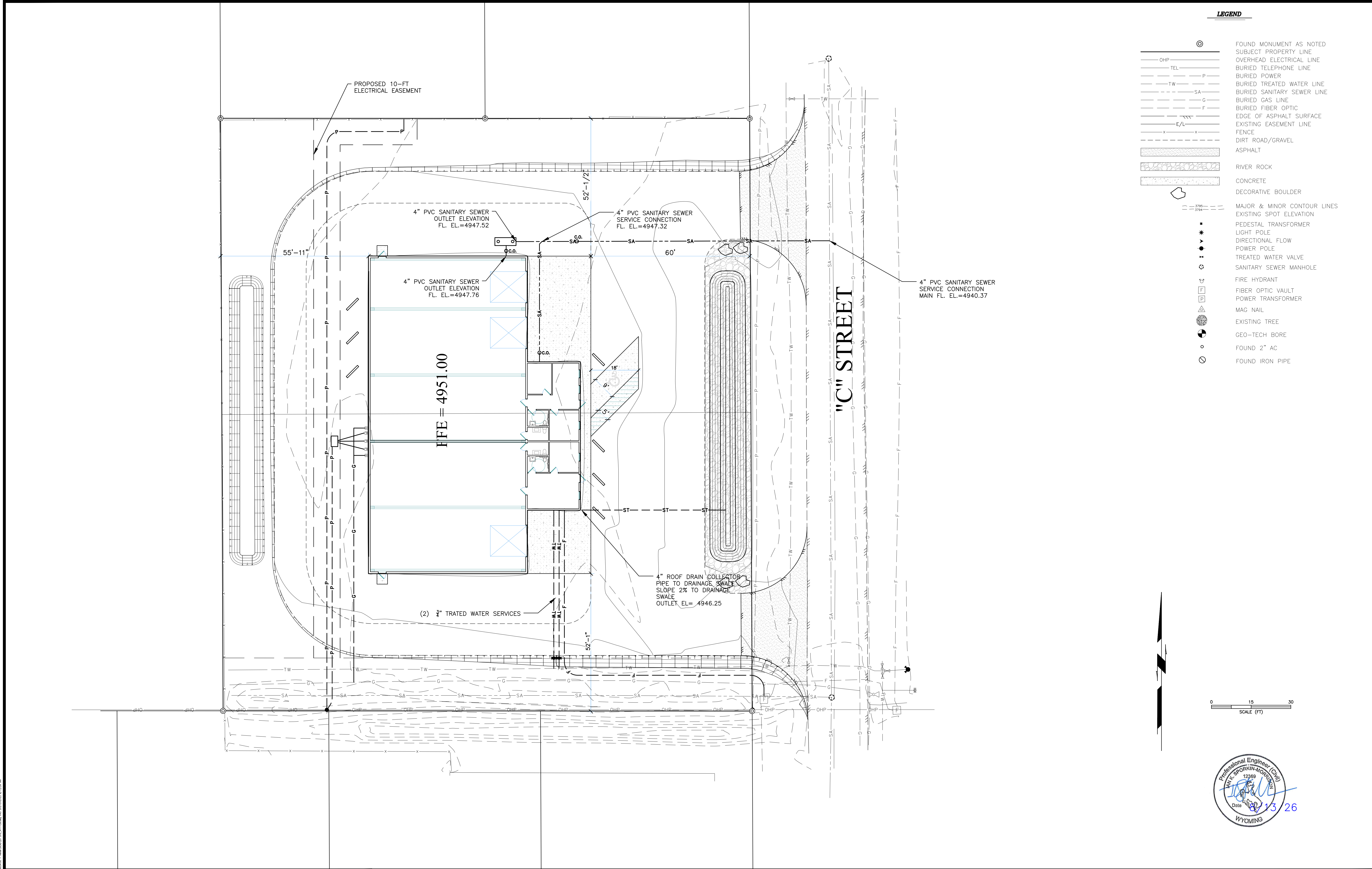
**ATTEST:**

\_\_\_\_\_  
Tina Gail, City Clerk









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
- EXISTING EASEMENT LINE
- FENCE
- DIRT ROAD/GRAVEL
- ASPHALT
- RIVER ROCK
- CONCRETE
- DECORATIVE BOULDER
- 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
- GEO-TECH BORE
- FOUND 2" AC
- FOUND IRON PIPE

0 15 30  
SCALE (FT)



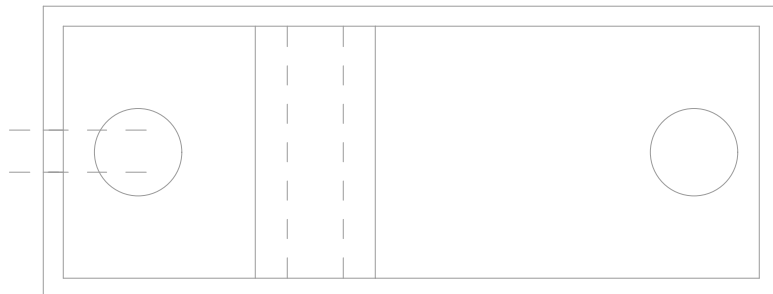
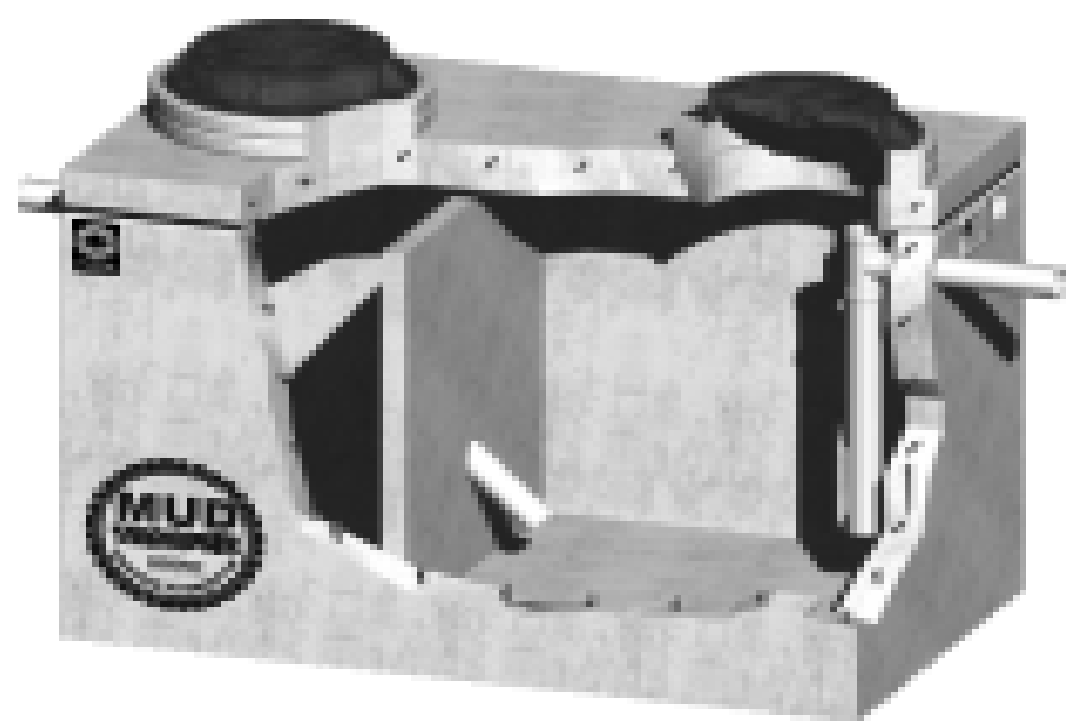
|         |                  |      |         |          |                    |                                                                                                                                                                  |                        |          |                     |      |
|---------|------------------|------|---------|----------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|---------------------|------|
| DATE    | DRAWING LOG      | BY   | CHECKED | APPROVED | DRAWN BY: IKSM     |  ENGINEERING ASSOCIATES – CODY, WYOMING<br>CONSULTING ENGINEERS & SURVEYORS | OWNER:                 | PROJECT: | C STREET LOTS 5 & 6 | C3.0 |
|         |                  |      |         |          | JOB NO. 26034.00   |                                                                                                                                                                  | YANKEE PROPERTIES, LLC | TITLE:   |                     |      |
|         |                  |      |         |          | FIELD BOOK NO. N/A |                                                                                                                                                                  |                        |          |                     |      |
| 5/21/26 | ORIGINAL DRAWING | IKSM | IKSM    |          | DRAWING NO. SITE   |                                                                                                                                                                  |                        |          |                     |      |



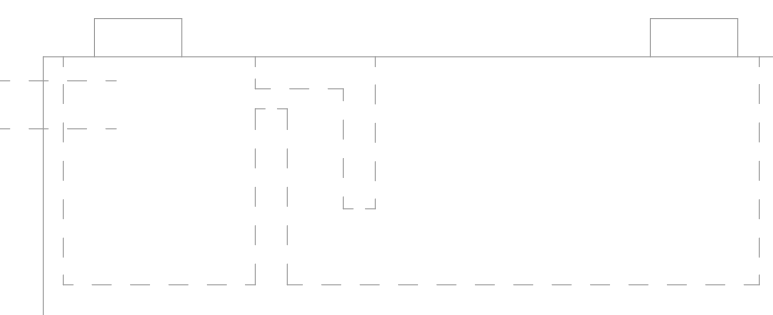


#### BUILDING COLORS:

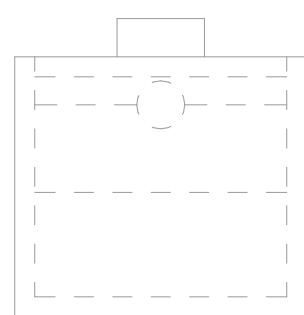
DOORS AND WINDOWS - BRONZE TONE  
TRIM / WAINSCOTTING - STAT BRONZE  
ASPHALT SHINGLES - DRIFTWOOD  
VERTICAL METAL SIDING - SANDSTONE



PLAN VIEW



ELEVATION VIEW



SECTION VIEW

#### OIL SEPARATOR DETAIL

N.T.S.

