

City of Cody Planning, Zoning and Adjustment Board

Thursday, September 17, 2026-12:00 PM

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

Meeting Called to Order

Pledge of Allegiance

Roll Call

1. Approval of the Agenda

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 September 3, 2026 Meeting Minutes
Staff Reference: Hannah Witwicki

3. Public Hearing

- a. Public Hearing for Conditional Use Permit for Essential Fuels at 3120 30th Street
Staff Reference: Jenny Cramer

4. Tabled Items

5. New Business

- a. Conditional Use Permit for Essential Fuels at 3120 30th Street and approval of Resolution PZ 26-37
Staff Reference: Jenny Cramer
- b. Review of proposed D-3 Zoning Designation for Bunch of Pines, LLC, a property proposed for annexation into the City of Cody and approval of Resolution PZ 26-38
Staff Reference: Jenny Cramer
- c. Commercial Site Plan Review and Heavy Industrial (HI) Zoning Review for Wyoming Legacy Meats, LLC at 74 Road 2AB and Approval of Resolution PZ 26-39
Staff Reference: Jenny Cramer

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

7. Council Update

8. Matters from Staff Members

9. Adjournment

Upcoming Meetings:

October 1, 2026

October 15, 2026

November 5, 2026

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
September 3, 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, September 3, 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 Erin Welty; City Attorney Scott Kolpitzke; City Planner Jenny Cramer; Staff Engineer Kris Bruxvoort and Hannah Witwicki
Administrative Coordinator

Absent: Ian Morrison; Sarah Miles;

Dan C. Holler made a motion seconded by Kathryn Kyle to approve the Agenda for the September 3, 2026 meeting. The vote was unanimous. The motion passed.

Dan C. Holler made a motion seconded by Kathryn Kyle to approve the August 20, 2026 Meeting Minutes with a friendly amendment to add Ian Morrison as the second on the motion for the Noir Sign Plan Review. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Downtown Architectural Review of Sign Plan for First Citizens Bank at 1130 Sheridan Avenue and approval of Resolution PZ 26-36.

Erin Welty made a motion seconded by Carla Egelhoff to approve the Downtown Architectural Review of Sign Plan for First Citizens Bank at 1130 Sheridan Avenue and approval of Resolution PZ 26-36 with the conditions from the Staff report. The vote was unanimous. The motion passed.

Erin Welty will be absent from the September 17th meeting.

P&Z Board Member Carla Egelhoff made a motion seconded by Dan C. Holler to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately 12:09 PM.

Hannah Witwicki

Hannah Witwicki, Administrative Coordinator

Meeting Date: September 17, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Conditional Use Permit for Essential Fuels at 3120 30th Street and approval of Resolution PZ 26-37

PROPOSED ACTION:

Approve Conditional Use Permit with staff recommended conditions, approve with modified conditions, or deny.

SUMMARY OF INFORMATION:

Please see the attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

1. 1.PZ Staff Report for Essential Fuels Conditional Use Permit
2. 2.Resolution PZ 26-37
3. 3.Site Plan
4. 4.Tank specs
5. 5.DEQ Phone Memo

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	SEPTEMBER 17, 2026	TYPE OF ACTION NEEDED	
AGENDA ITEM:	CONDITIONAL USE PERMIT FOR 26 GROUP, LLC (ESSENTIAL FUELS) AT 3120 30 TH STREET	P&Z BOARD APPROVAL:	X
SUBJECT:		RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

Project Description:

Eric Reichert on behalf of 26 Group, LLC, as lessee of a City of Cody owned and Yellowstone Regional Airport managed property, has submitted a Conditional Use permit application for the proposed Essential Fuels Station, at 3120 30th Street, Cody WY 82414. The property is within an Industrial (E) zoning district, and a conditional use permit is required when a proposed use includes bulk storage of hazardous materials, such as bulk underground fuel storage tanks.

The picture below shows the area of the property that has been leased from the City of Cody (with YRA consent) by 26 Group, LLC for development of a fuel station. The lease site is approximately 174,250 sq-ft (4-acres) in size and it is located at the northeast corner of Highway 14 and 30th Street. The development will consist of a 6,530 sq-ft convenience store, 5 double sided fuel pump stations for cars and trucks under a canopy on the west side of the site and 4 double sided pump stations for semi-trucks on the east side of the site. There will be 4 bulk fuel tanks on the north side of the site, each with a 20,000-gallon capacity.



City of Cody Code Section 10-10E-2.B states:

“ Uses listed under [10-10E-1](#) that are anticipated to have regular and ongoing air quality, odor, or groundwater quality impacts, shall be deemed Conditional Uses, subject to the provisions of section [10-14-1](#), Conditional Uses. For purposes of this provision, regular and ongoing, shall mean a component of the use that occurs as part of the normal operational activities on the property. Air quality impact shall mean any situation that triggers a WY DEQ air quality operating permit, or that involves the airborne discharge of heat, fumes, spray, gas or smoke in such quantities so as to be irritating or injurious to the health or safety of persons or properties located outside of the site boundaries. Odor impact shall include any substance that is anticipated to travel beyond the site boundary and cause a smell easily distinguished by occupants of other properties, other than those resulting from the operation of a motor vehicle. Groundwater quality shall mean any potential contamination to groundwater, other than registered and permitted stormwater facilities permitted by WY DEQ and/or installed pursuant to the City of Cody Stormwater Management Policy.”

We interpret this to include underground bulk fuel storage as a potential contamination to groundwater, thereby requiring a conditional use permit.

Conditional Use:

10-14-1 Conditional Uses:

Purpose: The purpose of this section is to establish the procedures and criteria for the review of conditional uses, as identified in the land use table(s).

Conditional uses have been determined to have such characteristics that a discretionary, site-specific review by the Planning and Zoning Board is necessary to evaluate whether the particular use, as propose, is compatible, or can be made compatible, with neighboring land uses and other uses permitted in the zoning district. Conditional uses may not be appropriate at all locations within a zoning district.

Approval by Planning and Zoning Board or Governing Body Subject to the requirements of this chapter, the Planning and Zoning Board shall have authority to approve, deny, or approve with conditions an application for conditional use permit, except as described in section 2 below.

If there is a written protest against the proposed conditional use permit signed by the owners of twenty percent (20%) or more of the area of the lots within the three-hundred-foot (300') notice area, the Governing Body shall be the decision-making body for the proposed conditional use permit. The written protests must be received by the Community Development Department no later than the date and time established for

written comments in the notice for the public hearing. When the City receives a written protest against the proposed conditional use permit signed by the owners of twenty percent (20%) or more of the lots within the three-hundred-foot (300') notice area, the Planning and Zoning Board shall, after conducting the public hearing, make a recommendation to the Governing Board to approve, deny or approve with conditions the proposed conditional use permit. If the Planning and Zoning board fails to secure a vote of a majority of the Planning and Zoning Board on any motion for a recommendation, the application shall be considered as having "no recommendation".

Notice of the public hearing for the conditional use request was advertised in the Cody Enterprise newspaper on August 25, 2026 and letters were sent by USPS first class mail to the owners of all properties within three hundred feet (300') of the subject property. The hangar owners within the City owned property that are located within 300' were also sent notices.

Notice signs were placed along each street/highway frontage on the same date.

The applicants completed the affidavit of mailing with an August 21, 2026 date for the mailings.

Following is a summary of public responses received by the City, as of September 8th:

- **Total adjacent properties notified: 29 properties (19 owners)**
- **Total written objections: 5 (Five) consisting of 1 Hangar owner within 300', and 5 (Five) whose addresses are not within the notice area.**
- **Total responses of no objection by adjacent properties: 2 (Two)**

***Note: 20 % of the 29 adjacent properties within 300' is six (6).**

Standard of Review:

The board or, if approval is required by the Governing Body, then the Governing Body, has authority to approved, impose conditions on, or deny condition use applications. When the Planning, Zoning and Adjustment Board reviews the application for a conditional use permit, a majority of the Planning, Zoning, and Adjustment Board shall be required to approve the conditional use permit. When the City receives written protest by the owners of twenty percent (20%) or more of the lots as described above, the conditional use preapplication must receive an affirmative vote of at least two-thirds (2/3) of the Governing Body to approve the conditional use permit. The board or the Governing Body shall base its determination upon the following considerations. Negative impacts may be justification to impose condition on or deny the application.

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

Recommended Finding: The property is approximately 4-acres in size and as shown in the site plan and construction drawings can accommodate the use in the zoning district.

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

Recommended Finding: The subject property is adjacent to City Industrial (E) zoning to the east, north and west. The use will be accessed by 30th Street from the highway, which is a shared access with Choice Aviation, Ascension, Guardian Flight, NWC Aeronautics, Cody Coffee and private hangars. YRA and car rental services are on the same property to the northeast of the project site.

The City municipal boundary is on the south property line of the subject property. County lands to the south are zoned Transitional (T) and are undeveloped.

The proposed use appears to be compatible with the other uses in the immediate area and within the zoning district. The location is in close proximity to the intersection of Highway 14 and Highway 120S as traffic enters and exits Cody, which seems ideal for a fuel station.

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

Recommended Finding: While the use necessitates underground tanks for bulk fuel storage, the storage tanks will meet the code and regulatory standards and requirements. Underground fuel storage is regulated and monitored by the Wyoming Department of Environmental Quality to ensure compliance and public safety. DEQ

standards apply to tank specs, placement and construction, leak alarm systems, regular monitoring and inspection reports, report compliance and the decommissioning or removal of tanks. ***See attached phone memo between Staff and DEQ.**

The facility perimeter will have security fence and there will be security cameras onsite which will help ensure safety and security of nearby aviation hangars and facilities. Overnight parking facilities are not going to be provided (per the applicant and the City Lease).

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

Recommended Finding: The applicant submitted utility plans and will connect to City treated water, sewer and electric services to serve the use. They have also submitted stormwater and drainage plans. Walkways within the site are provided.

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

Recommended Finding: There will be no excessive additional costs for public facilities and services detrimental to the economic welfare of the community.

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

Recommended Finding: There will be no destruction, loss or damage of a natural scenic or historic feature resulting from the proposed use.

FAA has reviewed the fueling station project plans in accordance with NEPA and have approved it to move forward.

7. *The Planning and Zoning Commission or the Governing Body shall consult with or review the City Master Plan in determining whether to grant or deny a conditional use permit. However, neither the Planning and Zoning Commission nor the Governing Body shall require that a conditional use*

permit to be consistent with the Master Plan unless the application provisions of the Master Plan have been incorporated and codified into the City Code.

Recommended Finding:

The future land use map in the City Master Plan refers us to the Airport Land Use Plan for a detailed land use program. In Chapter 4 of the 2020 Yellowstone Regional Airport Master Plan, a number of improvement objectives were defined, which include “Target local economic growth through the improvement of available airport property for industrial and commercial uses.” In addition, each landside alternative figure designates the subject lease area within the property as “Revenue Generating Non-Aviation”. This appears to directly align the fuel station with objectives in the plan.

Condition Authority:

The board, or if approval is required by the Governing Body, then the Governing Body, is authorized to impose conditions on the proposed use as necessary to ensure compliance with the provisions of this title and to mitigate or avoid negative impacts to neighboring properties or the general public health, safety and welfare of the community. Examples of such conditions may include, but are not limited to:

1. Limiting the size, height, location, or scale of the project or any component thereof.
2. Limiting the hours of operating of the use, or any component thereof.
3. Requiring sound-reduction methods.
4. Requiring screening of loading areas, storage areas, and other unsightly features.
5. Requiring dust control or surface improvements.
6. Limiting the duration of the conditional use permit to give opportunity for future review as the surrounding area becomes more developed.
7. Requiring the provision of on-site public facilities or services to serve the use.

If the conditional use permit is authorized by the board (or Governing Body when so required), the city shall prepare a conditional use permit in a recordable format.

Time Limitation and Expiration:

1. Unless specified otherwise by the board or Governing Body, development of a permitted conditional use shall commence within two (2) years of the granting of the conditional use permit, or the authorization shall expire. If the conditional use is associated with a building, commencing development shall be in the form of obtaining a building permit and starting construction on the project. If no

building is associated with the conditional use, the conditional use activity shall commence within the specified deadline.

Recommended Conditions:

The Planning and Zoning Board may approve, approve with conditions, or deny the conditional use permit. Planning Staff does not oppose the requested conditional use, and if approved, recommend the following conditions:

1. The Conditional Use Permit is for operation of a fuel station.
2. Review and approval of the commercial site plan by the Planning, Zoning and Adjustment Board is required.
3. Construction shall commence within two (2) years of the granting of the conditional use permit, or the Conditional Use Permit shall expire.

Site Pictures taken by staff:

Photo is taken from the intersection of Highway 14 and 30th Street, facing east.



Photo is taken from the northwest corner of the project site, facing southeast across the site.



**RESOLUTION PZ 26-37
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF CONDITIONAL USE PERMIT FOR 26 GROUP, LLC AND
ESSENTIAL FUELS LLC TO CONSTRUCT AND OPERATE A FUEL STATION AT
3120 30th STREET**

WHEREAS, 26 Group, LLC, as lessee of a City of Cody owned and Yellowstone Regional Airport managed property, request approval of a Conditional Use Permit to construct and operate a Fuel Station at 3120 30th Street; and

WHEREAS, the subject property is zoned Industrial (E); and

WHEREAS, Section 10-10E-2.B of City of Cody Code specifies any use anticipated to have potential groundwater quality impacts shall be subject to the conditional use review process; and

WHEREAS, the Planning, Zoning and Adjustment Board held a public hearing on September 17, 2026, to consider the proposed use and made the following findings:

1. The lease site is approximately 174,250 sq-ft (4-acres) in size and it is located at the northeast corner of Highway 14 and 30th Street.
2. The development will consist of a 6,530 sq-ft convenience store, 5 double sided fuel pump stations for cars and trucks under a canopy on the west side of the site and 4 double sided pump stations for semi-trucks on the east side of the site.
3. There will be 4 bulk fuel tanks on the north side of the site, each with a 20,000-gallon capacity.
4. Public notice was completed in accordance with City of Cody Code 10-14-1-C.
5. Notice of the public hearing for the conditional use request was advertised in the Cody Enterprise newspaper on August 25, 2026.
6. Neighbor notification letters were mailed to the owners of all properties within three hundred feet (300') of the subject property as required by city code on August 21, 2026.
7. Twenty-nine (29) properties were notified by mail.
8. Five (5) letters of objection were received; the objection letters were mainly from persons outside of the notice area however one was received from a hangar owner within 300' of the lease and project area.
9. Two (2) letters of no objection were received by the City in response to the neighbor notifications. The letters of no objection were verified as hangar owners within 300 feet of the project.