#### NOTES REGARDING OIL / WATER SEPARATOR:

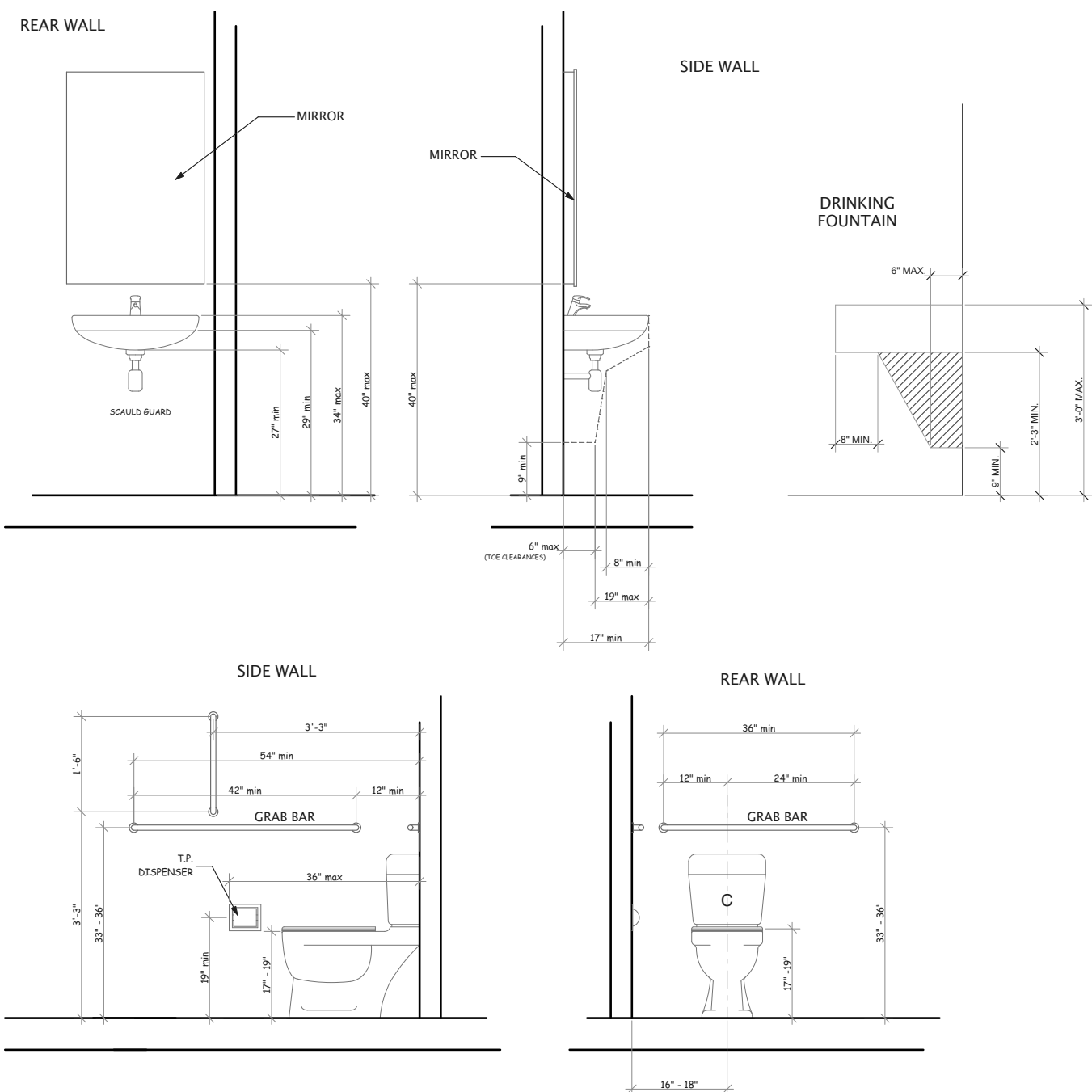
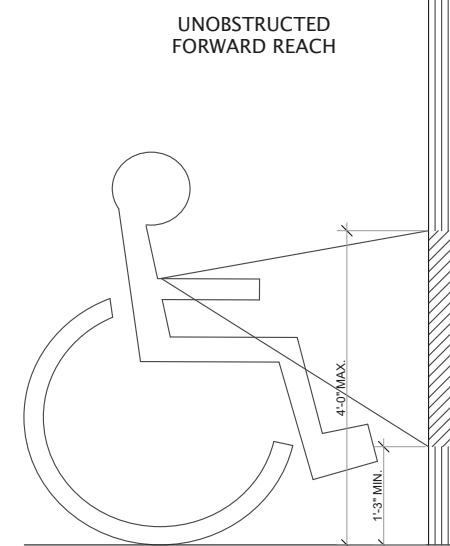
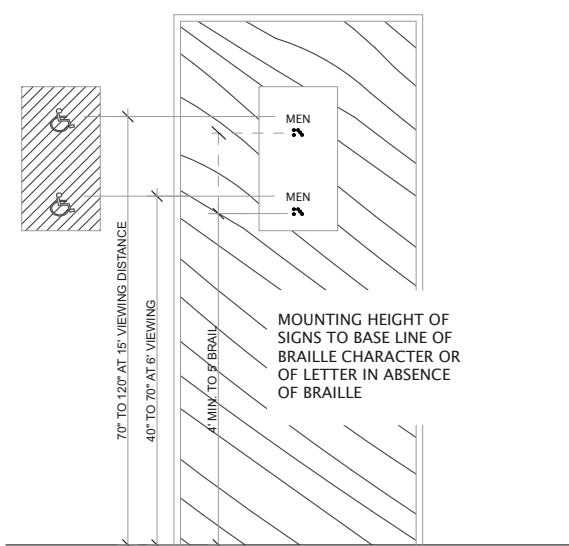
- 1.) OIL / WATER SEPARATOR SHALL HAVE A MINIMUM CAPACITY OF 750 GALLONS
- 2.) OIL / WATER SEPARATOR SHALL BE RATED FOR H2O LOADS AND SHALL HAVE MAINTENANCE ACCESS.
- 3.) UNIT SHALL BE CONSTRUCTED OF PRECAST CONCRETE AND SHALL BE API STYLE AS MANUFACTURED BY OLD CASTLE PRECAST OR EQUIVALENT.
- 4.) INLET AND OUTLET SHALL CONSIST OF 6" PVC PIPING.

#### ACCESSIBILITY DETAILS

N.T.S.

NOTE:  
WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

NOTE:  
ALL CONSTRUCTION METHODS AND FIXTURES TO MEET ADA CODES AND STANDARDS.



#### FIXTURE (A)

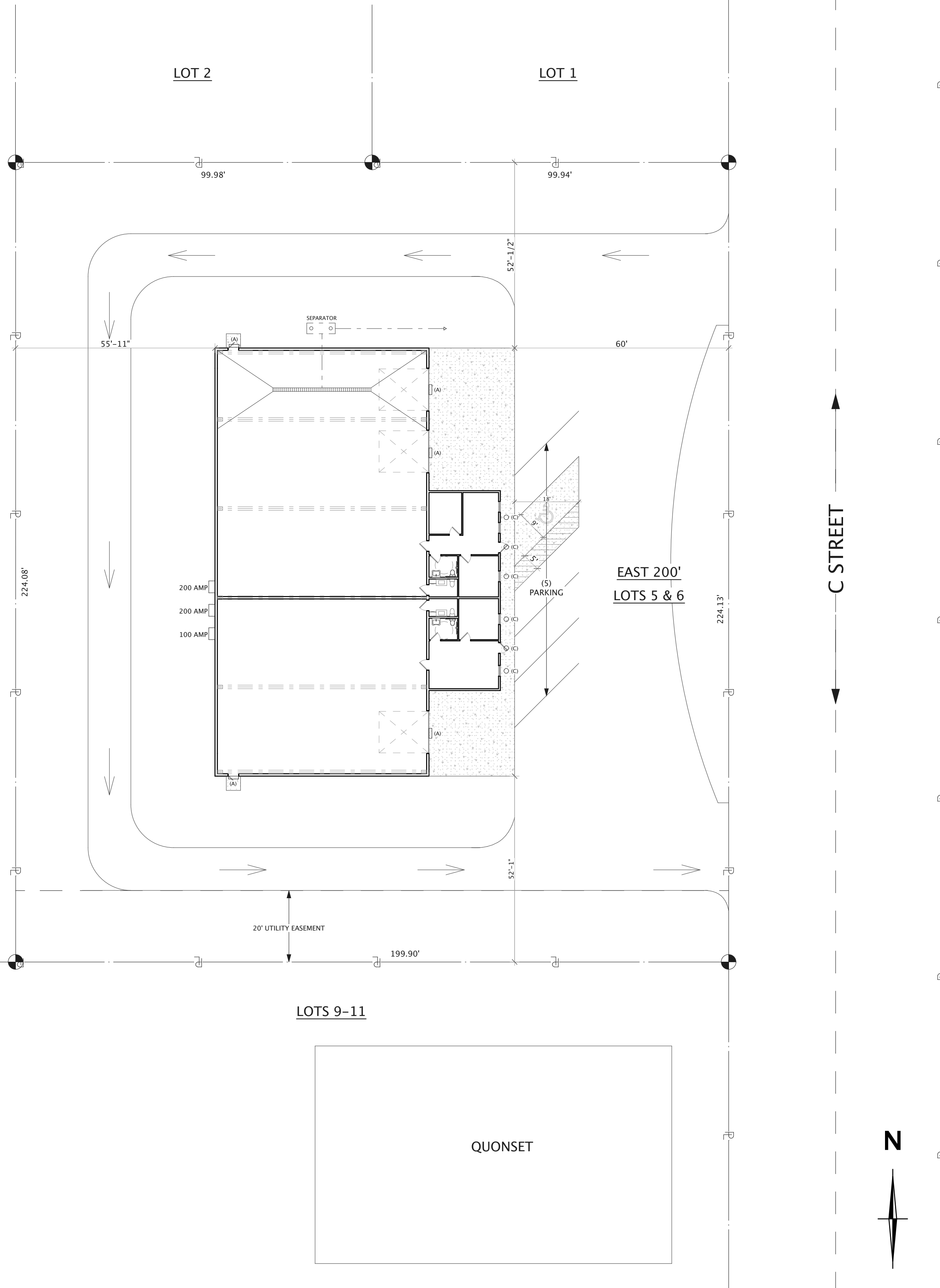
KT-WPLEDXX-M2-XX VDIM  
ARCHITECTURAL FULL CUTT OFF LED WALL PACK

#### FIXTURE (B)

EMERGENCY LIGHTING

#### FIXTURE (C)

LED SOFFIT LIGHTING



#### CODE CONSIDERATIONS

COMMERCIAL BUILDING: CITY OF CODY ZONING DISTRICT D-3

CODE USED:  
INTERNATIONAL BUILDING CODE 2024 IBC, IFC, IPC, IMC, IFGC, 2023 NEC, 2017, ANSI ICC A117.1 ACCESSIBILITY CODE

OCCUPANCY CLASSIFICATION:  
(CHPTR. 3): S1, B NON SEPARATED MIXED USE.

BUILDING USED FOR:  
OFFICE / STORAGE

CONSTRUCTION TYPE:  
(CHPTR 6): V-8

ALLOWABLE SQUARE FOOTAGE (TABLE 503):  
9,000 S.F.

ALLOWABLE STORIES (TABLE 503):  
1, ACTUAL;

ACTUAL SQUARE FOOTAGE:

SHOP S1: 7,200  
OFFICE B: 1,120

TOTAL FIRE AREA = 8,320

TOTAL SQUARE FOOTAGE: 8,320 (FIRE AREA)

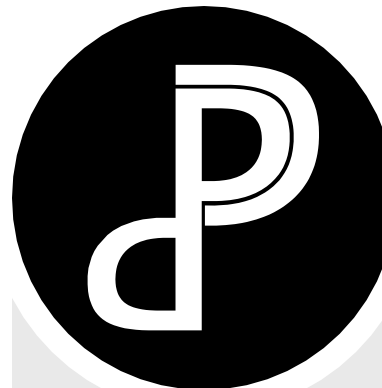
SETBACKS FROM PL: NORTH = 52', SOUTH = 52', EAST = 60', WEST = 55'

SPRINKLERS: NO - LESS THAN 9,000 S.F. FIRE AREA (903.2.9)

OCCUPANT LOAD:

OFFICE AREA: 1,120 / 100 = 12  
SHOP AREA: 7,200 / 200 = 36

TOTAL BUILDING LOAD: 48, 2 EXITS REQUIRED, SEVERAL PROVIDED  
COMON PATH: (TABLE 1014.3) ALLOWED 75' ACTUAL 70'  
TRAVEL DISTANCE: (TABLE 1016.2) ALLOWED 200' ACTUAL 101'  
TOILETS REQUIRED: 2, PROVIDED 4



PRECISION PLAN  
AND DESIGN INC.

A CUSTOM PLAN  
SERVICE

930 12TH STREET  
CODY, WYOMING 82414

307.587.6227 | 307.272.5709

©: PRECISIONPLANANDDESIGN@GMAIL.COM

MEMBER ILBA no. 1271

PROJECT LOCATION

CODY, WY

C STREET LOTS 5 & 6

BRYAN REITER

18 TAILWINDS ROAD  
CODY, WYOMING 82414

P: 307.250.5463  
@: Bryan@reitercustomhomes.com

REVIEW SET  
07.11.26  
NOT FOR  
CONSTRUCTION

NOTE:  
ALTHOUGH GREAT CARE AND EFFORT HAVE GONE INTO THIS PLAN TO CREATE A PRECISE INTERPRETATION OF THE FINISHED PROJECT, IT IS IMPOSSIBLE TO GUARANTEE THAT THIS PLAN IS WITHOUT IMPERFECTIONS. THEREFORE PRECISION PLAN AND DESIGN INC AND/OR ASSOCIATES ASSUMES NO LIABILITY FOR ANY PROJECT CONSTRUCTED FROM THIS PLAN. THE BUILDER/OWNER MUST VERIFY ALL DIMENSIONS: THIS PLAN IS SUBJECT TO CHANGE PER ENGINEER AND/OR LOCAL CODES AND STANDARDS.

DATE: 07.11.26  
REVISION: 4

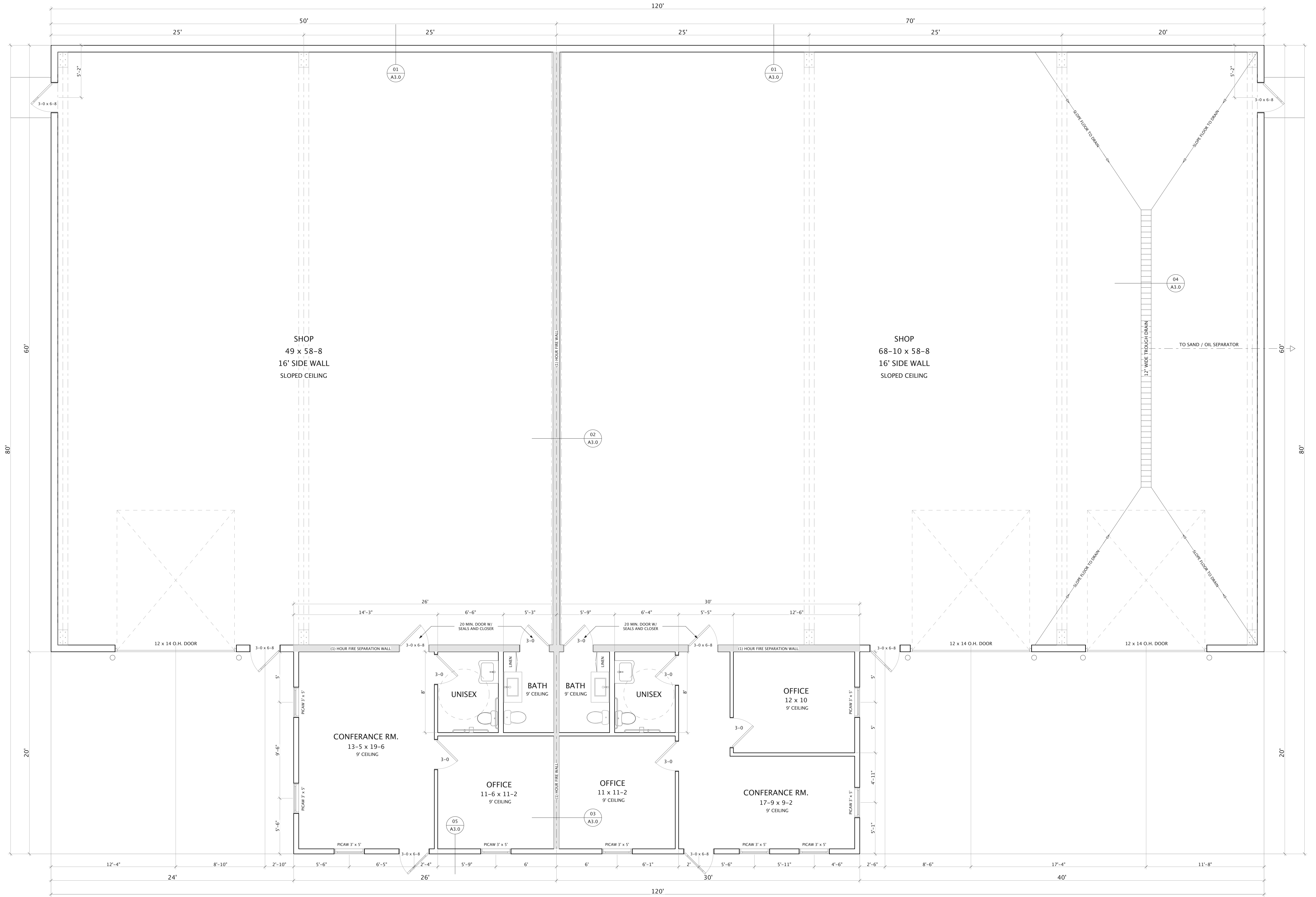
PROJECT NO.  
2356

SHEET #  
C1.0  
SITE PLAN

01

SITE PLAN  
SCALE: 1" = 20'

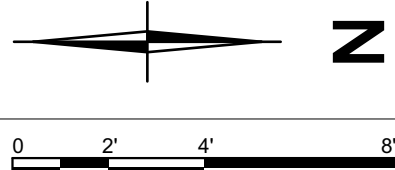




01  
A1.0

FLOOR PLAN TOTAL SHOP = 7,200 SF. TOTAL OFFICE = 1,120 SF.

SCALE: 1/4" = 1'-0"



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PROJECT LOCATION

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C STREET LOTS 5 & 6

BRYAN REITER  
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@: Bryan@reitercustomhomes.com

REVIEW SET  
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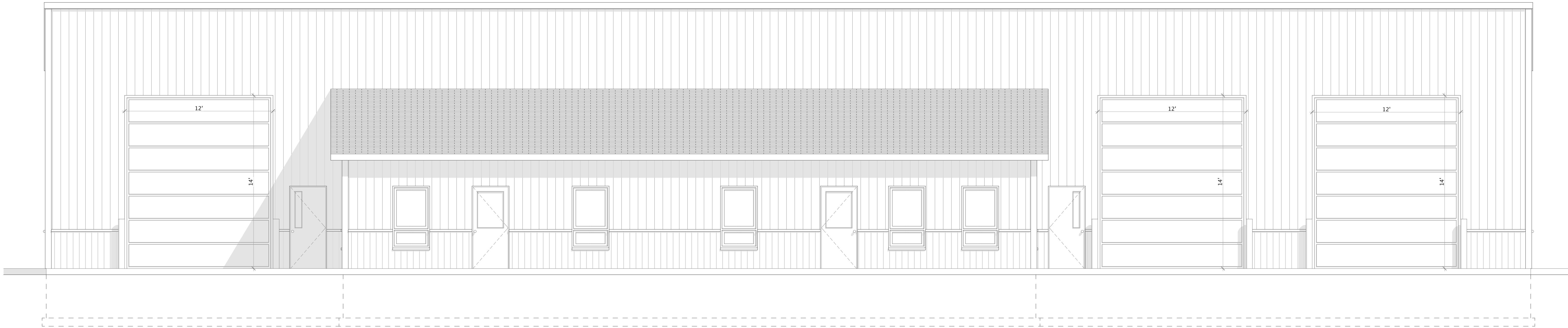
NOTE:  
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ASSOCIATES ASSUMES NO  
LIABILITY FOR ANY PROJECT  
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REVISION: 4

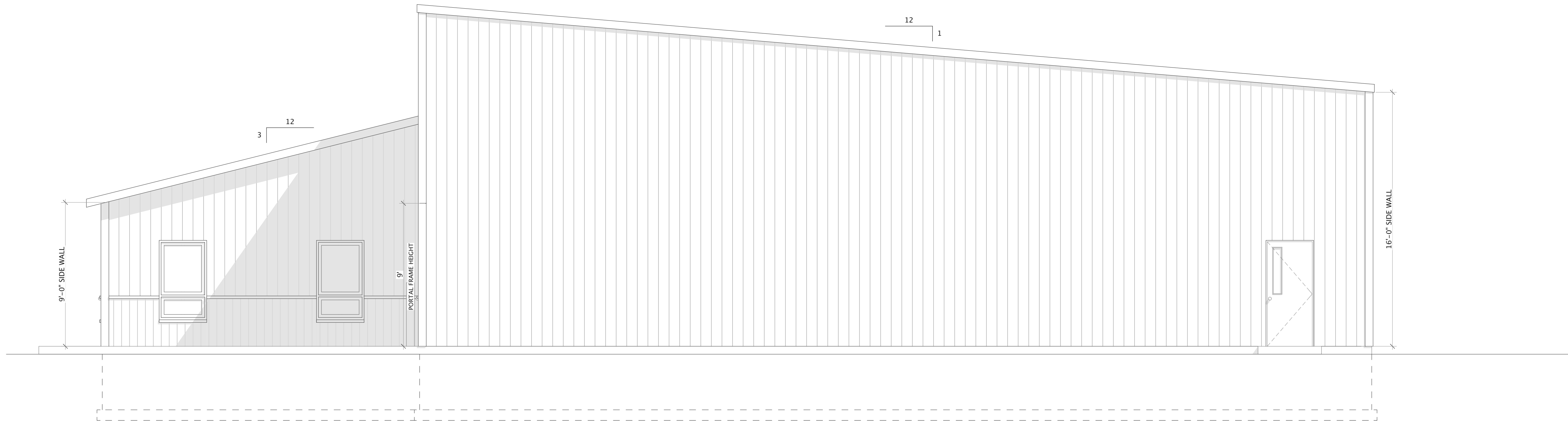
PROJECT NO.  
2356

SHEET #  
A1.0  
MAIN FLOOR





01 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



02 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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SERVICE