10. Notice signs were placed along each street and highway frontage on August 25, 2026.
11. City Council review and approval is not required, because the objections received constitute less than the 20% or more of the lots within the 300' notice area protest threshold that would trigger 2/3 approval by City Council.
12. The property is approximately 4-acres in size and can accommodate the proposed use within this zoning district, as shown on submitted site plan materials.
13. The proposed use is compatible with the other uses in the immediate area and within the zoning district.
14. The use is not anticipated to generate any nuisances or hazards detrimental to any persons, property or the general welfare of the public.
15. The project will connect to city utility services. The use will have minimal impacts to the provision of public utilities.
16. There will be no excessive additional costs for public facilities and services detrimental to the economic welfare of the community.
17. There will be no destruction, loss or damage of a natural scenic or historic feature resulting from the proposed use.
18. FAA reviewed the fueling station project in accordance with NEPA and have approved it to move forward.
19. The use aligns with the objectives in the 2020 Yellowstone Regional Airport Master Plan.

WHEREAS, the Planning, Zoning and Adjustment Board concludes this request for a Conditional Use Permit substantially complies with the general standards outlined 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 a Conditional Use Permit for the operation of a Fuel Station at 3120 30th Street, with the following conditions:

1. The Conditional Use Permit is for operation of a fuel station.
2. Review and approval of the commercial site plan by the Planning, Zoning and Adjustment Board is required.
3. Construction shall commence within two (2) years of the granting of the conditional use permit, or the Conditional Use Permit shall expire.

By the Planning, Zoning and Adjustment Board on the 17th day of September, 2026.

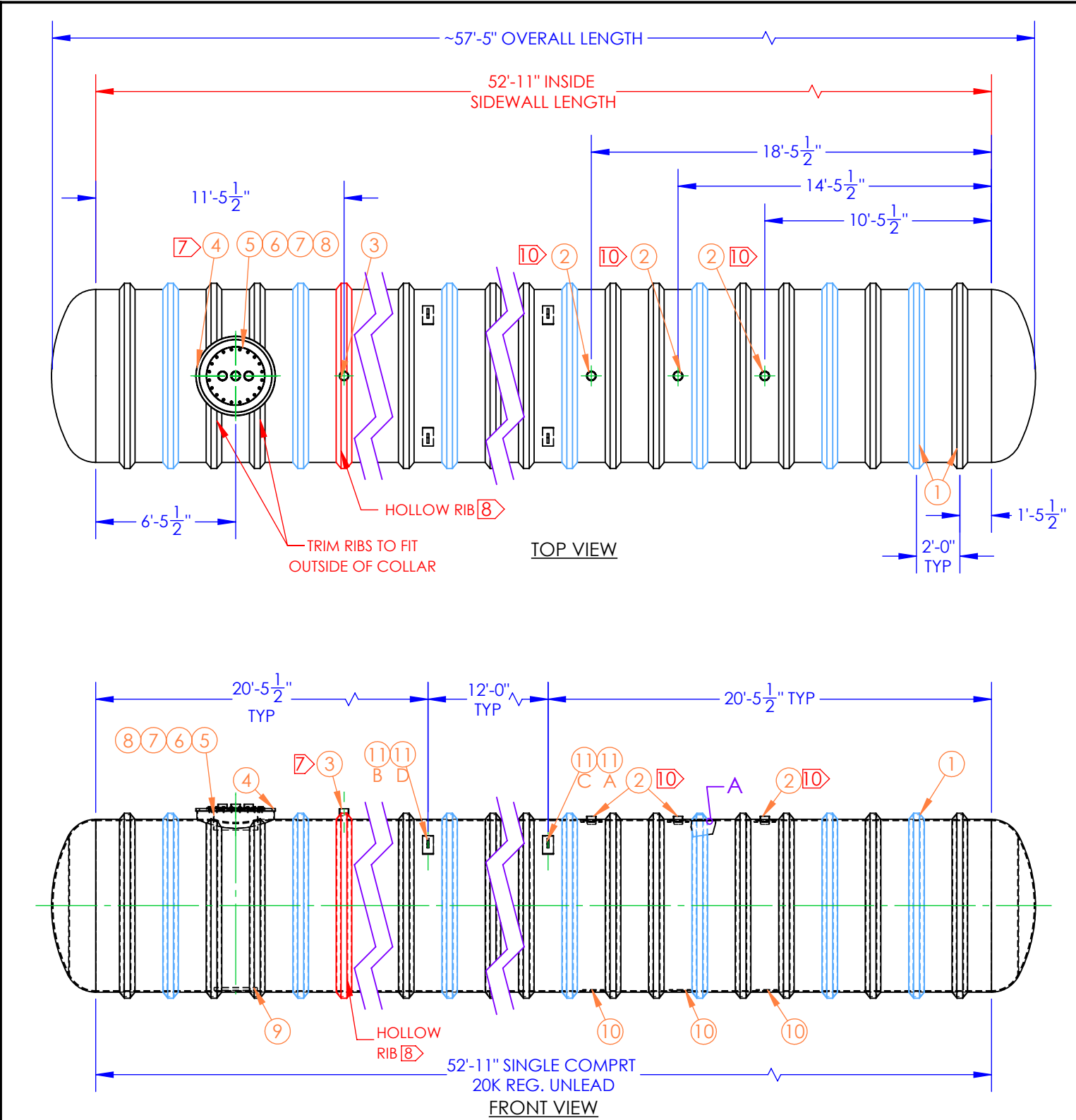
**PLANNING, ZONING AND ADJUSTMENT BOARD
CITY OF CODY, WYOMING**

C. Daniel Schein, Jr. Chairman

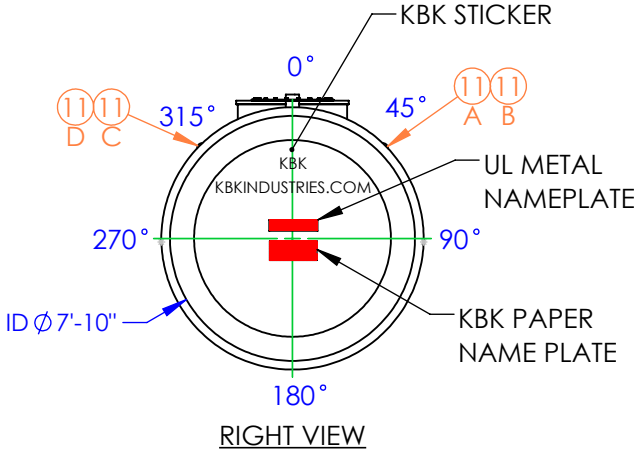
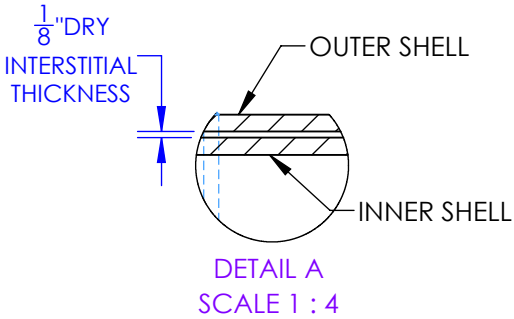
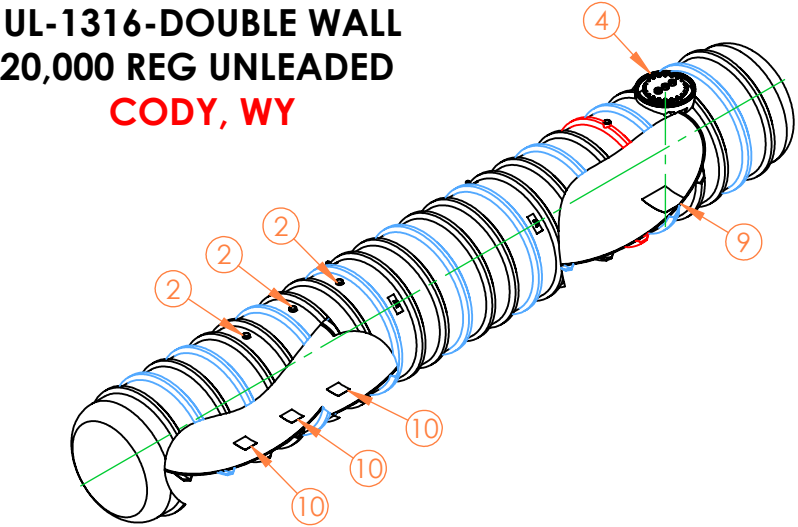
Date

ATTEST:

Tina Gail, City Clerk



IN PROCESS	FINAL QC	ITEM NO.	BOM NAME	SIZE	DESCRIPTION	MATERIAL	QTY.	PART NUMBER
		1	RIB	-	8" x 4" x 2-1/2"	FRP	26	25FR10808
10	2	2	AUXILIARY	4"	HALF CPLG W/ BACKPLATE	ASTM A105	3	32CH04C710
9	8	3	INTERSTITIAL MONITOR	4"	KBK HALF CPLG	FRP	1	26HF0400K
7		4	COLLAR	42"	BRAVO ROUND COLLAR	FRP	1	B420-12-S-CO-S8
2	9	5	MANWAY FLANGE	24"	MANWAY FLANGE - 24" x 3/4"	FRP	1	27MWFLLD24
9		6	MW GASKET	3/16"	24" GASKET-60 DURO	VITON	1	34GS3160V
9		7	UL MW BOLT KIT	5/8"	BOLT KIT - ZINC PLATED	GR5	1	18MWUL250P
9		8	MANWAY COVER	24"	3/8" CS UL MANWAY COVER	ASTM A36	1	27MWCSLID4x3B
		9	STRIKER PLATE	---	PLATE 3/16"x22"x22"	ASTM A36	1	32SP2222
		10	STRIKER PLATE	---	PLATE 3/16"x12"x12"	ASTM A36	3	32SP1212
		11	LIFT-LUG	---	PART 23 HEAVY LIFT-LUG	GALV	4	32PT23LUGLIFTH



- NOTES:
1. BUILD TANK TO UL 1316 STANDARDS; TANK IS UL CERTIFIED.
 2. STRIKER PLATES REQUIRED BELOW ALL CONNECTIONS EXCEPT THE VENT FITTINGS.
 3. TEST IN ACCORDANCE WITH UL 1316.
 4. ALL OPENINGS MUST BE COVERED DURING SHIPMENT
 5. SEE SHEET 3 FOR SHIPPING DETAILS.
 6. ONLY USE UL APPROVED RAW MATERIALS.
 7. KBK TO PROVIDE BRAVO COLLARS, CUSTOMER WILL SHIP THE SUMP DIRECT TO SITE FOR INSTALLATION.
 8. RUN WIRE THROUGH HOLLOW RIB BEFORE RIB INSTALLATION, SEE SHEET 2 FOR DETAILS.
 9. ITEM IS DETAILED ON SHEET 2.
 10. INSTALL 1/4" A36 CS PLATE TO INSTALL COUPLINGS ON FIBERGLASS SIDEWALL.

DESIGN PARAMETERS		FABRICATION MATERIALS		FABRICATION MATERIALS	
PRESSURE:	+/- 5.0 psi	LINER RESIN:	UL APPROVED	GEL COAT:	NONE
MAX TEMP:	AMBIENT	LINER GLASS TYPE:	C-VEIL	PIGMENT:	CARLSBAD CANYON
MIN TEMP:	AMBIENT	STRUCTURE RESIN:	UL APPROVED	GROUNDING STRIP:	NO
CONTENTS:	REG UNLEADED	STRUCTURE GLASS:	E-GLASS	WATER TEST:	NO
SPECIFIC GRAVITY:	1.1 MAX	WOVEN ROVING:	24oz (.033")	POST CURE	NO
EMPTY WEIGHT:	10,250 LBS	CHOP HOOP:	27% E-GLASS (.046")	THIEF HATCH GSKT:	NA
CAPACITY:	20,000 GAL	CHOP GLASS:	E-GLASS (.043")	MANWAY GASKET:	VITON
REFERENCE SPEC:	KBK-UL 1316	CHOPPED MAT:	1 1/2 oz E-GLASS	BOLT TYPE:	ZINC, GR5