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REVIEW SET  
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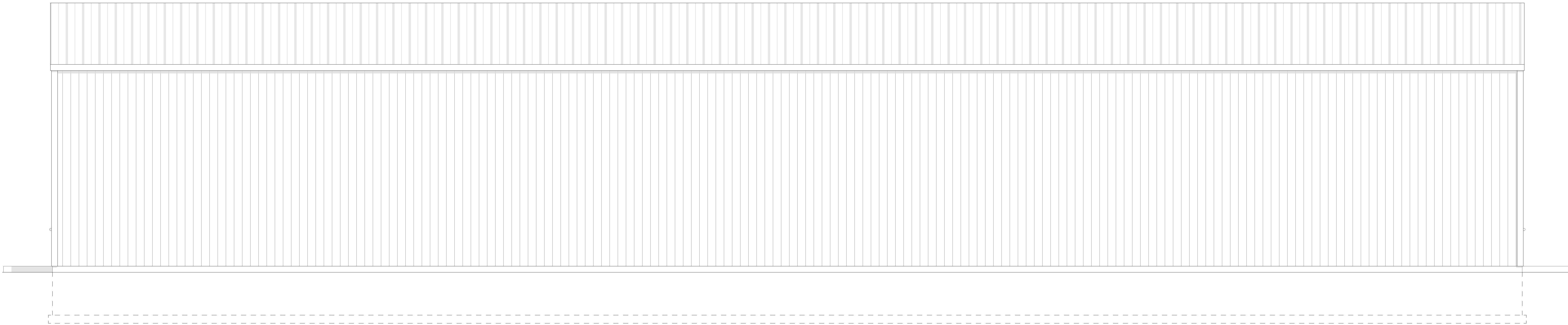
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REVISION: 4

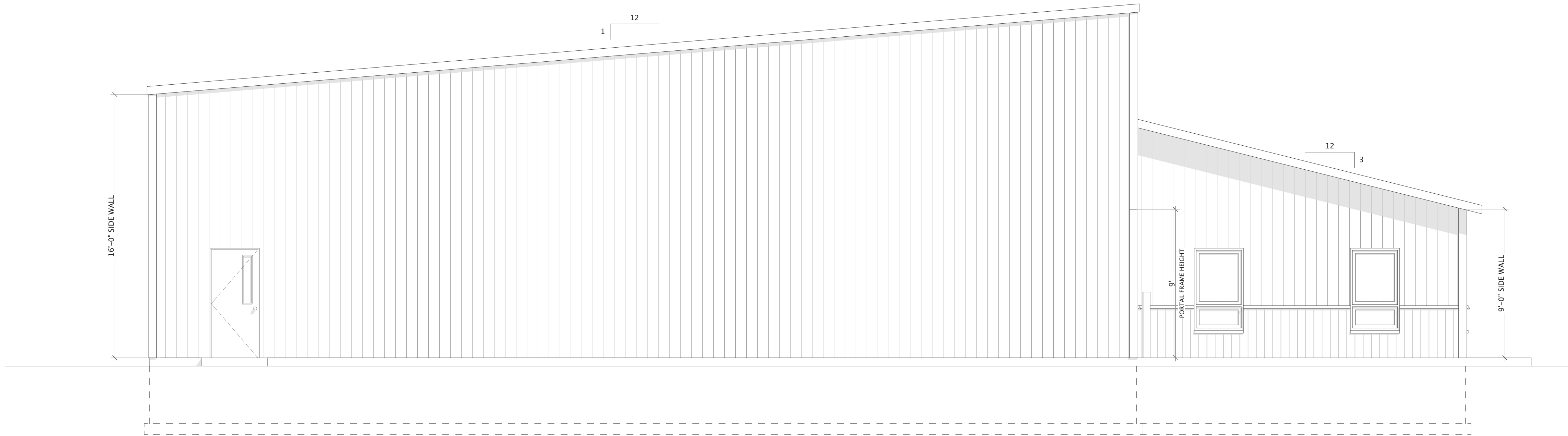
PROJECT NO.  
2356

SHEET #  
A2.0  
EXT. ELEV.





03 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



04 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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AND DESIGN INC.

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SERVICE

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MEMBER ILBA no. 1271

PROJECT LOCATION

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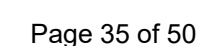
NOTE:  
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OF THE FINISHED PROJECT,  
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MUST VERIFY ALL  
DIMENSIONS. THIS PLAN IS  
SUBJECT TO CHANGE PER  
ENGINEER AND/OR LOCAL  
CODES AND STANDARDS.

DATE: 07.11.26  
REVISION: 4

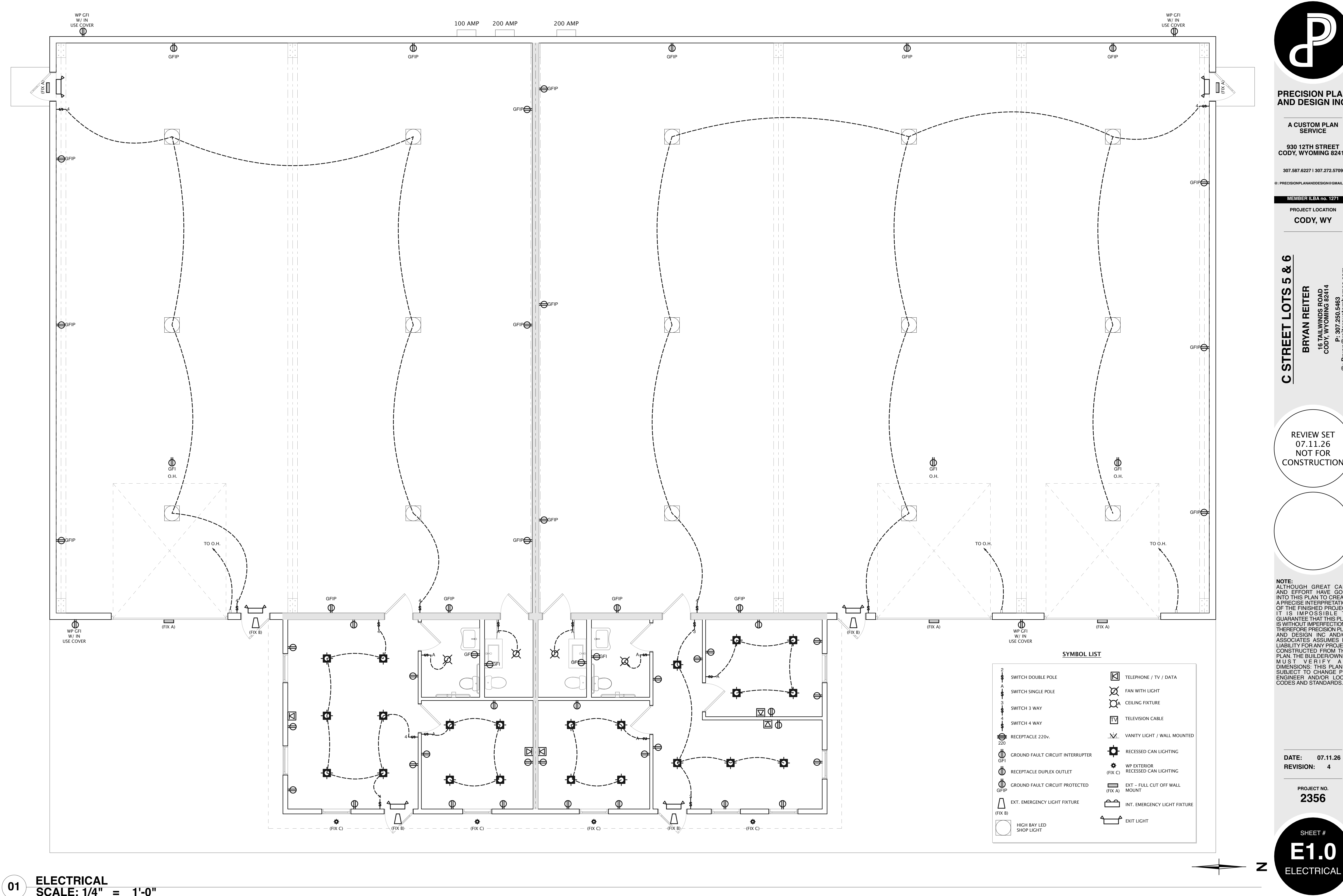
PROJECT NO.  
2356

SHEET #  
A2.1  
EXT. ELEV.









PRECISION PLAN  
AND DESIGN INC.

A CUSTOM PLAN  
SERVICE

930 12TH STREET  
CODY, WYOMING 82414

307.587.6227 | 307.272.5709

©: PRECISIONPLANANDDESIGN@GMAIL.COM

MEMBER ILBA no. 1271

PROJECT LOCATION

CODY, WY

C STREET LOTS 5 & 6

BRYAN REITER

18 TAILWINDS ROAD  
CODY, WYOMING 82414

P: 307.250.5463  
@: Bryan@reitercustomhomes.com

REVIEW SET  
07.11.26  
NOT FOR  
CONSTRUCTION

NOTE:  
ALTHOUGH GREAT CARE  
AND EFFORT HAVE GONE  
INTO THIS PLAN TO CREATE  
A PRECISE INTERPRETATION  
OF THE FINISHED PROJECT,  
IT IS IMPOSSIBLE TO  
GUARANTEE THAT THIS PLAN  
IS WITHOUT IMPERFECTIONS.  
THEREFORE PRECISION PLAN  
AND DESIGN INC AND/OR  
ASSOCIATES ASSUMES NO  
LIABILITY FOR ANY PROJECT  
CONSTRUCTED FROM THIS  
PLAN. THE BUILDER/OWNER  
MUST VERIFY ALL  
DIMENSIONS: THIS PLAN IS  
SUBJECT TO CHANGE PER  
ENGINEER AND/OR LOCAL  
CODES AND STANDARDS.

DATE: 07.11.26  
REVISION: 4

PROJECT NO.  
2356

SHEET #  
E1.0  
ELECTRICAL







# XFIT

## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

#### DESCRIPTION

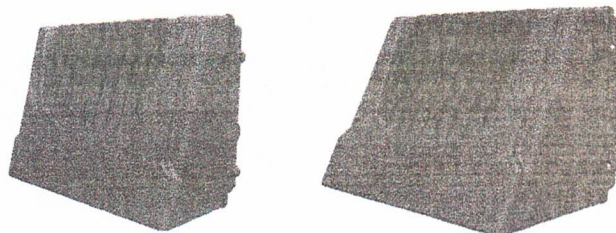
Architectural Full Cutoff LED Wall Pack | 120-277V Input |  
4000K & 5000K | Medium Housing | Bronze Finish | Wide Optic Lens

#### APPLICATION

Building mount for exterior illumination (perimeters, pathways,  
loading docks, and other general security lighting requirements)



**10 YEAR**  
LIMITED WARRANTY



#### PRODUCT FEATURES

- Architectural full cutoff design that improves building appearance and optimizes functional light distribution
- Heavy-duty, die-cast aluminum housing with (5) 1/2" threaded conduit hubs: (1) on back and (1) on all four sides
- Powered by Keystone 0-10V dimming LED drivers
- Features (1) translucent 3/4" threaded plug with anti-yellowing agent for use with photocell accessory KT-WPLED-PS-UV-KO, sold separately
- Precision-crafted polycarbonate optics lens that provides wide distribution pattern ideal for increased fixture spacing and uniformity
- Covers footprint of mid-size HID wallpacks
- Ambient operating temperature: -40°C/-40°F to 50°C/122°F
- UL Certified for wet locations; IP65 rated
- Fixture impact rating IK08
- Power Factor: > 0.95
- THD: < 20%
- LED chip lifetime: L70 > 100,000 hrs @ 25°C/77°F ambient fixture temperature
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions
- Compatible with Keystone LED Emergency Backups. See *Accessories* page for more details

#### PRODUCT IMAGES



KT-WPLED40-M2-8XX-VDIM  
KT-WPLED60-M2-8XX-VDIM



KT-WPLED100-M2-8XX-VDIM

#### PRODUCT SPECIFICATIONS

| Catalog Number          | Wattage | Lumens | Lumens Below 90° | CCT   | Efficacy | Input Voltage | Dimming | CRI  | Housing Color | Rated Life | Legacy Equivalent |
|-------------------------|---------|--------|------------------|-------|----------|---------------|---------|------|---------------|------------|-------------------|
| KT-WPLED40-M2-840-VDIM  | 40W     | 5000   | 4965             | 4000K | 125 lm/W | 120-277V      | 0-10V   | > 80 | Bronze        | 50,000 hrs | 175W MH           |
| KT-WPLED40-M2-850-VDIM  |         | 5200   | 5160             | 5000K | 130 lm/W |               |         |      |               |            |                   |
| KT-WPLED60-M2-840-VDIM  | 60W     | 7500   | 7445             | 4000K | 125 lm/W | 120-277V      | 0-10V   | > 80 | Bronze        | 50,000 hrs | 250W MH           |
| KT-WPLED60-M2-850-VDIM  |         | 7800   | 7745             | 5000K | 130 lm/W |               |         |      |               |            |                   |
| KT-WPLED100-M2-840-VDIM | 100W    | 12500  | 12410            | 4000K | 125 lm/W | 120-277V      | 0-10V   | > 80 | Bronze        | 50,000 hrs | 400W MH           |
| KT-WPLED100-M2-850-VDIM |         | 13000  | 12900            | 5000K | 130 lm/W |               |         |      |               |            |                   |

Keystone Technologies • Philadelphia PA • Phone (800) 464-2680 • [www.keystonetech.com](http://www.keystonetech.com)  
Specifications subject to change. Last revised on 08.07.25



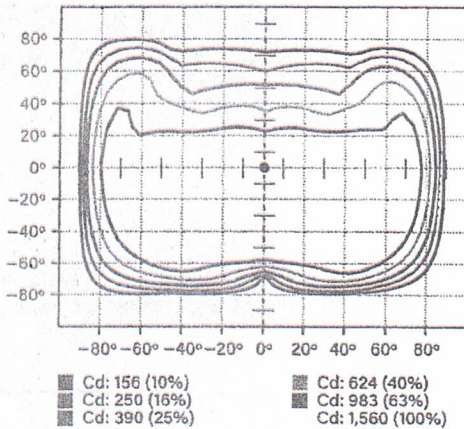
# KT-WPLEDXX-M2-8XX-VDIM

## ARCHITECTURAL FULL CUTOFF LED WALL PACK

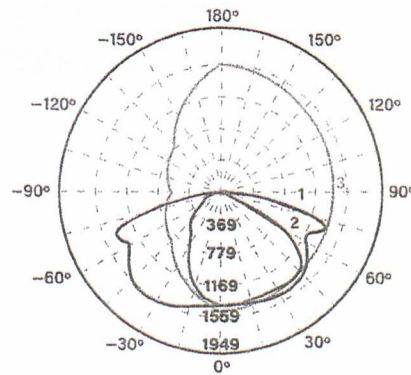
### PHOTOMETRIC SPECIFICATIONS

KT-WPLED40-M2-8XX-VDIM

#### ISOCANDELA PLOT



#### LUMINOUS INTENSITY DISTRIBUTION



Average diffuse angle (50%): 125.1°

1 Violet C0-C180

2 Green C90-C270

3 Orange G36

Unit: cd

#### FLUX DISTRIBUTION

| Zone                 | Lumens   | % Luminaire |
|----------------------|----------|-------------|
| <b>Forward Light</b> | 3,171 lm | 62.0%       |
| 0°-30°               | 600 lm   | 12.1%       |
| 30°-60°              | 1,562 lm | 31.5%       |
| 60°-80°              | 878 lm   | 17.7%       |
| 80°-90°              | 98 lm    | 2.0%        |
| <b>Back Light</b>    | 1,905 lm | 37.2%       |
| 0°-30°               | 530 lm   | 10.7%       |
| 30°-60°              | 907 lm   | 18.3%       |
| 60°-80°              | 341 lm   | 6.9%        |
| 80°-90°              | 35 lm    | 0.7%        |
| <b>Up Light</b>      | 39 lm    | 0.8%        |
| 90°-100°             | 2 lm     | 0.0%        |
| 100°-180°            | 13 lm    | 0.3%        |

#### BUG\* Rating

##### Asymmetrical Luminaire Types

Type I, II, III, IV      B2 U2 G1

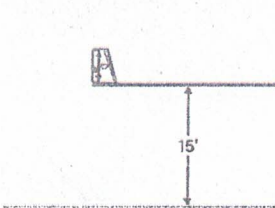
##### Quadrilateral Symmetrical Luminaire Types

Type V, Area Light      B2 U2 G1

\* Backlight, Uplight, Glare

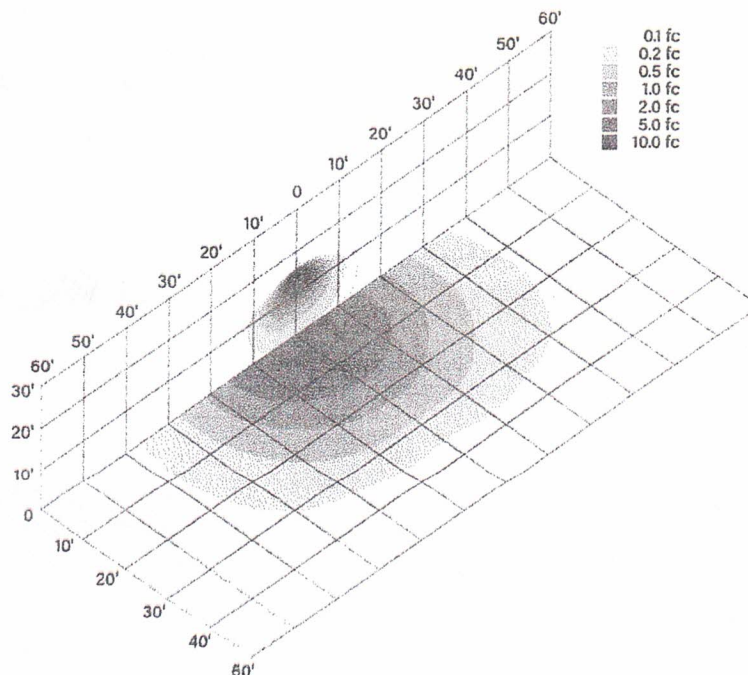
#### MOUNTING

Side view



#### LIGHT DISTRIBUTION PATTERN

Isometric view from above



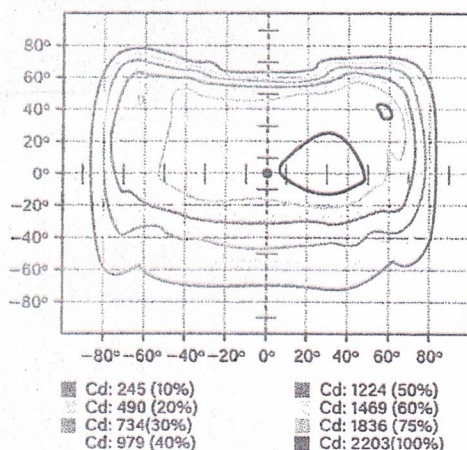
# KT-WPLEDXX-M2-8XX-VDIM

## ARCHITECTURAL FULL CUTOFF LED WALL PACK

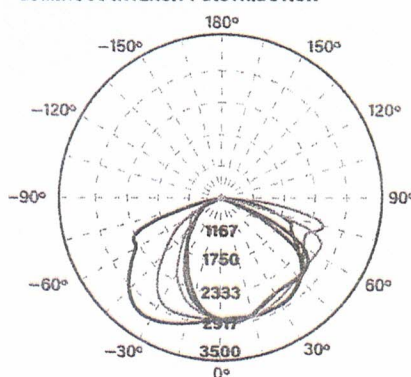
### PHOTOMETRIC SPECIFICATIONS (CONTINUED)

KT-WPLED60-M2-8XX-VDIM

#### ISOCANDELA PLOT



#### LUMINOUS INTENSITY DISTRIBUTION



Average diffuse angle (50%): 114.2°

- 1 Blue - 0° H
- 2 Red - 90° H
- 3 Green - 22.5° H
- 4 Orange - 45° H
- 5 Grey - 67.5° H

#### FLUX DISTRIBUTION

| Zone                 | Lumens   | % Luminaire |
|----------------------|----------|-------------|
| <b>Forward Light</b> | 4,722 lm | 65.0%       |
| 0°-30°               | 929 lm   | 12.3%       |
| 30°-60°              | 2,369 lm | 31.4%       |
| 60°-80°              | 1,327 lm | 17.6%       |
| 80°-90°              | 161 lm   | 2.1%        |
| <b>Back Light</b>    | 2,520 lm | 34.6%       |
| 0°-30°               | 801 lm   | 10.6%       |
| 30°-60°              | 1,382 lm | 18.3%       |
| 60°-80°              | 505 lm   | 6.7%        |
| 80°-90°              | 53 lm    | 0.7%        |
| <b>Up Light</b>      | 25 lm    | 0.4%        |
| 90°-100°             | 3 lm     | 0.0%        |
| 100°-180°            | 16 lm    | 0.2%        |

#### BUG\* Rating

##### Asymmetrical Luminaire Types

Type I, II, III, IV B2 U2 G2

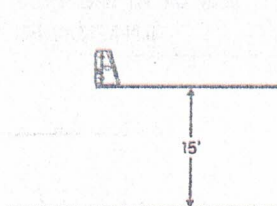
##### Quadrilateral Symmetrical Luminaire Types