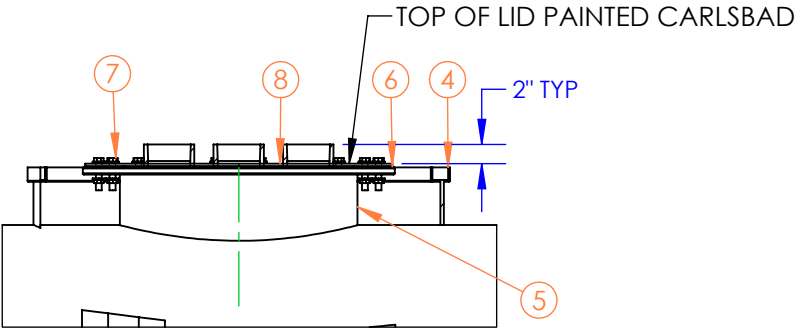
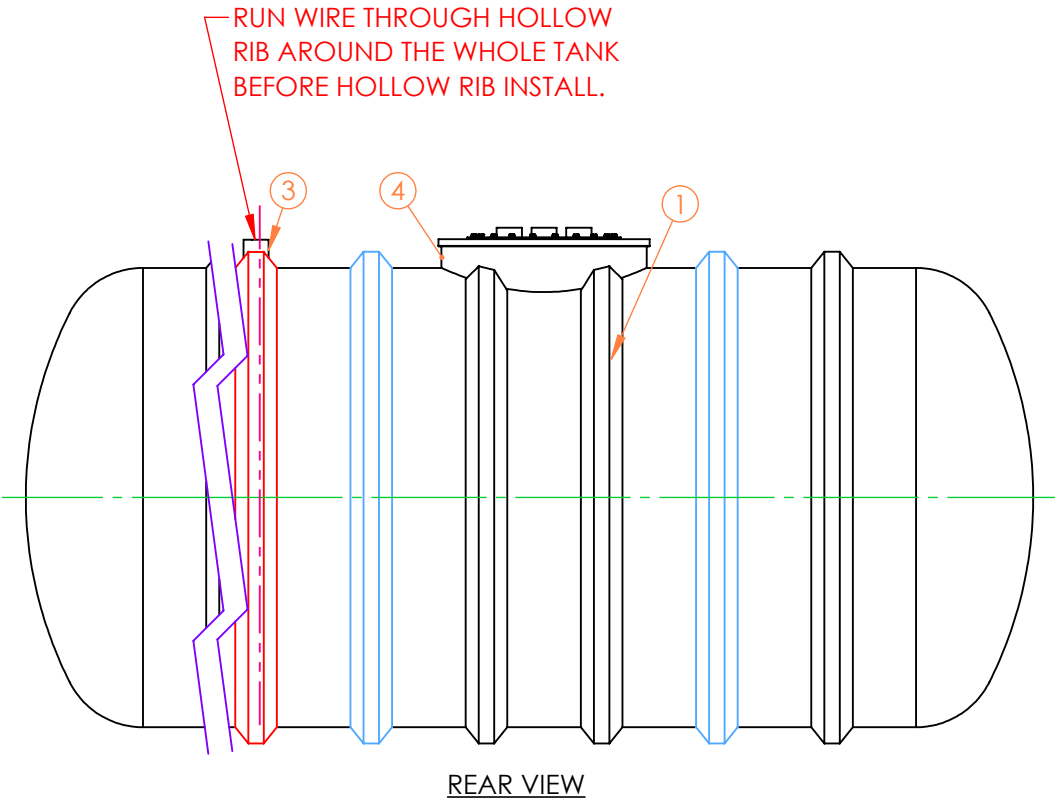
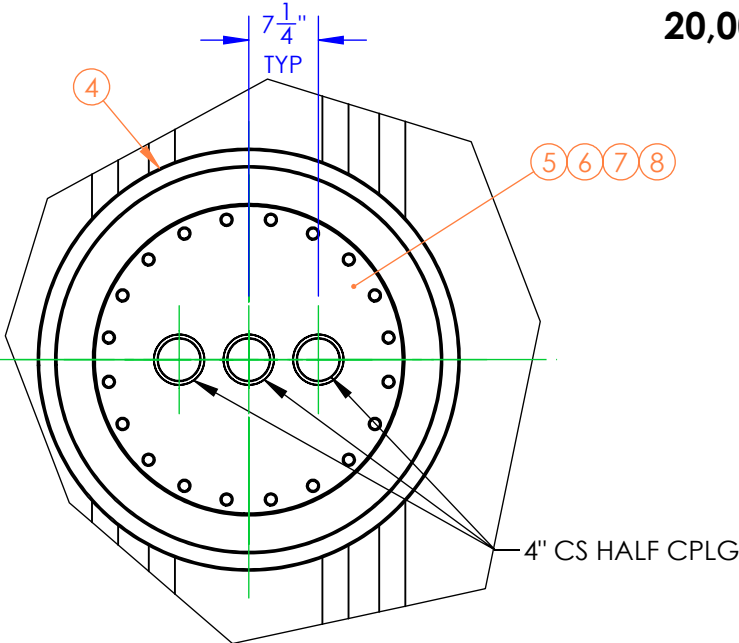
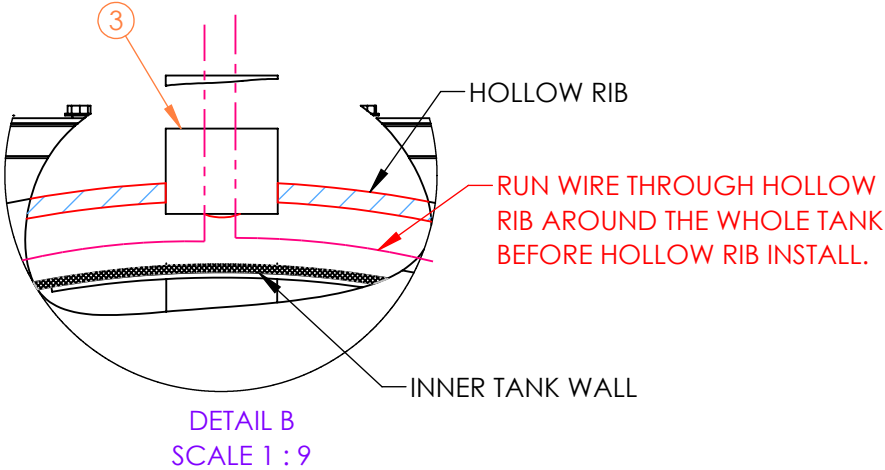
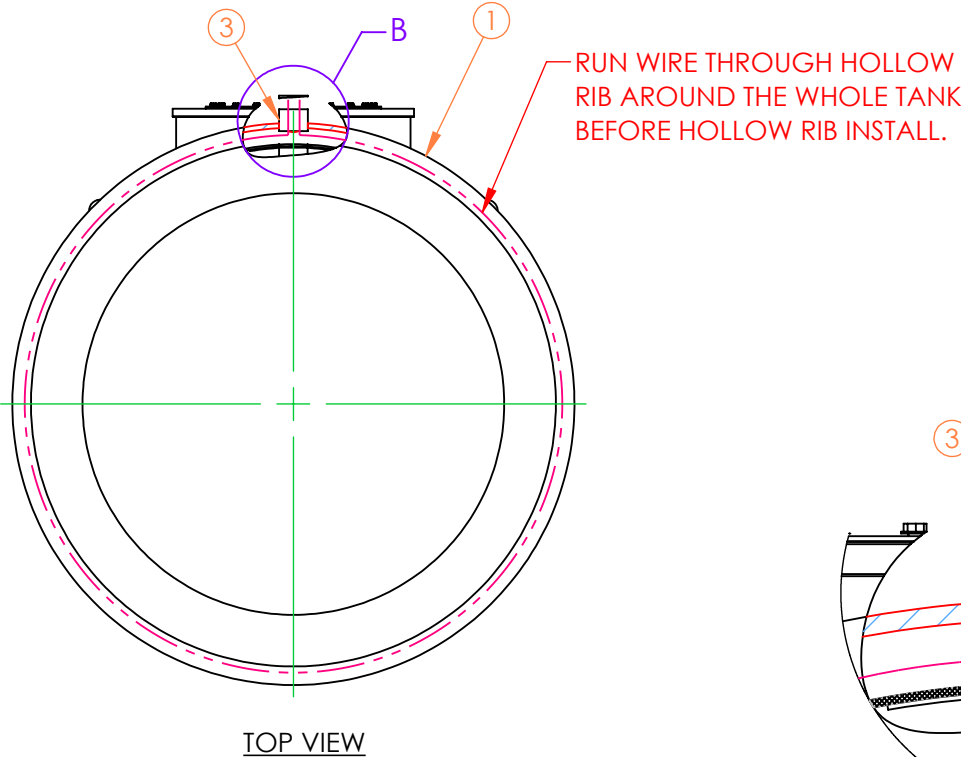
REVISIONS				
REV.	DATE	DESCRIPTION	DRN	CHD
PROPRIETARY NOTICE				
THIS DRAWING IS THE PROPERTY OF KBK INDUSTRIES, 25025 IH45, SUITE 520 THE WOODLANDS, TX 77380. THIS DRAWING, ALL ASSOCIATED CALCULATIONS, AND CONTENTS HERE WITHIN ARE THE SOLE PROPERTY OF KBK INDUSTRIES & ANY USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN END-CLIENT APPROVAL OR KBK FABRICATION IS STRICTLY PROHIBITED. AT ANY TIME, KBK MAY REQUEST THIS DRAWING AND ALL ASSOCIATED MATERIAL BE RETURNED TO KBK INDUSTRIES.				



CUSTOMER		
ELLIOT PARTS & SERVICE		
DRAWING NAME		
7-10 x 52-11 UL-1316		
DRAWING NUMBER		
UF-2026-1737		
DRAWN BY	JDR	02-17-2026
CHECKED BY	K.HYLTON	02-17-2026
SERIAL NUMBER	TBD	
SCALE	1:75	SHEET 1 of 3

IN PROCESS	FINAL QC	ITEM NO.	BOM NAME	SIZE	DESCRIPTION	MATERIAL	QTY.	PART NUMBER
		1	RIB	-	8" x 4" x 2-1/2"	FRP	26	25FR10808
		3	INTERSTITIAL MONITOR	4"	KBK HALF CPLG	FRP	1	26HF0400K
		4	COLLAR	42"	BRAVO ROUND COLLAR	FRP	1	B420-12-S-CO-S8
		5	MANWAY FLANGE	24"	MANWAY FLANGE - 24" x 3/4"	FRP	1	27MWFLLD24
		6	MW GASKET	3/16"	24" GASKET-60 DURO	VITON	1	34GS3160V
		7	UL MW BOLT KIT	5/8"	BOLT KIT - ZINC PLATED	GR5	1	18MWUL250P
		8	MANWAY COVER	24"	3/8" CS UL MANWAY COVER	ASTM A36	1	27MWCSLID4x3B

UL-1316-DOUBLE WALL
20,000 REG UNLEADED
CODY, WY



REVISIONS				
REV.	DATE	DESCRIPTION	DRN	CHD
-	-	See Sheet1	-	-

PROPRIETARY NOTICE
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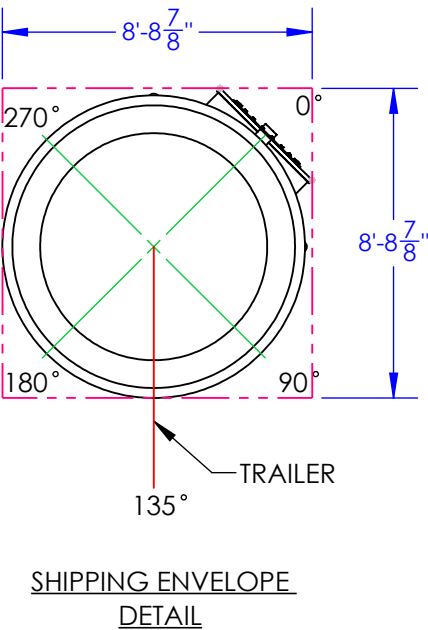
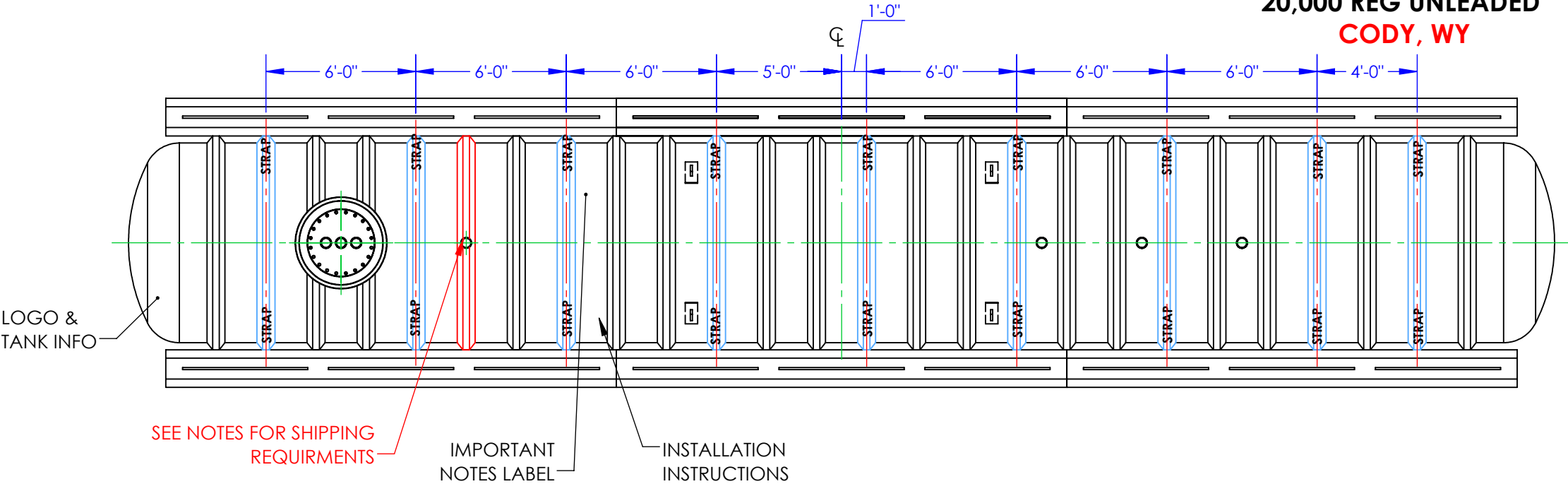
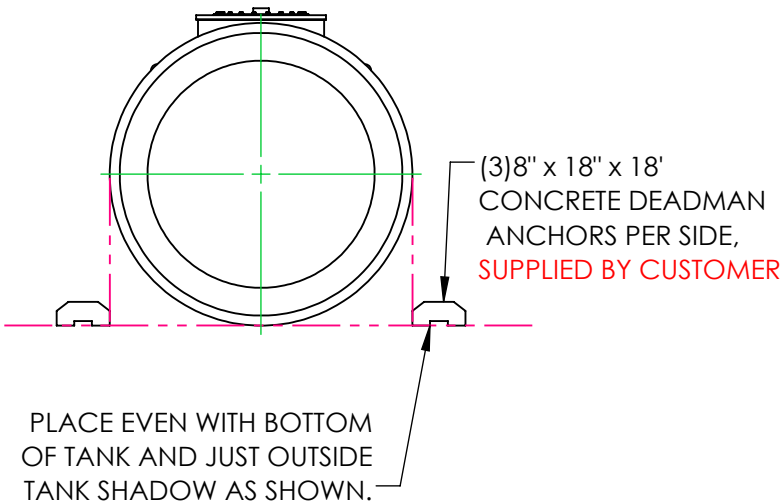