Type V, Area Light B2 U2 G2

\* Backlight, Uplight, Glare

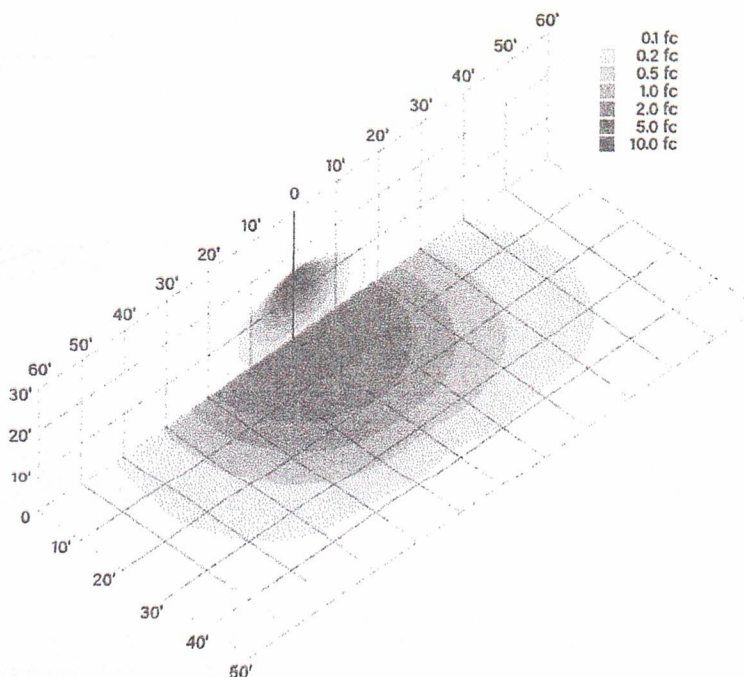
#### MOUNTING

Side view



#### LIGHT DISTRIBUTION PATTERN

Isometric view from above







# XFIT

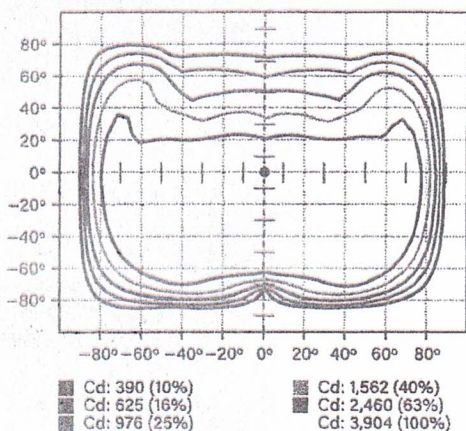
## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

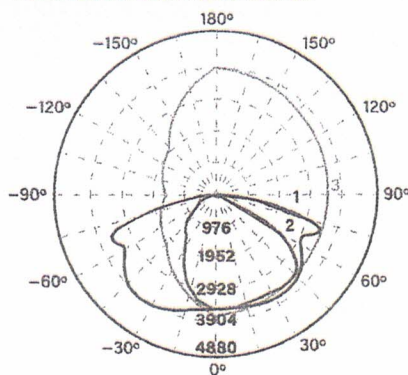
#### PHOTOMETRIC SPECIFICATIONS (CONTINUED)

KT-WPLED100-M2-8XX-VDIM

#### ISOCANDELA PLOT



#### LUMINOUS INTENSITY DISTRIBUTION



Average diffuse angle (50%): 124.7°

- 1 Violet C0 - C180
- 2 Green C90 - C270
- 3 Orange G36

Unit: cd

#### FLUX DISTRIBUTION

| Zone                 | Lumens   | % Luminaire |
|----------------------|----------|-------------|
| <b>Forward Light</b> | 8,446 lm | 64.1%       |
| 0°-30°               | 1,573 lm | 12.3%       |
| 30°-60°              | 4,013 lm | 31.3%       |
| 60°-80°              | 2,382 lm | 18.6%       |
| 80°-90°              | 312 lm   | 2.4%        |
| <b>Back Light</b>    | 4,633 lm | 35.1%       |
| 0°-30°               | 1,346 lm | 10.5%       |
| 30°-60°              | 2,233 lm | 17.4%       |
| 60°-80°              | 820 lm   | 6.4%        |
| 80°-90°              | 84 lm    | 0.7%        |
| <b>Up Light</b>      | 102 lm   | 0.8%        |
| 90°-100°             | 8 lm     | 0.1%        |
| 100°-180°            | 48 lm    | 0.4%        |

#### BUG\* Rating

##### Asymmetrical Luminaire Types

Type I, II, III, IV B3 U2 G3

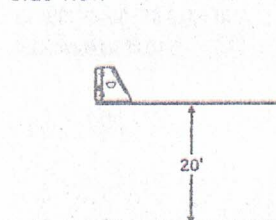
##### Quadrilateral Symmetrical Luminaire Types

Type V, Area Light B3 U2 G3

\* Backlight, Uplight, Glare

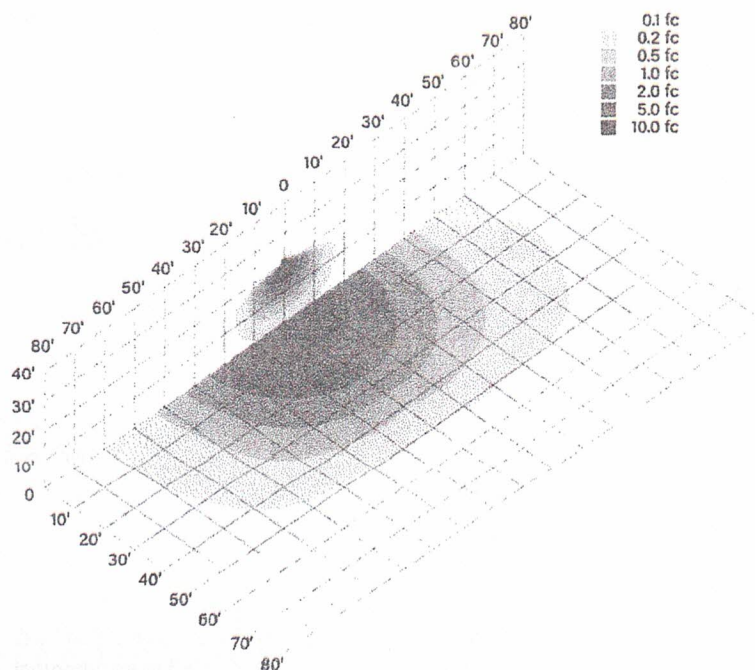
#### MOUNTING

Side view



#### LIGHT DISTRIBUTION PATTERN

Isometric view from above





# XFit

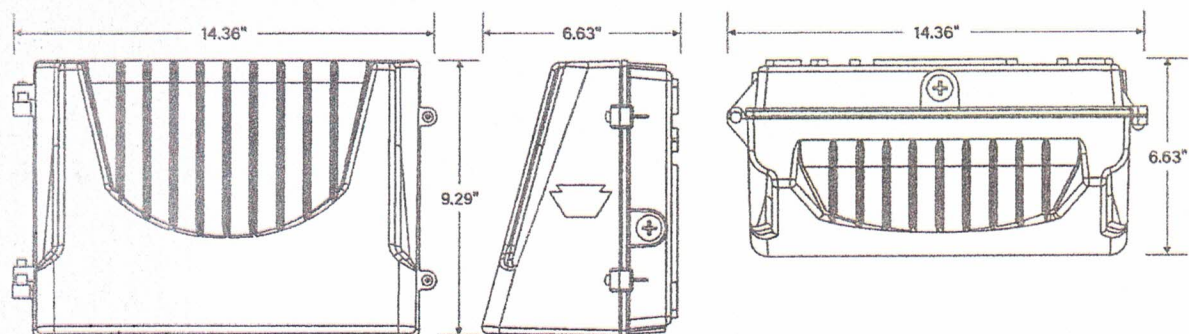
## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

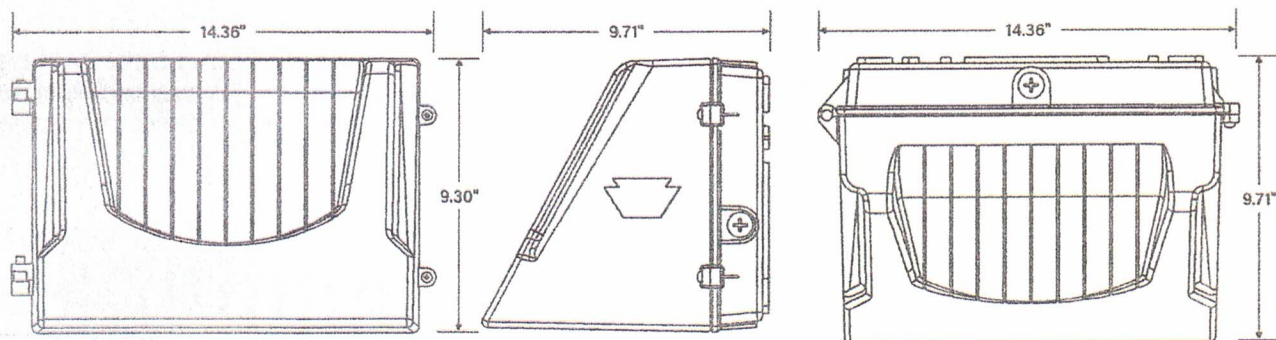
#### PHYSICAL SPECIFICATIONS

KT-WPLED40-M2-8XX-VDIM

KT-WPLED60-M2-8XX-VDIM



KT-WPLED100-M2-8XX-VDIM







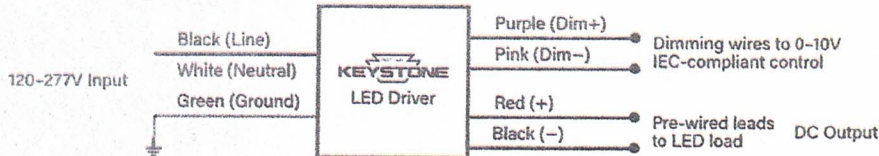
# XFIT

## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

#### GENERAL SETUP INSTRUCTIONS

##### GENERAL WIRING DIAGRAM



**Caution:** Before installing, make certain that AC power to the fixture is off.

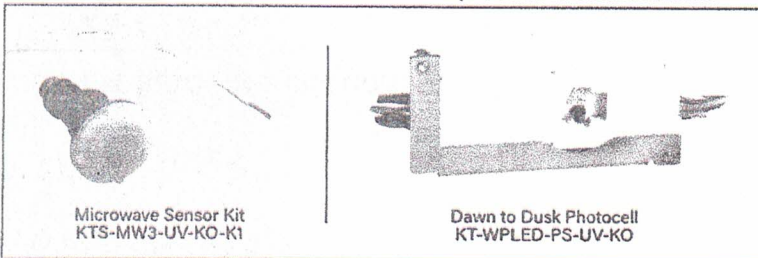
**Caution:** The electrical rating of this product is 120-277V. Installer must confirm that there is 120-277V at the fixture before installation.

#### ACCESSORIES

##### SENSORS

Factory-Installable OR Field-Installable (field-installable purchased separately)

| ✓ SUFFIX* | CATALOG NUMBER    | DESCRIPTION                                                                                                                                                                                             | UPC          | EASY CODE |
|-----------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|
| /MW3      | KTS-MW3-UV-KO-K1  | Microwave Sensor Kit, Includes 120-277V input to 12V DC converter & 12V input sensor head, IP65. Bi-Level Control with Adjustable Hold Time, Dim Level and Standby Time. Installs via standard 1/2in KO | 843654134147 | BKG-51    |
| /PS       | KT-WPLED-PS-UV-KO | Dawn to Dusk Photocell for WallPack fixtures. Fits M1, M2, L1 housings. 120-277V Input. Install via standard 1/2in KO                                                                                   | 843654129198 | DLU-58    |

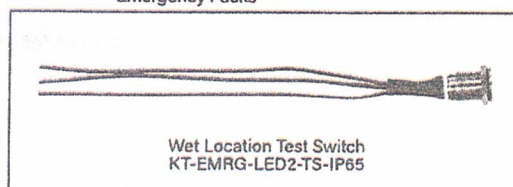
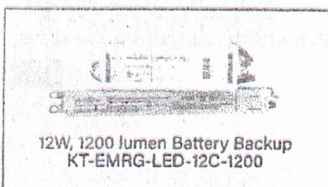


\* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).

##### EMERGENCY BACKUP

Factory-Installable OR Field-Installable (field-installable purchased separately)

| ✓ SUFFIX* | CATALOG NUMBER       | DESCRIPTION                                                                                                                             | UPC          | EASY CODE |
|-----------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|
| /EM12     | KT-EMRG-LED-12C-1200 | LED Emergency Back-Up, 12W Constant Wattage Design. Approx 1200 Lumens. 120-277V Input. Remote Compact Battery Pack. CEC T20 Compliant. | 843654103112 | OJQ-32    |
|           | KT-EMRG-LED2-TS-IP65 | IP65 Rated Wet Location Test Switch for 5W and 12W CEC Compliant LED Emergency Packs                                                    | 843654130019 | MDB-29    |



\* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).  
 \* Factory installation of emergency backup units will automatically include any relevant mounting bracket.

Note: Only works with 40W and 60W medium

(Accessories continued on next page)



# XFit

## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

#### ACCESSORIES (CONTINUED)

##### FIELD-INSTALLABLE AND FIELD-USE ONLY

Field-Installable / Field-Use ONLY (purchased separately)

|   | CATALOG NUMBER | DESCRIPTION                                                                                                    | UPC          | EASY CODE |
|---|----------------|----------------------------------------------------------------------------------------------------------------|--------------|-----------|
| ✓ | KT-WPLED-BP-M  | Back Plate for Medium Size Wallpacks, Covers Legacy Style Large HID Housing Dimensions. Standard Bronze Color. | 843654130613 | CCJ-21    |

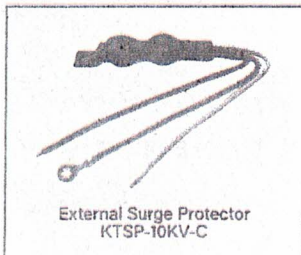


\* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).

##### EXTERNAL SURGE PROTECTION

Factory-Installable OR Field-Installable (field-installable purchased separately)

|   | CATALOG NUMBER | DESCRIPTION                                                                                                 | UPC          | EASY CODE |
|---|----------------|-------------------------------------------------------------------------------------------------------------|--------------|-----------|
| ✓ | KTSP-10KV-C    | External Surge Protector, compact design. Parallel Wiring, 120-277V Input, Max Peak Protection (10KV, 10KA) | 843654129204 | BUU-26    |



\* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).





# XFIT

## KT-WPLEDXX-M2-8XX-VDIM

### ARCHITECTURAL FULL CUTOFF LED WALL PACK

#### ORDERING INFORMATION

| CATALOG NUMBER          | UPC          | EASY CODE | DLC PRODUCT ID |
|-------------------------|--------------|-----------|----------------|
| KT-WPLED40-M2-840-VDIM  | 843654129051 | EXI-18    | P29LMVYC       |
| KT-WPLED40-M2-850-VDIM  | 843654129068 | GEK-93    | PLGYPB0G       |
| KT-WPLED60-M2-840-VDIM  | 843654129075 | VMR-18    | PIKA3HFT       |
| KT-WPLED60-M2-850-VDIM  | 843654129082 | OYW-93    | PPT7NCOK       |
| KT-WPLED100-M2-840-VDIM | 843654129099 | JFC-71    | PTXBVVYH       |
| KT-WPLED100-M2-850-VDIM | 843654129105 | EXV-37    | PSRAUX5Y       |

#### CATALOG NUMBER BREAKDOWN

## KT-WPLEDXX-M2-8XX-VDIM

| 1                       | 2              | 3         | 4 | 5         | 6      | 7       | 8           | 9     | 10   |
|-------------------------|----------------|-----------|---|-----------|--------|---------|-------------|-------|------|
| 1 Keystone Technologies | 2 Fixture Type |           |   | 5 Size    |        | 6 Style |             | 7 CRI |      |
| 2 Fixture Type          | WP             | Wall Pack |   | M         | Medium | 2       | Full Cutoff | 8     | > 80 |
| 3 LED Lamp              | 8 CCT          |           |   | 9 Dimming |        |         |             |       |      |
| 4 Max Wattage           |                |           |   | VDIM      | 0-10V  |         |             |       |      |
| 5 Size                  | 40             | 4000K     |   |           |        |         |             |       |      |
| 6 Style                 | 50             | 5000K     |   |           |        |         |             |       |      |
| 7 CRI                   |                |           |   |           |        |         |             |       |      |
| 8 CCT                   |                |           |   |           |        |         |             |       |      |
| 9 Dimming               |                |           |   |           |        |         |             |       |      |
| 10 Additional Options   |                |           |   |           |        |         |             |       |      |

#### ORDERING EXAMPLES

FIXTURE WITH MULTIPLE FACTORY-INSTALLED ACCESSORIES\*

KT-WPLED40-M2-8XX-VDIM /MW3/EM12

FIXTURE WITH SINGLE FACTORY-INSTALLED ACCESSORY

KT-WPLED40-M2-8XX-VDIM /MW3

FIXTURE WITH NO FACTORY-INSTALLED ACCESSORIES

KT-WPLED40-M2-8XX-VDIM

#### KEYSTONE FIXTURE

CATALOG NUMBER

KT-WPLED40-M2-8XX-VDIM

#### SENSORS

| SUFFIX | CATALOG NUMBER   |
|--------|------------------|
| ✓ /MW3 | KTS-MW3-UV-KO-K1 |

#### EMERGENCY BACKUP

| SUFFIX  | CATALOG NUMBER       |
|---------|----------------------|
| ✓ /EM12 | KT-EMRG-LED-12C-1200 |

\* When ordering more than one factory-installed accessory, use multiple suffixes as shown in the ordering examples above.  
 Note: All accessories can also be ordered separately for field installation using just their regular Catalog Number, UPC, or Easy Code.



## KT-LED15DL-6CA-9CSF-DIM

### 6" SURFACE MOUNT DISK LIGHT

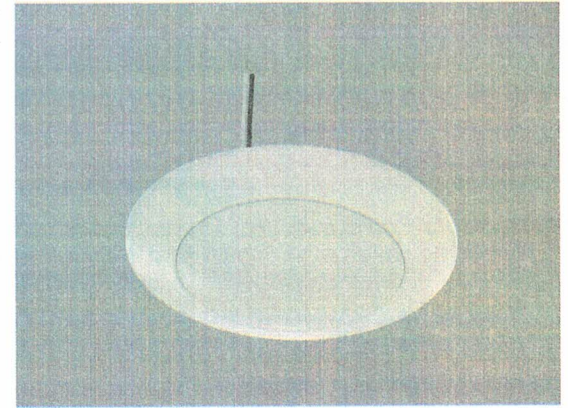
REV1

#### DESCRIPTION

6" Circular LED Residential Retrofit Disk Light

#### APPLICATION

Ideal for residential, hospitality, retail, and other retrofit and new construction applications



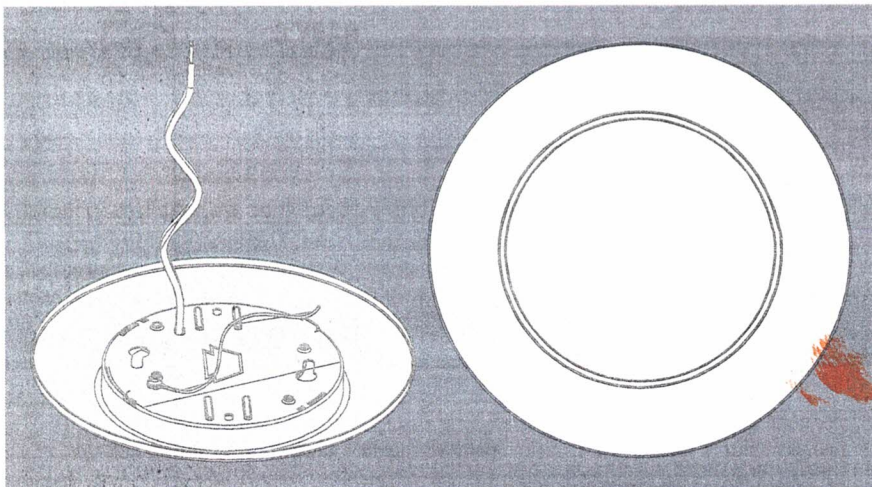
#### PRODUCT FEATURES

- Ideal for retrofit, new construction, and remodel applications
- Flush-mount offers clean, modern appearance
- Diffused lens reduces glare
- Powered by Keystone TRIAC dimming LED driver; 10–100% dimming
- Ambient operating temperature: -30°C/-22°F to 40°C/104°F
- Suitable for use in wet locations (covered ceiling mount only)
- Power factor: > 0.90
- FCC Part 15, Subpart B, Class B

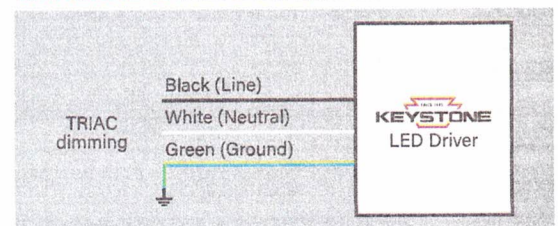
**\*\* TAA options available. See Ordering Information below**

#### PERFORMANCE SPECIFICATIONS

| Catalog Number          | Input Voltage | Wattage | CCT   | Lumen Output | Efficacy | CRI | Beam Angle | Lifetime   |
|-------------------------|---------------|---------|-------|--------------|----------|-----|------------|------------|
| KT-LED15DL-6CA-9CSF-DIM | 120V          | 15W     | 2700K | 1230         | 82 lm/W  | >90 | 110°       | 50,000 hrs |
|                         |               |         | 3000K |              |          |     |            |            |
|                         |               |         | 3500K |              |          |     |            |            |
|                         |               |         | 4000K |              |          |     |            |            |
|                         |               |         | 5000K |              |          |     |            |            |