CUSTOMER		
ELLIOT PARTS & SERVICE		
DRAWING NAME		
7-10 x 52-11 UL-1316		
DRAWING NUMBER		
UF-2026-1737		
DRAWN BY	JDR	02-17-2026
CHECKED BY	K.HYLTON	02-17-2026
SERIAL NUMBER	TBD	
SCALE	1:45	SHEET 2 of 3

CUSTOMER TO SUPPLY THEIR OWN DEADMAN

SHIPPED LOOSE ITEMS								
IN PROCESS	FINAL QC	ITEM NO.	BOM NAME	SIZE	DESCRIPTION	MATERIAL	QTY	PART NUMBER
		12	FRP STRAP	-	ANCHOR STRAP - 8'	FRP	9	-
		13	TURNBUCKELS	3/4"	3/4" X 12" TURNBUCKLES	GALV	17	-
		14	EYE BOLTS	3/4"	3/4" X 12" EYEBOLTS	GALV	17	-

UL-1316-DOUBLE WALL
20,000 REG UNLEADED
CODY, WY



- NOTES:
- DURING TANK INSTALLATION, HOLD DOWN STRAPS MUST BE PLACED ON RIBS (SHOWN IN BLUE ON DRAWING).
 - APPLY 10in Hg VACUUM TO INTERSTITIAL SPACE PRIOR TO SHIPMENT.
-INSTALL PLUG IN INTERSTITIAL VENT AND GAUGE AND VALVE TO PLUG.
 - PRIMARY COMPARTMENT TO BE VENTED TO ATMOSPHERE.
-INSTALL PVC PLUG IN ONE OF PRIMARY TANK FITTINGS W/ MIN. 3/16" HOLE THROUGH CENTER FOR VENTING.
-INSTALL THREAD PROTECTORS IN REMAINING TANK FITTINGS.
-INSTALL THREAD PROTECTORS IN ALL MANWAY FITTINGS.

REVISIONS				
REV.	DATE	DESCRIPTION	DRN	CHD
-	-	See Sheet1	-	-

PROPRIETARY NOTICE

THIS DRAWING IS THE PROPERTY OF KBK INDUSTRIES, 25025 IH45, SUITE 520 THE WOODLANDS, TX 77380. THIS DRAWING, ALL ASSOCIATED CALCULATIONS, AND CONTENTS HERE WITHIN ARE THE SOLE PROPERTY OF KBK INDUSTRIES & ANY USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN END-CLIENT APPROVAL OR KBK FABRICATION IS STRICTLY PROHIBITED. AT ANY TIME, KBK MAY REQUEST THIS DRAWING AND ALL ASSOCIATED MATERIAL BE RETURNED TO KBK INDUSTRIES.



CUSTOMER		
ELLIOT PARTS & SERVICE		
DRAWING NAME		
7-10 x 52-11 UL-1316		
DRAWING NUMBER		
UF-2026-1737		
DRAWN BY	JDR	02-17-2026
CHECKED BY	K.HYLTON	02-17-2026
SERIAL NUMBER	TBD	
SCALE	1:65	
RUSH CENTER, KANSAS LIBERAL, KANSAS		SHEET 3 of 3

Staff (Jenny Cramer) Phone memo from 9/9/26 with Jason Fernandez (DEQ – Storage Tank Program Manager)

Per Mr. Fernandez: DEQ inspects the tanks, piping and fuel system during installation to ensure double walled tanks and piping are used and that the system is installed correctly. There is also a system with an alarm should there be a leak. There are 3 phases of inspection to ensure federal and state requirements are met.

Once the inspections are done and satisfactory, DEQ issues the facility an Authorization to Operate. The facility is required to have a licensed operator (a test and certification is required – tested at a facility or by proctor). Annual reporting and inspections are required to maintain good standing. Physical testing of the tanks and system takes place every three years.

If a facility becomes uncompliant, DEQ has the authority to cutoff fuel delivery to the facility.

DEQ regulates decommissioning of the tanks. Tanks may be left in place provided a licensed decommissioning agent does the work to remove all possible fuel in tanks, triple rinses the tank and then fills the tank with inert solid materials (such as sand, concrete slurry). A site assessment is also conducted (sampling soil etc.) to check for any site contamination. The state has a remediation program for land and groundwater contamination of tanks as well.

Meeting Date: September 17, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Review of proposed D-3 Zoning Designation for Bunch of Pines, LLC, a property proposed for annexation into the City of Cody and approval of Resolution PZ 26-38

PROPOSED ACTION:

Recommendation of zoning designation to City Council

SUMMARY OF INFORMATION:

Please see attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

1. Staff Rpt to PZ Bunch of Pines LLC
2. Resolution PZ 26-38
3. Annexation Report
4. Annexation Plat Bunch of Pines - 5-16-26

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	SEPTEMBER 17, 2026	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	
SUBJECT:	ZONING DESIGNATION OF 76.78- ACRE PROPERTY OWNED BY BUNCH OF PINES, LLC (PROPOSED FOR ANNEXATION INTO THE CITY OF CODY)	RECOMMENDATION TO COUNCIL:	X
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

Cody Schatz with Engineering Associates (Applicant), on behalf of Pearre' Williams, Manager of Bunch of Pines, LLC (Property Owner) has requested an Open Business/Light Industrial (D-3) zoning designation for a 76.78- acre property located at the northeast corner of the Cooper Lane West and Big Horn Avenue (Highway 14A) intersection. The property is proposed for annexation into the City of Cody, and a zoning designation is required as part of the annexation process.

REVIEW AND PROCEDURE:

Zoning is a legislative action, subject to the discretion of the governing body. The Cody Zoning ordinance does not have specific criteria outlined for granting or denying a zoning designation of lands being annexed into the City.

For the purpose of providing guidance, staff will refer to the following general standards for zoning that are found in Wyoming state law, Section 15-1-601(d) and complies with these standards.

Staff has provided some information based upon zoning codes, and the Master plan for board review.

- (i) *In accordance with a comprehensive plan...;*

Staff Comment: The property is designated in the City of Cody Master Plan as an "Annexation Area" in the Expansion Areas map. Annexation is detailed in Objective 3.4 of the Master Plan as follows:

Objective 3.4: Promote new development to occur within the city and identified urban growth areas.

Principle 3.4.b. Annexation Areas. Annexation areas within the growth area are those areas that the City has the most interest in annexing, due to the factors that make urban development most cost-effective. These areas are colored green on the Expansion Areas map on pages 26-27. It is the intent of the City to plan for extension of City services to these areas, as needed to serve urban density development. Future sub-area plans should be prepared for the large annexation areas to identify how they should develop and how utilities should be extended. Grant funding and other financing methods should be investigated. In order to preserve the opportunity for large-scale developments at efficiencies and densities that support urban services, the owners of properties in annexation areas are encouraged to communicate with the city regarding city services before doing any large-scale development. In cases where rural developments jeopardize efficient extension of services within the annexation area, the City may utilize its subdivision authority granted under WY Statute § 34-12-103 to require extension of city services, conversion plans (methods for developing at urban density in the future), or limit the extent of development.

The Future Land Use Map designates the property as "Commercial" which is described in the master plan as follows:

Commercial: This designation allows a variety of retail, service, and office uses. Residential units may be incorporated into a commercial development as accessory uses, in the manner(s) specified by ordinance.

- (ii) *With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;*

Staff Comment: D-3 zoning permits all forms of residential and also commercial uses such as hardware stores, grocery stores, bakeries, and clothing stores, drive-thrus, restaurants, hotels, auto repair, banks, public entertainment venues, and vehicle sales lots, along with certain small light industrial uses and uses allowed within a R-4 High Density residential zone for apartment complexes, duplexes and townhomes.

- (iii) *With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and*

Staff Comment: Plans for development of the property are not known. This zoning designation allows for a broad variety of uses. Due to the location, commercial zoning appears to be a reasonable request for the property.

A public hearing has been scheduled to occur at the City Council meeting on October 6, 2026. City Council will consider the annexation and zoning designation at the public hearing. The public hearing notice states the Planning and Zoning Board will review the zoning proposal for a recommendation at their September 17, 2026 meeting.

Notice was provided by certified mail to neighboring property owners within 300 feet on August 31, 2026, and by publication in the Cody Enterprise on September 3, 2026 and September 10, 2026. (State Statute W.S. § 15-1-405(b) requires a notice be published at least twice in a newspaper of general circulation, at least fifteen (15) days prior to the public hearing).

Notice signs were posted along the Cooper Lane West and Highway 14A road frontages on August 31, 2026.

An annexation report has been prepared pursuant to State statute. It is attached for reference.

RECOMMENDATION:

Staff recommends that the Planning, Zoning and Adjustment Board recommend approval of the requested zoning of the proposed annexed lands to the City Council.

**RESOLUTION PZ 26-38
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: RECOMMENDATION TO APPROVE THE ZONING DESIGNATION OF A
76.75 +/- ACRE PROPERTY PROPOSED FOR ANNEXATION INTO THE CITY OF
CODY, LOCATED WITHIN THE S1/2 OF THE SE1/4 OF TRACT 39, R.S., T53N-
R101W TO OPEN BUSINESS/LIGHT INDUSTRIAL (D-3)**

WHEREAS, Cody Schatz with Engineering Associates (Applicant), on behalf of Pearre Williams, Manager of Bunch of Pines, LLC (Property Owner), has requested an Open Business/Light Industrial zoning designation for a 76.78- acre property located at the northeast corner of the Cooper Lane West and Big Horn Avenue (Highway 14A) intersection;

WHEREAS, the aforementioned property is proposed for annexation into the City of Cody; and

WHEREAS, the Planning, Zoning and Adjustment Board held a public hearing on September 17, 2026, to consider the request to rezone and established the following findings:

1. The city master plan designates the property as an annexation area on the expansion area map, and the future land use is designated commercial.
2. The property is currently zoned commercial ("C") in the county.
3. Open Business/Light Industrial (D-3) zoning is consistent with zoning of the properties to the west and south.
4. Public notice requirements have been met for the public hearing scheduled on October 6, 2026 at which time the City Council will consider the proposed annexation and zoning designation.
5. Plans for development of the property are not known. This zoning designation allows for a broad variety of uses. Due to the location, commercial zoning appears to be a reasonable request for the property.

WHEREAS, the Planning, Zoning and Adjustment Board concludes the requested zone designation substantially complies with the general standards for zoning outlined in Wyoming Statute and the City of Cody Code, and is compatible with the adjacent properties;

NOW, THEREFORE, BE IT RESOLVED, based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the zone designation to Open Business/Light Industrial (D-3).

By the Planning, Zoning and Adjustment Board on the 17th day of September, 2026.

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

C. Daniel Schein, Jr., Chairman

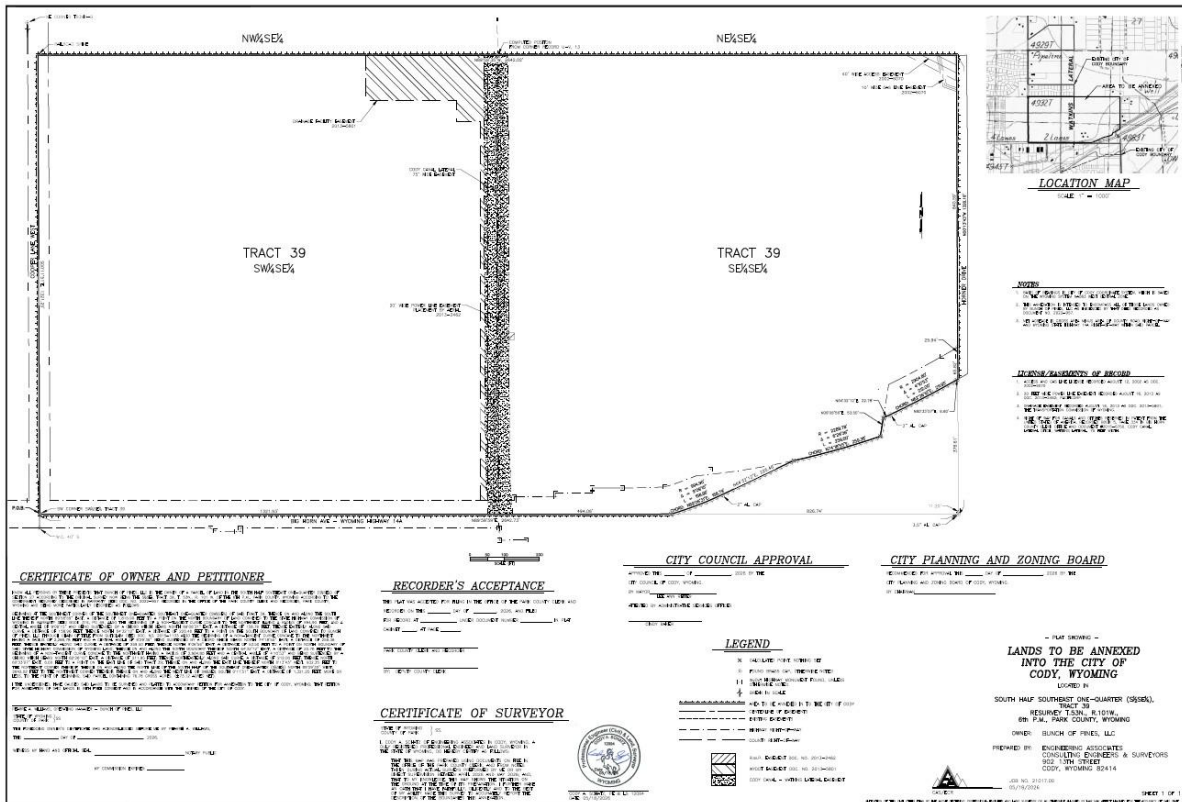
Date

ATTEST:

Tina Gail, City Clerk

ANNEXATION REPORT FOR THE Bunch of Pines, LLC Property

The proposed annexation to the City of Cody of a parcel located at the northeast corner of the intersection of Highway 14A and Cooper Lane West, adjacent to the City of Cody municipal boundary. The parcel proposed for annexation is approximately 76.78 gross acres in size and is owned by Bunch of Pines, LLC. A map of the proposed annexation is shown below.



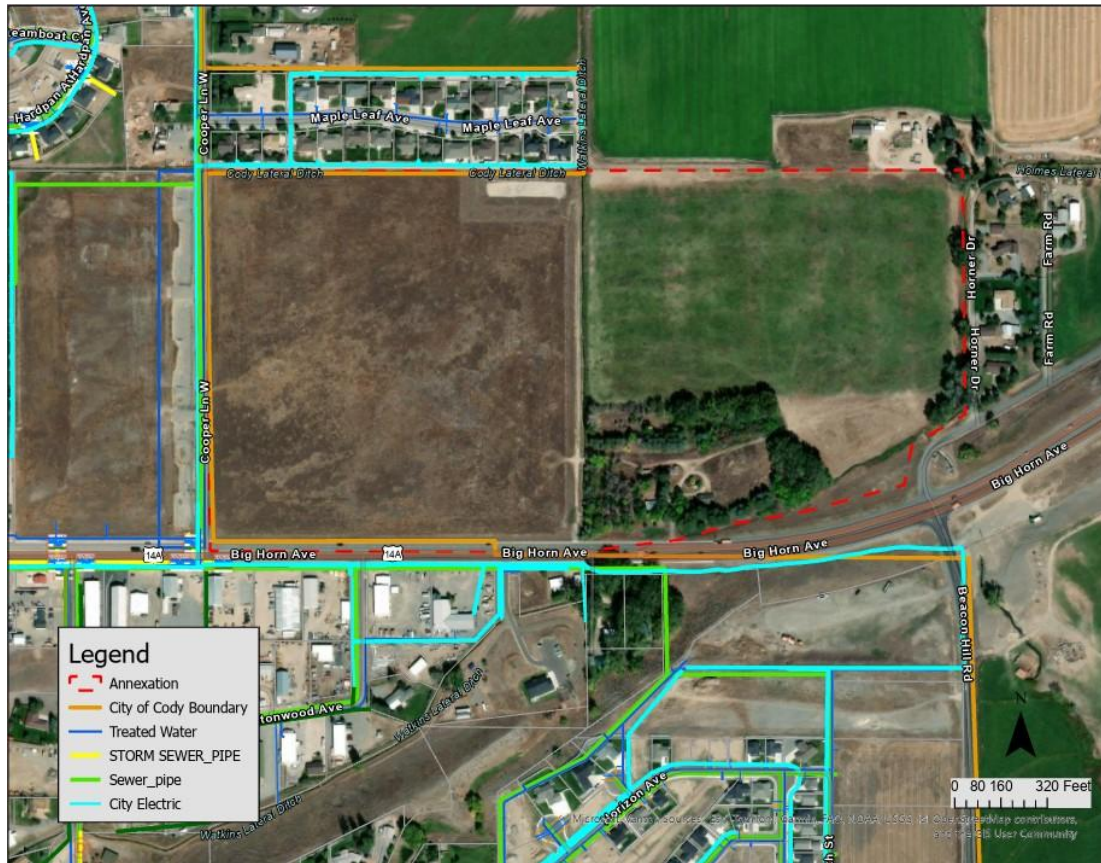
This report was prepared by the City of Cody in accordance with Wyoming Statute 15-1-204(c) as follows:

- (i) **A map of the area proposed to be annexed showing identifiable landmarks and boundaries and the area which will, as a result of the annexation then be brought within one – half (1/2) mile of the new corporate limits of the city, if it has exercised the authority granted under W.S. 15-3-202(b)(ii).**
A map is not required for this report based on the absence of exercising the authority granted under W.S. 15-3-202(b)(ii).
- (ii) **The total estimated cost of infrastructure improvements required of all landowners by the annexing municipality related to the annexation;**
Estimated Cost: \$65,325.00 (City Electric Service Connection to 3737 Hwy 14A). See Exhibit "A", page 4.

Note:

The specific layout and full scope of future development remain undetermined. Consequently, no additional utility extensions beyond electrical service are requested at the time of annexation. Preliminary cost estimates for basic treated water and sewer main extensions are included as pages 1–3 in Exhibit “A.”

The existing residence is currently served by an on-site private well and septic system. Connection to municipal water and sewer lines will be required upon any further development of the property or in the event that either the private well or septic system fails.



- (iii) A list of basic and other services customarily available to residents of the city or town and a timetable when those services will reasonably be available to the area proposed to be annexed;

Services Customarily Available

Sanitary Sewer
Domestic Water

City Raw Water (Irrigation)

Timetable for availability

Available upon annexation.
Available upon annexation.

City raw water is not available in this area. The property has existing water rights and those will be distributed or detached as required by Cody Canal Irrigation District during any subsequent subdivision process.

Electricity	Available upon annexation.
Gas	The property owners will need to work directly with Black Hills Energy if new gas connection is desired. Availability is not affected by the annexation.
Sanitation Collection	Available upon annexation.
Police	Available upon annexation.
Fire	Currently provided.
Emergency Response	Currently provided.

Note: While services are available to the property upon annexation, they are not required until further development is proposed. Exhibit “A” attached hereto is an estimate that has been provided by the applicant’s representative for connection to utilities, but it only includes basic connections to provide minimal service to the property.

******At the time future development of the property is proposed, the city will require all utilities including, but not limited to, treated water, sanitary sewer, storm drainage, street, curb, gutter and sidewalk improvements to be installed. The cost of these improvements will be calculated at the time development is proposed and will be the sole responsibility of the developer.******

(iv) A projected annual fee or service cost for services described in #2 above;

Until utility services are utilized, there are no annual/monthly utility fees charged by the city. Current city fees for utility connections are noted below.

Services Customarily Available

Current connection fees and monthly fees.

Sewer	See sewer fee schedule in Exhibit “B”, attached hereto. Current one-time fees for a residential dwelling or equivalent use include a \$500 plant investment fee, (\$150 surcharge for being in an area served by a city lift station), and a \$40 inspection fee. Monthly billing is based on a base fee that relates to the size of the water service, a ¾” Meter rate is \$10.85 for the minimum charge, plus \$1.98 per 1, 000 gallons per month of water metered.
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Water	See adopted fee schedule in “Exhibit C”, attached hereto for current City water connection fees and monthly rates.
Raw Water	City raw water is not available in this area.
Electricity	There is no connection fee for electricity. See adopted City fee schedule in Exhibit “D”, attached hereto, for the monthly billing rates (effective Oct. 1, 2024).
Gas	The property owner will need to work directly with Black Hills Energy if new gas connection is desired. Availability is not affected by the annexation. There is a 4% City franchise fee that Black Hills Energy passes on to customers within the City limits.
Sanitation Collection	See adopted fee schedule in Exhibit “E”, attached hereto.
Storm Water	See adopted fee schedule in Exhibit “F”, attached hereto.
Police	No annual/monthly fee. Paid for through taxes.
Fire	No annual/monthly fee. Paid for through taxes.
Emergency Response	No annual/monthly fee. Paid for through taxes.

(v) The current and projected property tax mill levies imposed by the municipality

The current property tax mill is 70.5 and projected property tax mill is 75.5.

(vi) The cost of infrastructure improvements required within the existing boundaries of the municipality to accommodate the proposed annexation.

The cost of the infrastructure improvements required within the existing boundaries of the Municipality to accommodate the proposed annexation, are \$0.00, because at the time of annexation only electric service will be brought across Highway 14A to serve the property, and will not require infrastructure improvements.

TOTAL BASE BID, WRITTEN IN WORDS

Page 31 of 64

BASE BID						ENGINEER'S EST	
ITEM NO.	DESCRIPTION	UNITS	EST. QTYS.	UNIT PRICE	TOTAL	CONTRACT UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1			\$2,500.00	\$2,500.00
2	SAW CUT ASPHALT	FT	52			\$5.00	\$260.00
3	ASPHALT REMOVAL	SY	29			\$20.00	\$580.00
4	PERMANENT RESURFACEING	SY	29			\$35.00	\$1,015.00
5	CRUSHED BASE - GRADING W	CY	5			\$60.00	\$300.00
6	10"X8" TW TEE	EA	1			\$3,000.00	\$3,000.00
7	8" DIA TW GATE VALVE	EA	1			\$4,500.00	\$4,500.00
8	8" C900 CLASS 235 - WATERLINE	LF	50			\$60.00	\$3,000.00
9	8" TW CAP	EA	1			\$750.00	\$750.00
10	PIT RUN - 6" MINUS	CY	15			\$60.00	\$900.00
11	10" TW CAP	EA	1			\$1,000.00	\$1,000.00
TOTAL: \$						TOTAL: \$	\$17,805.00

TOTAL BASE BID, WRITTEN IN WORDS

ESTIMATED QUANTITIES ARE NOT GUARANTEED AND ARE SOLELY FOR THE PURPOSE OF COMPARISON OF BIDS AND DETERMINATION OF INITIAL CONTRACT PRICE.

BASE BID						ENGINEER'S EST	
ITEM NO.	DESCRIPTION	UNITS	EST. QTYS.	UNIT PRICE	TOTAL	CONTRACT UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1			\$1,000.00	\$1,000.00
2	SAW CUT ASPHALT	FT	52			\$5.00	\$260.00
3	ASPHALT REMOVAL	SY	29			\$20.00	\$580.00
4	PERMANENT RESURFACEING	SY	29			\$35.00	\$1,015.00
5	CRUSHED BASE - GRADING W	CY	5			\$60.00	\$300.00
6	8" DIA SDR 35 SEWER PIPE	LF	60			\$50.00	\$3,000.00
7	CONCRETE MANHOLE - DOG HOUSE	EA	1			\$6,000.00	\$6,000.00
TOTAL: \$						TOTAL: \$	\$12,155.00

TOTAL BASE BID, WRITTEN IN WORDS

ESTIMATED QUANTITIES ARE NOT GUARANTEED AND ARE SOLELY FOR THE PURPOSE OF COMPARISON OF BIDS AND DETERMINATION OF INITIAL CONTRACT PRICE.

City of Cody Electrical Division

Estimated Charges for:

Bill To: Developer

Power for 3737 HWY 14A

Job Description: Install power across WY 14A, Primary service to 3737 Highway 14A

Bill: ___ Estimate: _X_ Only good for 30 days

Date: 6/17/2026

Material					Labor			
Description	QTY	Unit Price	Per	Amount	QTY	Rate	Per	Amount
City Provided Material				\$0.00				\$0.00
				\$0.00				\$0.00
500 mcm; Okonite Cable	950	\$12.00	ft.	\$11,400.00				\$0.00
PM9 Gear Switch w/basement,inserts	1	\$33,300.00	unit	\$33,300.00				\$0.00
Elbow, TOP II, 600amp	6	\$600.00	ea.	\$3,600.00				\$0.00
1/0 Okonite Cable	700	\$7.20	ft.	\$5,040.00				\$0.00
25 kVA, Pad Mount Tran, 240/120	1	\$5,600.00	ea.	\$5,600.00				\$0.00
Basement, Single ph. Tran	1	\$570.00	ea.	\$570.00				\$0.00
Elbow, 1/0	4	\$65.00	ea.	\$260.00				\$0.00
Elbow Arrestor	3	\$135.00	ea.	\$405.00				\$0.00
10' Copper Ground Rod, w/clamp	3	\$50.00	unit	\$150.00				\$0.00
Cabinet, Single Ph. w/basement	1	\$1,500.00	unit	\$1,500.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
Material Shipping Cost	1	\$3,500.00	ea.	\$3,500.00				\$0.00
				\$0.00				\$0.00
Contractor Provided Material				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
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				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
				\$0.00				\$0.00
Estimated				\$0.00				\$0.00
Equipment & Labor Charges				\$0.00				\$0.00
manhours labor - (men - hrs)				\$0.00		\$47.77	hr	\$0.00
OT manhours labor - (men - hrs)				\$0.00		\$71.65	hr	\$0.00
Holiday manhours labor - (men - hrs)				\$0.00		\$119.42	hr	\$0.00
eqpt charge - trackhoe (hrs)				\$0.00		\$33.77	hr	\$0.00
eqpt charge - digger derrick (hrs)				\$0.00		\$77.35	hr	\$0.00
eqpt charge - lg bucket truck (hrs)				\$0.00		\$52.54	hr	\$0.00
eqpt charge - sm bucket truck (hrs)				\$0.00		\$38.88	hr	\$0.00
eqpt charge - service truck (hrs)				\$0.00		\$20.80	hr	\$0.00
eqpt charge - cable puller (hrs)				\$0.00		\$19.85	hr	\$0.00
				\$0.00				\$0.00
Note: The electrical contractor shall				\$0.00				\$0.00
provide and install all conduit for this				\$0.00				\$0.00
project. The contractor shall also install				\$0.00				\$0.00
the City provided transformer box pad				\$0.00				\$0.00
and ground rod. All material must be				\$0.00				\$0.00
installed to City specifications.				\$0.00				\$0.00
The contractor's equipment and labor				\$0.00				\$0.00
costs to install the conduit, box pad &				\$0.00				\$0.00
ground rod will be traded for the City's				\$0.00				\$0.00
labor & equipment cost to install the				\$0.00				\$0.00
transformer, cable and elbows.				\$0.00				\$0.00
TOTAL INSTALLED COST		Material:		\$65,325.00		Labor:		\$0.00
Customer's Cost Allocation	100.00%			\$65,325.00				\$0.00
Total Estimated Cost To Customer								\$65,325.00
Estimate Only - Actual material cost at time of order and hours worked shall be passed on to the Customer.								
Customer's Estimated Cost -----								\$65,325.00

EXHIBIT B: (Sanitary Sewer costs.)