#### GENERAL WIRING DIAGRAM





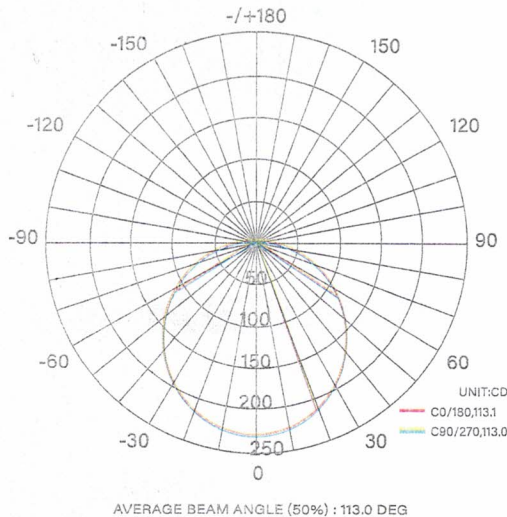
# KT-LED15DL-6CA-9CSF-DIM

6" SURFACE MOUNT DISK LIGHT

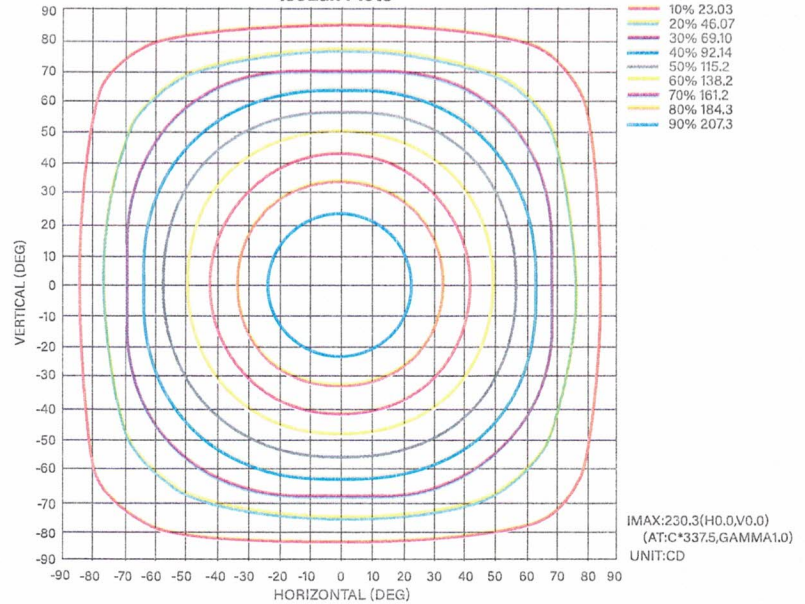
REV1

## PHOTOMETRICS SPECIFICATIONS

LUMINOUS INTENSITY DISTRIBUTION DIAGRAM

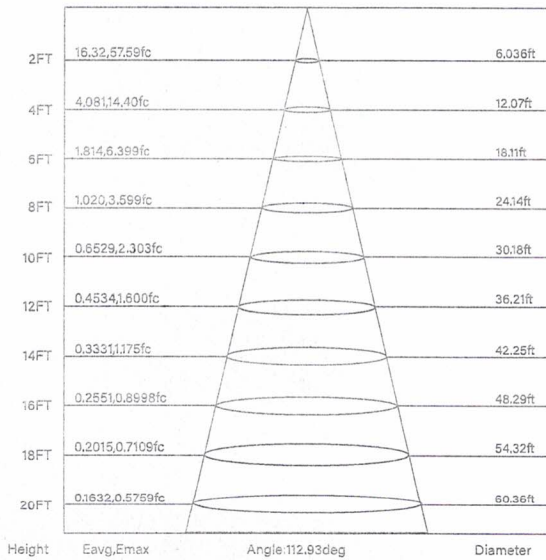


IsoLux Plots

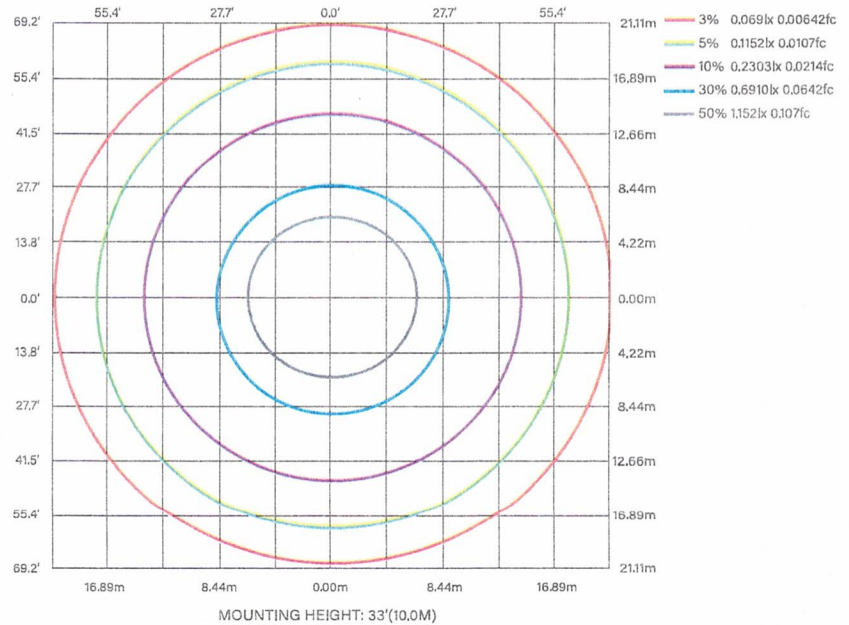


AVERAGE ILLUMINANCE EFFECTIVE FIGURE

FLUX OUT:486.4 LM



Note: The Curves indicate the illuminated area and the average illumination when the luminaire is at different distance.

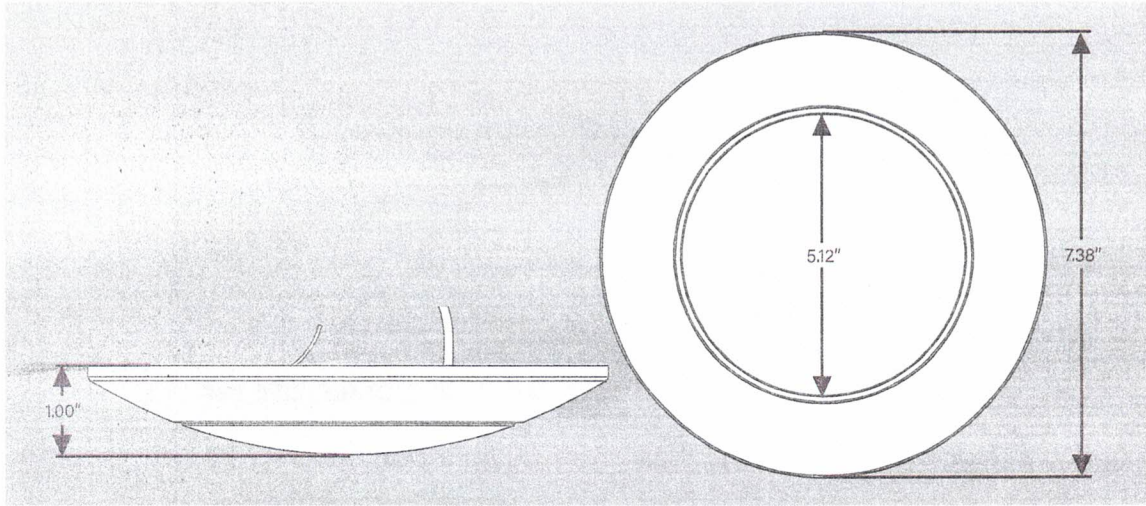


# KT-LED15DL-6CA-9CSF-DIM

6" SURFACE MOUNT DISK LIGHT

REV1

## PHYSICAL SPECIFICATIONS

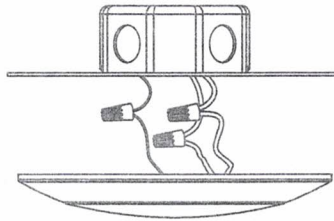


## INSTALLATION INSTRUCTIONS

1. Shut off power.

2. Connect the luminaire to supply wires with the wire nuts (included).

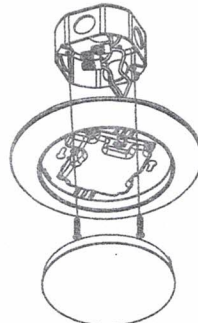
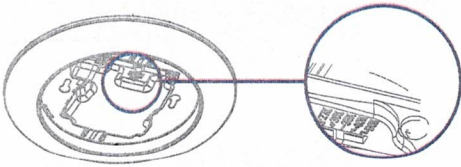
3. Remove lens by turning counter clockwise to unlock.



4. Select desired CCT

5. Safely place all wires into the junction box, mount luminaire to the junction box and screws through the keyhole slots. 4" luminaires are compatible with 2.75" junction boxes.

6. Replace lens and twist clockwise to lock.



7. Restore power.







**ENGINEERING ASSOCIATES**  
**CONSULTING ENGINEERS & SURVEYORS**  
**ENGINEERINGWYOMING.COM**

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

RE: Yankee Properties, LLC – Part of Lot 6, Block 6 Fair Acres Sub. – Shop Building

Dear Utana,

Yankee Properties, LLC is building a new shop building on their parcel that includes the east 200' of Lot 6 of Block 6 of the Fair Acres Subdivision. Said property borders "C" Street to the east. The area for the developed parcel is 1.03 acres. The proposed building is 8320 square feet with a main building width of 60', length of 120', and an office space on the east side of the main shop with dimensions of 20' wide and 56' long. The current surface is undeveloped and covered with light vegetation. This parcel has historically drained from west to east to the City right-of-way with an average slope across the lot of 0.85%. This drainage report includes details for the proposed improvements.

Runoff Coefficients

|                            |        |
|----------------------------|--------|
| C <sub>roof</sub>          | = 0.95 |
| C <sub>asph</sub>          | = 0.95 |
| C <sub>concrete</sub>      | = 0.95 |
| C <sub>hard grvl</sub>     | = 0.85 |
| C <sub>lt.veg/gravel</sub> | = 0.30 |
| C <sub>lawn</sub>          | = 0.20 |

**Historic Run-Off**

Light Vegetation = 1.03 acres

Total = 1.03 acres

C<sub>ave</sub> = 0.30

10-year, 2-hour storm Flow Rate:

Rainfall Intensity, I = 0.66 inches/hour

**Total Historic Run-off**

$$Q = C_{ave}IA = 0.30 (0.66) (1.03) = \mathbf{0.20 \text{ cfs}}$$

$$\mathbf{Historic \ Volume: (0.20)(60)(60)(2)=1440 \ cf = 53.33 \ cy}$$



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**Developed Run-off**

Gravel = 0.29 acres

Buildings/Roofs = 0.19 acres

Concrete = 0.05 acres

Light Vegetation = 0.5 acres

Total = 1.03 acres

$C_{ave} = 0.61$

10-year, 2-hour Storm Flow Rate:

Rainfall Intensity,  $I = 0.66$  inches/hour

**Total Developed Run-off**

$$Q = C_{ave}IA = 0.61(0.66)(1.03) = \mathbf{0.41 \text{ cfs}}$$

**Developed Volume:**  $(0.41)(60)(60)(2) = 2952 \text{ cf} = 109 \text{ cy}$

**Historic to Developed difference:  $0.20 - 0.41 = +0.21 \text{ cfs}$**

The proposed building will include gutters to collect roof drainage, directing it away from the building. A rectangular detention basin will be developed in the east portion of the lot to collect storm drainage from the east side of the development. Another detention basin will be located on the west side of the development to collect that portion of the storm drainage. These basins will handle the increased runoff from the building and parking area. The west drainage basin has a top square footage of 1377 sf with a nominal depth of 2 ft with 2:1 side slopes. The east drainage basin has a top square footage of 1460 sf with a nominal depth of 3' with 2:1 side slopes.

Sincerely,

ENGINEERING ASSOCIATES

Ian Morrison, PE

Encl

cc: 26018.00-Drainage