8-3-1: PERMIT REQUIRED:

It is unlawful for any person to tap or make connection with any main or sewer district installed in the City without first obtaining a permit for same from the City Clerk as hereinafter provided. (Ord. 2013-13, 6-18-2013)

8-3-2: PLANT INVESTMENT FEES:

Permits to connect to the City sanitary sewerage system shall be issued by the building inspector on application as provided in section [8-3-9](#) of this article and the payment of a plant investment fee as follows:

A. Plant Investment Fees: Plant investment fees shall be based on water tap size to the family dwelling or commercial facility as outlined in the following table:

PLANT INVESTMENT FEES

Water Tap Size	Water EDU/Tap Size	Fee
3/ 4 inch	1	\$ 500.00
1 inch	2	1,000.00
1.5 inch	4	2,000.00
2 inch	7	3,500.00
3 inch	16	8,000.00
4 inch	28	14,000.00
6 inch	60	30,000.00

B. Multiple-Family Dwelling Units, Including Apartment Houses:

1. Within the City limits: As outlined in the table above or five hundred dollars (\$500.00) per unit. The higher cost prevails.
2. Outside the City limits: As outlined in the table above or seven hundred fifty dollars (\$750.00) per unit. The higher cost prevails.
3. An additional fee of one hundred fifty dollars (\$150.00) will be required if the property served requires the use of an existing sewer lift station and the property served is outside the established lift station boundaries.

C. All Others:

1. Inside the City limits: As outlined in the table above or five hundred dollars (\$500.00) for each five thousand (5,000) gallons of estimated water usage. The higher cost prevails.

2. Outside the City limits: As outlined in the table above or seven hundred fifty dollars (\$750.00) for each five thousand (5,000) gallons of estimated water usage per month. The higher cost prevails.

3. An additional fee of one hundred fifty dollars (\$150.00) will be required for each five thousand (5,000) gallons of estimated water usage per month if the property served requires the use of an existing sewer lift station and the property served is outside the established lift station boundaries.

D. Consent To Annexation Required: Before any permit to connect property outside of the City limits to the City sanitary sewerage system shall be issued, the owner of the property to be served shall execute and record a consent that the property served may at any time in the future be annexed to the City without objection by the current or subsequent owner. (Ord. 2013-13, 6-18-2013)

8-3-3: RECORD OF PERMITS:

The Public Works Director shall keep record of all sewer permits herein provided for which shall contain the name of the applicant, the date of application and permit, the name of the owner of the lot, and the number of the lot to be drained by the proposed sewer. Such record shall be preserved by the Public Works Director and shall be open to the public at all times. (Ord. 2013-13, 6-18-2013)

8-3-4: LICENSE REQUIRED:

It is unlawful for any person to do or perform the work of making any sewer connections or construct any private sewer for the purpose of connecting with the main or any sewer district in the City, unless such person is one of the following: (Ord. 2013-13, 6-18-2013)

A. A licensed plumber as provided in section [9-3-1](#) of this Code.

B. A licensed general contractor as provided in section [9-3-1](#) of this Code and until such person has provided proof of insurance as provided in section [9-3-5](#) of this Code. (Ord. 2013-13, 6-18-2013; amd. Ord. 2019-03, 7-9-2019)

C. A contractor that is insured as an excavation contractor, has provided proof of insurance as provided in section [9-3-5](#) of this Code, and has been approved by the Public Works Director and/or his/her designee for this type of work.

D. A contractor hired by the City to complete a bid project that is inspected and supervised by a licensed professional engineer. (Ord. 2013-13, 6-18-2013)

8-3-5: LICENSE REVOCATION:

The license required by section 8-3-4 of this chapter may be revoked by the Governing Body at any time upon the satisfactory evidence that the licensee has not complied with the regulations of this chapter and title 9 of this Code, or is otherwise incompetent. (Ord. 2013-13, 6-18-2013)

8-3-6: INSPECTIONS:

Whenever a connecting sewer shall be constructed as herein provided, the person constructing the same and making the connection shall leave the same uncovered and open until the work shall be inspected and approved by the building official. (Ord. 2013-13, 6-18-2013)

8-3-7: NONCOMPLYING CONNECTIONS DECLARED A NUISANCE; DISCONNECTION:

All connections made under the provisions of this article shall be made in such a manner as the building official shall direct.

If any such connecting sewer shall be built or constructed otherwise than in strict compliance with the terms and requirements of this chapter and title 9 of this Code, the same shall be declared a nuisance, and shall be abolished or abated according to law and shall be immediately disconnected from the main or sewer district until the same is made to comply with the provisions of this chapter and title 9 of this Code. (Ord. 2013-13, 6-18-2013)

8-3-8: ORDER TO CONNECT IMPROVED PROPERTY TO CITY SEWER:

Whenever the Governing Body shall deem it necessary for sanitary purposes and the general health and welfare of the City that all of the improved property within any sewer district of the City be connected with the main or sewer district located in such district and provided for that purpose, the Governing Body shall have the authority to so order and direct. Thereupon, it shall become the duty of any property owner so designated or included within such order, within five (5) days, or such other time as therein set forth, after the service upon such owner or the occupant of the premises, of a copy of such order, to commence and prosecute with due diligence the work of making and constructing such sewer and its connection with the main or sewer district as directed in the order. (Ord. 2013-13, 6-18-2013)

8-3-9: APPLICATION FOR CONNECTION TO SEWERAGE SYSTEM:

A. Any owner of property desiring to make sewer connections to the city sanitary sewerage system shall make application with the city on a form prescribed by the city for utility services. By making application, the applicant shall be deemed to have agreed that a sewer connection shall be done with materials and according to plans and specifications as may be prescribed and required by the city engineer and subject to all orders, rules and regulations of the city.

B. Applications by owners of property outside the established city limits shall require the approval of the governing body before a permit to connect may be issued. The governing body shall be under no obligation whatsoever to approve an application by an owner of property outside the established city limits and may in its sole and absolute discretion deny such an application for any reason or no reason. Any application by an owner of property outside the established city limits shall include an engineering analysis by an engineer or firm acceptable to the city, of the capacity of the receiving line or lines and an analysis of the expected effluent if the connection is for a use other than a single-family dwelling unit, a multiple-family dwelling unit or apartment house. (Ord. 2013-13, 6-18-2013)

8-3-10: CONNECTION COSTS:

Any property owner desiring to make such sewer connection as referred to in section [8-3-9](#) of this chapter shall pay all costs of the installation, inspection and other expenses in connection with the work of installing such sewer connection from the point where the sewer connection connects with the adjacent sanitary sewer to the property line of the property to be served by such sewer connection. In addition thereto, the property owner shall pay to the city treasurer the sum of one hundred dollars (\$100.00).

The property owner shall be responsible for all maintenance, repair, and/or replacement of the sewer connection serving the property from the point where the sewer connection connects with the adjacent sanitary sewer (main) to and into the property, including all saddles, fittings, clean outs, or other connection appurtenances. The city will not be responsible for maintenance, repair, and/or replacement along any portion of the sewer connection. (Ord. 2013-13, 6-18-2013; amd. Ord. 2023-09, 8-15-2023)

8-3-10-2: SEWER USE FEES; SCHEDULE:

A. Minimum Monthly Charge: There is hereby levied and assessed a service charge against any entity or person in the city requiring sewage disposal into the sanitary sewer system as follows:

A minimum monthly charge for the water measured through each water meter based upon the size of the water meter as follows:

Meter Size	Minimum Monthly Charge
Meter Size	Minimum Monthly Charge
3/4 inch	\$10.85
1 inch	21.70
1 1/2 inch	43.40
2 inch	75.95
3 inch	173.60
4 inch	303.80
6 inch	651.00
Plus \$1.98 per 1,000 gallons per month of water metered	

EXHIBIT C: (Treated Water costs.)

8-2-4: TAP FEES AND HOOKUP FEES:

A. If to provide water service it is necessary to tap the water main, the public works director or his/her designee shall, upon proper proof of application and proper payment to administrative services, issue a utility permit for such tap. This tap shall be by three-fourths inch ($\frac{3}{4}$ ") or one inch (1") copper pipe to the curb stop or to the property line. When a larger pipe than three-fourths inch ($\frac{3}{4}$ ") or one inch (1") inside measurement is demanded, or a further distance than sixty two feet (62') from the water main is required, or double tapping of the main, the cost shall be increased by the public works director to such amount as is required to defray the actual costs of materials and installation. The cost for a three-fourths inch ($\frac{3}{4}$ ") tap will be one thousand dollars (\$1,000.00), plus the current rate for patching any existing pavement, curb, gutter or sidewalk; and for a one inch (1") tap, one thousand one hundred dollars (\$1,100.00), plus the current rate for patching any existing pavement, curb, gutter or sidewalk.

B. Before the water service shall be hooked to a meter and any water taken, the following hookup charges shall be paid:

1. Single-family dwelling unit: Six hundred dollars (\$600.00).
2. Multiple-family dwelling units, including apartment houses and motels: Five hundred dollars (\$500.00) each for the first two (2) units; two hundred dollars (\$200.00) for each unit over two (2), and up to and including ten (10); one hundred dollars (\$100.00) for each unit over ten (10).
3. All others: Six hundred dollars (\$600.00).

8-2-40: SCHEDULE OF RATES AND CHARGES:

The rates for metered water sold within the City limits shall be as follows:

The minimum monthly charge for each meter shall be as follows:

Meter Size	SMP Charge	City Base Charge
Meter Size	SMP Charge	City Base Charge
3/4 inch	\$ 11.00	\$ 18.20
1 inch	\$ 22.00	\$ 36.40
1 1/2 inch	\$ 44.00	\$ 72.80
2 inches	\$ 77.00	\$ 127.40
3 inches	\$ 176.00	\$ 291.20
4 inches	\$ 308.00	\$ 509.60
6 inches	\$ 704.00	\$ 1,164.80

The SMP Charge is the wholesale tap equivalency fee charged by the Shoshone Municipal Pipeline. The City Base Charge is the fee assessed by the City for the operation and maintenance of the treated water storage and distribution system. The minimum monthly fee is calculated as follows:

SMP Charge + City Base Charge + three dollars and sixty-four (\$3.64) per thousand gallons per month.

In the event that the water meter is permanently removed and the service will no longer be usable on the property, the base fee and SMP fee may be removed from the utility account. In all other circumstances, the base fee and SMP fee will be charged on a monthly basis, regardless of usage.

EXHIBIT D: (City Electricity rates.)

8-1-13: SCHEDULE OF RATES:

A. Beginning with all bills generated on or after October 1, 2024, the rates for metered electricity sold within the City limits shall be as follows:

Customer Classification	Monthly Base Fee ¹	Energy Fee ²	Demand Fee ³
Customer Classification	Monthly Base Fee ¹	Energy Fee ²	Demand Fee ³
Residential service rate	\$22.85	\$0.1101	n/a
Commercial service rate	\$35.65	\$0.0983	n/a
Commercial demand service rate	\$83.55	\$0.0554	n/a
City commercial service	\$35.65	\$0.0983	n/a
City commercial demand service rate	\$83.55	\$0.0554	n/a
Commercial demand service rate	-	-	\$18.39
City commercial demand service rate	-	-	\$18.39
Electric commercial special service rate	-	-	\$18.39
Irrigation service rate	\$6.70	\$0.1101	n/a
Security lighting	\$5.05	\$0.1101	n/a
Notes:			
1. For electrical usage billed on or after October 1, 2024, each customer classification shall pay a monthly base fee charge as indicated.			
2. For electrical usage billed on or after October 1, 2024, each customer class shall pay the energy fee indicated for each kilowatt hour used per month or as estimated by City staff regarding security lights.			
3. For electrical usage billed on or after October 1, 2024, each customer shall pay a monthly demand charge as indicated per kilowatt of demand as shown or computed from the readings of the City's demand meter installed at the customer's location for the fifteen (15) minute period of customer's greatest use during the billing period.			
4. Customers requesting or transferring service of more than two hundred (200) amperes shall be billed under this demand rate. The Public Works Director or his/her designee shall recommend to the administrative services officer the rate classification for new commercial customers requesting electrical service, based on the customer's energy and demand requirements.			

EXHIBIT “E”: (Garbage collection)

There is hereby levied and assessed a service charge against persons and/or businesses in the city requiring garbage and debris disposal as outlined in section [4-4-3](#) of this chapter, for all bills generated after September 1, 2024, as follows:

A. Monthly Charge for Residences: For a residence, there shall be a basic monthly minimum charge as follows:

RESIDENTIAL RATES

	Monthly City Solid Waste Fee	Monthly County Landfill Fee	Total Monthly Fee¹
Dumpster	\$13.20	\$9.40	\$22.60
1 roll-out container	13.20	9.40	22.60
2 roll-out containers	16.33	10.87	27.20
3 roll-out containers	21.95	15.60	37.55

Note 1 (for Total Monthly Fee):

a. In addition, there shall be a basic monthly minimum charge of \$1.45 for recycling operations regardless of the user’s production and usage of recycling services.

b. In addition, there shall be a basic monthly minimum charge of \$1.60 for large item pick up as outlined in section [4-4-6](#), regardless of the actual usage of large item pick up services.

B. Monthly Charge For Commercial Businesses: For all commercial businesses, the city shall assess a basic monthly minimum charge as provided below for one (1) dumpster collected one (1) time per week. If a user requires different combinations of services or the city determines the user’s production and usage requires a different combination of services, the monthly charges shall be as follows:

COMMERCIAL RATES

	Collections per Week	Monthly City Solid Waste Fee	Monthly County Landfill Fee	Total Monthly Fee (1)
	Collections per Week	Monthly City Solid Waste Fee	Monthly County Landfill Fee	Total Monthly Fee (1)
1 dumpster	1	\$30.39	\$ 21.72	\$ 52.11
	2	58.04	41.49	99.53
	3	85.97	61.47	147.44
	4	113.60	81.23	194.83
	5	141.25	100.99	242.24
	6	169.19	120.97	290.16
2 dumpsters	1	58.04	41.49	99.53
	2	113.60	81.23	194.83
	3	169.19	120.97	290.16
	4	224.77	160.70	385.47
	5	280.06	200.23	480.29
	6	335.62	239.95	575.57
3 dumpsters	1	85.97	61.47	147.44
	2	169.19	120.97	290.16
	3	252.40	180.47	432.87
	4	335.62	239.95	575.57
	5	418.85	299.45	718.30
	6	502.06	358.95	861.01
4 dumpsters	1	113.60	81.23	194.83
	2	224.77	160.70	385.47
	3	335.62	239.95	575.57
	4	446.79	319.44	766.23
	5	557.65	398.69	956.34
	6	668.81	478.16	1,146.97
5 dumpsters	1	141.25	100.99	242.24
	2	280.06	200.23	480.29
	3	418.85	299.45	718.30
	4	557.65	398.69	956.34
	5	696.44	497.92	1,194.36
	6	835.25	597.16	1,432.41
6 dumpsters	1	169.19	120.97	290.16
	2	335.62	239.95	575.57
	3	502.06	358.95	861.01
	4	668.81	478.16	1,146.97
	5	835.25	597.16	1,432.41
	6	1,001.68	716.16	1,717.84
7 dumpsters	1	196.81	140.73	337.54
	2	390.91	279.48	670.39
	3	584.98	418.24	1,003.22
	4	779.37	557.21	1,336.58
	5	973.43	695.96	1,669.39
	6	1,167.52	834.72	2,002.24
8 dumpsters	1	224.77	160.70	385.47
	2	446.79	319.44	766.23
	3	668.50	477.96	1,146.46
	4	890.53	636.67	1,527.20
	5	1,112.85	795.64	1,908.49
	6	1,334.57	954.14	2,288.71

Note: 1. (For total monthly fee) In addition, each commercial or business establishment shall be assessed a basic monthly minimum charge of \$4.85 for recycling operations,

regardless of the number of dumpsters the commercial entity is billed for on a monthly basis, and regardless of the user's production and usage of recycling services.

C. Optional Small Commercial And Miscellaneous Service Rate: Any commercial or business establishment that is unable to utilize the dumpsters/roll-outs provided by the city due to the type of waste produced such as, but not limited to, carpet, carpet pads, construction debris, or other materials not authorized to be placed within a dumpster, the commercial or business establishment may request from the city administrator and/or his/her designee to determine if the commercial or business establishment is suitable to be assessed a basic monthly minimum charge as provided under the residential rates. The business establishment must be able to show proof of contract with another solid waste provider to handle their primary waste products. The optional small commercial and miscellaneous service rate will only be offered to those businesses and establishments that can provide proof that the containers provided by the city cannot be utilized.

D. Additional Fee: Any person or commercial or business establishment requiring garbage and debris pick up where the dumpsters and/or roll-out containers are not readily accessible from the alley or a street shall be charged an additional fee of fifteen dollars (\$15.00) for each pick up. If a person or commercial business establishment fails to put out a dumpster or rollout container in time for a regularly scheduled pick up and they require a special pick up, a charge of fifteen dollars (\$15.00) shall be paid. All requests for pick up made after two o'clock (2:00) P.M. will be charged an additional fifteen dollars (\$15.00), for a total of thirty dollars (\$30.00) per pick up if a crew is available for the pick up request. If there is no availability of a crew for pick up and the request is made after two o'clock (2:00) P.M., the request will not be fulfilled until the next business day.

E. Placement And Removal Of Roll-Out Containers: Any person or business using a roll-out container shall place the same at the curb area immediately in front of the user's property not more than twelve (12) hours before a scheduled pick up and shall remove same to the user's property away from the street to a protected area within twelve (12) hours of a scheduled pick up. If any vehicles, campers, boats, etc. are parked along the curb, the container should be pulled out for pick up to be flush with the driver's side of the vehicle(s) and must have at least four (4) feet of clearance on either side of the container to allow for sanitation truck access. Violations of this section shall be punished pursuant to section 1-4-1 of this code. (Ord. 2016-10, 6-21-2016; amd. Ord. 2020-13, 6-16-2020; Ord. 2021-05, 6-8-2021; Ord. 2021-06, 7-12-2021; Ord. 2023-08, 8-15-2023; Ord. 2024-07, 8-20-2024)

EXHIBIT F: (Storm Water costs.)

. 8-4-5: RATES:

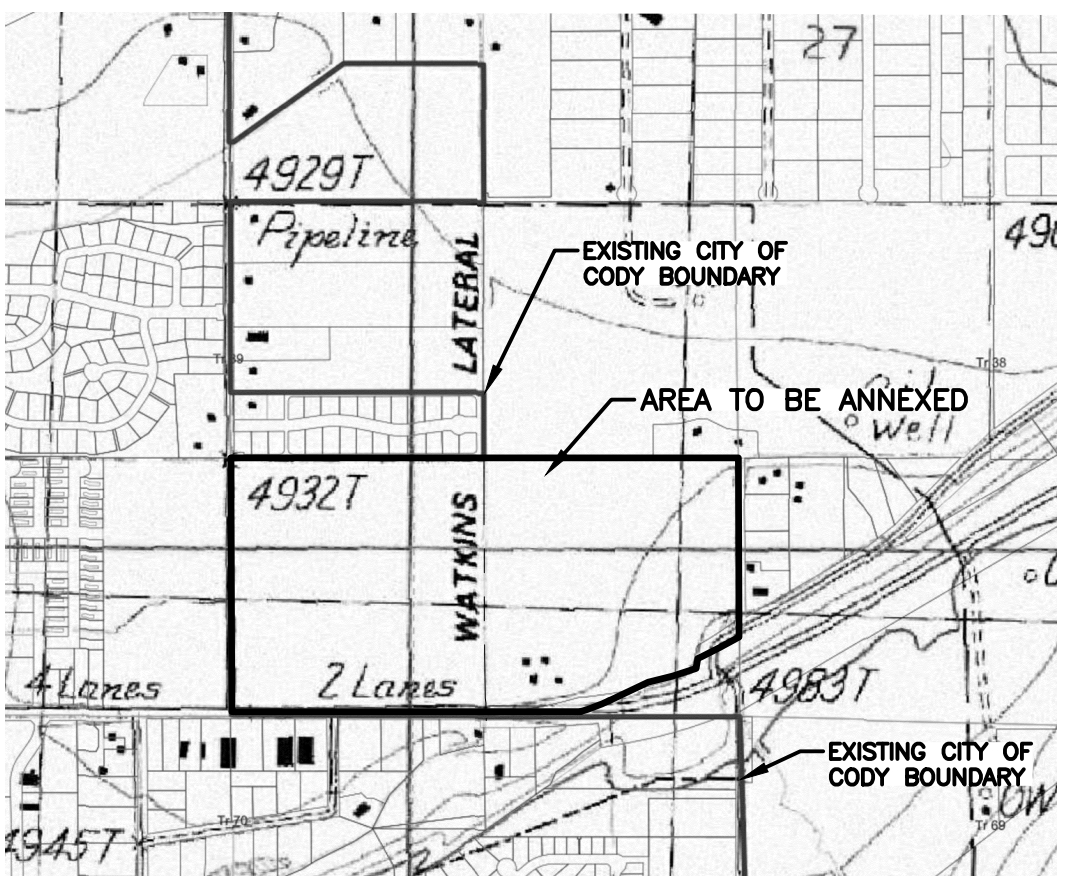
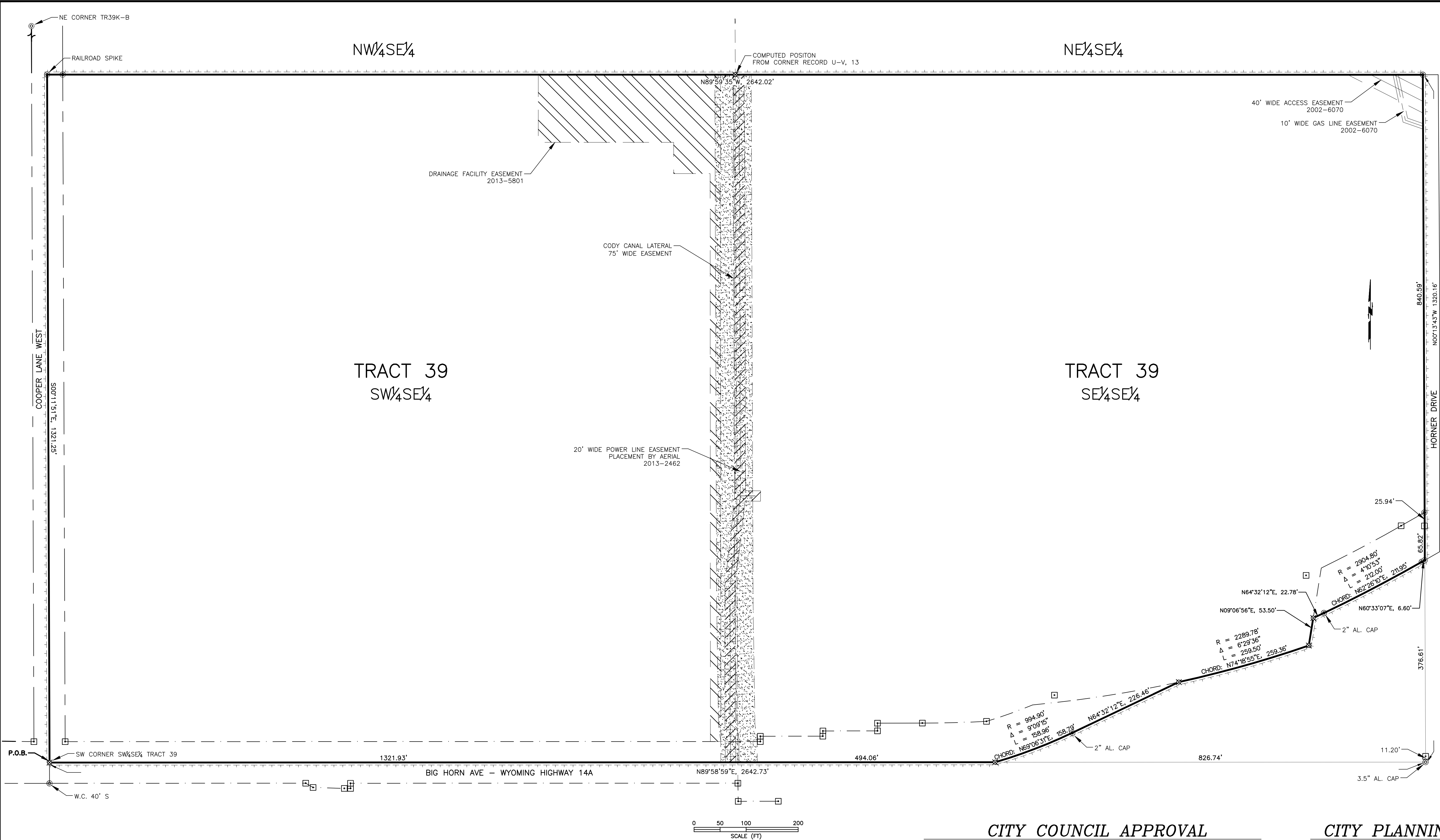
A. Stormwater user charges shall be determined by multiplying the number of stormwater ERU's per parcel served by a City utility account by the stormwater base fee of five dollars and seventy cents (\$5.70) per month.

B. Residential utility accounts will be charged one (1) stormwater ERU.

C. Commercial utility accounts will be charged based on the following equation, with the minimum charge for commercial accounts being one (1) stormwater ERU:

Account Parcel Size Sq Ft [*divided by*] 7,000 Sq Ft [*equals*] # of stormwater ERU's
(whole number, rounded up above 0.5)

D. The maximum charge for a commercial utility account will be fifty (50) stormwater ERUs, regardless of the amount of stormwater ERU's determined by C. above. (Ord. 2022-08, 8-16-2022 amd. Ord. 2024-06, 8-20-2024; Ord. 2025-18, 8-19-2025)



LOCATION MAP

SCALE: 1" = 1000'

NOTES

1. BASIS OF BEARINGS IS CITY OF CODY COORDINATE SYSTEM, WHICH IS BASED ON THE WYOMING SYSTEM NAD83 WEST CENTRAL ZONE.
2. THIS ANNEXATION IS INTENDED TO ENCOMPASS ALL OF THOSE LANDS OWNED BY BUNCH OF PINES, LLC AS EVIDENCED BY THAT DEED RECORDED AS DOCUMENT NO. 2022-957.
3. NET ACREAGE IS GROSS AREA MINUS AREA OF COUNTY ROAD RIGHT-OF-WAY AND WYOMING STATE HIGHWAY 14A RIGHT-OF-WAY WITHIN SAID PARCEL.

LICENSE/EASEMENTS OF RECORD

1. ACCESS AND GAS LINE LICENSE RECORDED AUGUST 12, 2002 AS DOC. 2002-6070.
2. 20 FEET WIDE POWER LINE EASEMENT RECORDED AUGUST 16, 2013 AS DOC. 2013-2462; PACIFICORP.
3. DRAINAGE EASEMENT RECORDED AUGUST 16, 2013 AS DOC. 2013-5801; THE TRANSPORTATION COMMISSION OF WYOMING.
4. RIGHT OF WAY FOR CANALS AND DITCHES RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED BOOK 5, PAGE 334 IN BIG HORN COUNTY CLERK OFFICE AND DOCUMENT #2015-6750. CODY CANAL LATERAL, DITCH, WATKINS LATERAL, 75 FEET WIDTH.

CITY COUNCIL APPROVAL

APPROVED THIS _____ OF _____, 2026 BY THE

CITY COUNCIL OF CODY, WYOMING.

BY MAYOR _____

LEE ANN REITER

ATTESTED BY ADMINISTRATIVE SERVICES OFFICER

CINDY BAKER

CITY PLANNING AND ZONING BOARD

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 2026 BY THE

CITY PLANNING AND ZONING BOARD OF CODY, WYOMING.

BY CHAIRMAN _____

- PLAT SHOWING -

LANDS TO BE ANNEXED INTO THE CITY OF CODY, WYOMING

LOCATED IN

SOUTH HALF SOUTHEAST ONE-QUARTER (S½SE¼),

TRACT 39

RESURVEY T.53N., R.101W.,

6th P.M., PARK COUNTY, WYOMING

OWNER: BUNCH OF PINES, LLC

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
902 13TH STREET
CODY, WYOMING 82414

JOB NO. 21017.00
05/18/2026

SHEET 1 OF 1

CERTIFICATE OF OWNER AND PETITIONER

KNOW ALL PERSONS BY THESE PRESENTS THAT BUNCH OF PINES, LLC IS THE OWNER OF A PARCEL OF LAND IN THE SOUTH HALF SOUTHEAST ONE-QUARTER (S½SE¼) OF SECTION 27 ACCORDING TO THE ORIGINAL SURVEY NOW BEING THE S½SE¼, TRACT 39, T. 53N., R. 101 W. OF THE 6TH P.M., PARK COUNTY, WYOMING ACCORDING TO THE GOVERNMENT RESURVEY DESCRIBED IN WARRANTY DEED DOC. NO. 2022-957 RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER, PARK COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER SOUTHEAST ONE-QUARTER (SW¼SE¼) OF SAID TRACT 39, THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89°58'59" EAST, A DISTANCE OF 1,815.99 FEET TO A POINT ON THE NORTH BOUNDARY OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF WYOMING IN WARRANTY DEED BOOK 316, PG 59, ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 994.90 FEET, AND A CENTRAL ANGLE OF 9°09'15" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°06'31" EAST, A DISTANCE OF 158.79 FEET; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 158.96 FEET; THENCE NORTH 64°32'12" EAST, A DISTANCE OF 226.46 FEET TO A POINT ON THE SOUTH BOUNDARY OF LAND CONVEYED TO BUNCH OF PINES, LLC THROUGH CHAIN OF TITLE FROM OUTCLAM DEED DOC. NO. 2015-1133 ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,289.78 FEET AND A CENTRAL ANGLE OF 6°29'36" BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 74°18'55" EAST, A DISTANCE OF 259.36 FEET; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 259.50 FEET; THENCE NORTH 9°06'56" EAST, A DISTANCE OF 53.50 FEET TO A POINT ON NORTH BOUNDARY OF SAID STATE HIGHWAY COMMISSION OF WYOMING LAND; THENCE ON AND ALONG THE NORTH BOUNDARY THEREOF NORTH 64°32'12" EAST, A DISTANCE OF 22.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2,904.80 FEET AND A CENTRAL ANGLE OF 4°10'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°26'10" EAST, A DISTANCE OF 211.95 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 212.00 FEET; THENCE NORTH 60°33'07" EAST, 6.60 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 39; THENCE ON AND ALONG THE EAST LINE THEREOF NORTH 0°13'43" WEST, 932.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ON AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST ONE-QUARTER (S½SE¼) NORTH 89°59'35" WEST, 2642.02 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ON AND ALONG THE WEST LINE OF SW¼SE¼ SOUTH 0°11'51" EAST, A DISTANCE OF 1,321.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 76.78 GROSS ACRES. (473.12 ACRES NET).

I, THE UNDERSIGNED, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO ACCOMPANY PETITION FOR ANNEXATION TO THE CITY OF CODY, WYOMING; THAT PETITION FOR ANNEXATION OF SAID LANDS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE CITY OF CODY.

PEARRE A. WILLIAMS, OPERATING MANAGER - BUNCH OF PINES, LLC

STATE OF WYOMING } SS

COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PEARRE A. WILLIAMS,

THIS _____ DAY OF _____, 2026.

WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND

RECORDER ON THIS _____ DAY OF _____, 2026, AND FILED

FOR RECORD AT _____ UNDER DOCUMENT NUMBER _____ IN PLAT

CABINET _____, AT PAGE _____

PARK COUNTY CLERK AND RECORDER

BY: DEPUTY COUNTY CLERK

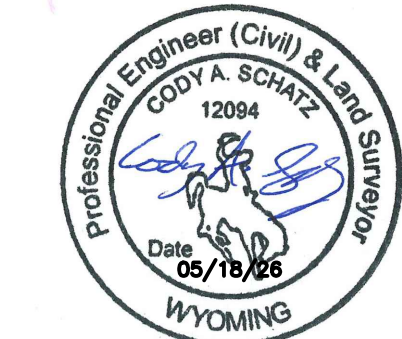
CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS.

COUNTY OF PARK }

I, CODY A. SCHATZ OF ENGINEERING ASSOCIATES IN CODY, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY AS FOLLOWS:

THAT THIS MAP WAS PREPARED USING DOCUMENTS ON FILE IN THE OFFICE OF THE PARK COUNTY CLERK, AND FROM NOTES TAKEN DURING ACTUAL SURVEYS PERFORMED BY ME OR MY DIRECT SUPERVISION BETWEEN APRIL 2026 AND MAY 2026; AND, THAT TO MY KNOWLEDGE, THIS MAP SHOWS THE SITUATION ON THE GROUND AT THE TIME OF ITS PREPARATION. I FURTHER MAKE AN OATH THAT I HAVE FAITHFULLY, DILIGENTLY AND TO THE BEST OF MY ABILITY MADE THIS SURVEY TO ACCURATELY REPORT THE DESCRIPTION OF THE BOUNDARIES THIS ANNEXATION.



CODY A. SCHATZ, PE & LS 12094
DATE: 05/18/2026

LEGEND

✕ CALCULATED POINT, NOTHING SET

⊙ FOUND BRASS CAP, OTHERWISE NOTED

□ WYDOT HIGHWAY MONUMENT FOUND, UNLESS OTHERWISE NOTED

⊕ BREAK IN SCALE

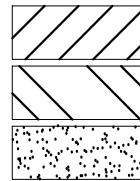
+++++ AREA TO BE ANNEXED IN TO THE CITY OF CODY

----- CENTERLINE OF EASEMENTS

----- EXISTING EASEMENTS

----- HIGHWAY RIGHT-OF-WAY

----- COUNTY RIGHT-OF-WAY



R.M.P. EASEMENT DOC. NO. 2013-2462

WYDOT EASEMENT DOC. NO. 2013-5801

CODY CANAL - WATKINS LATERAL EASEMENT



ALTERATION OF THIS PLAT OTHER THAN BY THE ABOVE CERTIFYING PROFESSIONAL ENGINEER AND LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID PLAT.

Meeting Date: September 17, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Commercial Site Plan Review and Heavy Industrial (HI) Zoning Review for Wyoming Legacy Meats, LLC at 74 Road 2AB and Approval of Resolution PZ 26-39

PROPOSED ACTION:

Approve Commercial Site Plan Review with recommended conditions, amended conditions or deny. Approve Zoning Review with recommended conditions, amended conditions or deny.

SUMMARY OF INFORMATION:

Please see attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

1. Staff Rpt to PZ Commercial Site Plan_Legacy Meats
2. Resolution PZ 26-39
3. Site Plan 09-01-26
4. WLM Exterior Lighting Plan
5. DRAINAGE & GRADING PLANT_Signed_9-1-26
6. 2017 WLM Agreement
7. WLM Colors for walls, roof and trims
8. WLM Complex 3D Elevations #2

CITY OF CODY PLANNING, ZONING AND ADJUSTMENT BOARD STAFF REPORT			
MEETING DATE:	SEPTEMBER 17, 2026	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	COMMERCIAL SITE PLAN REVIEW AND HEAVY INDUSTRIAL (HI) ZONING REVIEW: WYOMING LEGACY MEATS	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	JENNY CRAMER, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

Brett Cook of WYO Custom Buildings submitted an application on behalf of Wyoming Legacy Meats and CH&W Realty, LLC (property owner) to construct a 4,100 sq-ft commercial building at 74 Road 2AB.

This addition to Wyoming Legacy Meats is for a USDA inspected food processing facility. The facility will include a food processing area, warehouse space, bathrooms and two private offices for the owner's private use. The food processing will use dehydrators for making jerky, a smoker for making beef sticks and tallow kettles for producing high nutrient tallow products. There will be a probiotic mixing area where probiotic powders will be created. All items will be packaged on site and distributed in and out of state (no retail sales on-site).



The property is within a Heavy Industrial (HI) 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 Heavy Industrial (HI), which allows for the conduct of a variety of industrial business uses. The surrounding area is as follows:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Two commercial/industrial properties	HI
West	WAPA Yard	HI
South	Federal Bureau of Reclamation Land (undeveloped)	Industrial (E)
East	Undeveloped Land	HI

Access and Parking:

Access will be from Road 2AB via existing street approaches that serve the current facility. Road 2AB is designated as a minor collector street. The parking area in front of the building is existing asphalt and the driveway surface will be a crushed gravel surface. Asphalt aprons exist at both entrances. Truck traffic to and from the site for related deliveries and shipments of goods produced will be from the western-most access to the loading/unloading area as shown on the site plan. Eighteen existing

parking spaces are shown on the site plan, including one that is designated as ADA. The number of spaces provided are adequate for the existing and proposed use.

Exterior Lighting

Exterior lighting locations are shown on the attached exterior lighting plan (25 fixtures total). An image of the fixture is shown to the right. Specifications are provided on the plan and the fixtures meet the city code standards.



WEDGE1 LED
Architectural Wall Sconce



The lights are full cutoff and down directed.

Setbacks, Buffers, Height, and Fencing Requirements

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

Height and fencing requirements do not apply to this property. The highest point of the new building will be 27'7" tall. No new fencing is proposed. An existing fence is in place within the property to enclose the area where livestock are dropped off and contained.

Site Drainage and Stormwater Facilities:

A site drainage and stormwater plan has been reviewed and approved by the Public Works Department. A stormwater retention basin will be constructed in the southeast corner of the property.

Snow Storage

The snow storage area is designated over the stormwater retention basin.

Utility Services

A new 480v – 400amp transformer and electric service will be installed to the new addition, and back feed into the existing building.

Treated water will come from the existing water service in the existing building.

The new facility will tie into the existing sewer service. The floor drains will tie into an existing system that first flows into a two series separator tank system, separating out the grease, and the remaining liquid then flows into the City sewer system. There is an Agreement in place regarding this system between Wyoming Legacy Meats and the City of Cody. It is attached for reference. The City has requested more information about the tanks and further evaluation by the Public Works department will be conducted to be sure the system is functioning and that it can handle the additional waste generated by the new facility.

Signs

No additional 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 Road 2AB for fire protection. It is approximately 170' from the property.

Impacts on Adjoining Properties

The proposed building is not expected to impact the adjoining properties negatively, as the neighboring uses are industrial in nature, and the property is functioning as an existing meat processing facility.

Garbage

Dumpsters are shown on the site plan on the west side of the property, just northwest of the northwest corner of the proposed new building. The City Sanitation Department will work with the applicant for exact placement.

Title 10 Review:

Compliance with State, Federal and Local Requirements:

Section 10-10F-8-A:

Compliance with State, Federal and Local Requirements: Evidence of compliance with applicable State, Federal, and Local permitting requirements shall be provided with all applications for new or expanded intensive industrial uses in the following manner. An outline of necessary State, Federal and Local permits for new or expanded the proposed use and the status of those applications shall be provided by the applicant for the Planning and Zoning Board site plan review outlined in section 10-10F-9 of this article. Potential permits will typically relate to air quality, stormwater, and hazardous waste storage and handling. All such required permits shall be obtained prior to issuance of a certificate of occupancy, or as otherwise directed by the Planning and Zoning Board.

Staff Comment: USDA will inspect the facility once constructed, prior to commencing the use. The applicant will provide documentation that they meet USDA standards once this has been accomplished, and prior to a final certificate of occupancy.

The applicant will also provide documentation from the Wyoming DEQ that confirms whether an air quality permit is necessary, and if so, they will provide the City with a copy of the permit prior to a final certificate of occupancy.

Landscaping Review

Section 10-10F-8-D:

Landscaping And Screening: New uses, and existing uses which expand in building size

or outdoor use area by more than fifty percent (50%), shall be provided with landscaping near the entrance to the property and/or building and along any collector or arterial street frontage, in the following manner:

Staff Comment: The building addition will expand the building size by approximately 70% (more than 50%), as the addition is 4,100 sq-ft and the existing building is 5,800 sq-ft., therefore this section of code is applicable.

- 1. Provide a landscaped area at least two hundred (200) square feet in size near the property entrance and/or building and include vegetation such as decorative grasses, planted trees, shrubs, flowers, lawn, or ground cover. Incorporating the business signage into the landscaped area is encouraged.*

Staff Comment: The site plan shows an approximately 7' x 35' or 245 sq-ft area on the northwest and an additional 100 sq-ft area on the north-central, street facing side of the existing building that will be landscaped with hosta plants, russian sage and burning bushes within a decorative rock bedding. This exceeds the 200 sq-ft requirement.

- 2. Provide landscaping along any collector or arterial street frontage, consisting of a minimum of one (1) tree per fifty (50) linear feet of such frontage (rounded to the nearest whole number) and decorative rock or ground cover at each tree. Provided, the Planning and Zoning Board may consider alternative landscaping methods when tree placement cannot occur due to the restrictions of title 7, chapter 4 of this Code.*

Staff Comment: Four deciduous trees and four coniferous trees are shown on the site plan along the frontage on the east side of the property and closer to the building on the west side of the property. This meets the requirement.

- 3. Required landscaped areas shall be watered and maintained, with replacement of dead vegetation as needed so that at least ninety percent (90%) of the trees and ninety percent (90%) of the other landscape vegetation initially required are living.*

RECOMMENDATION:

It is recommended that the Planning, Zoning and Adjustment Board approve the commercial site plan review (under Title 9 in City Code) in one motion, and the review for zoning compliance under Title 10 in a separate motion, for the Wyoming Legacy Meats addition subject to the following conditions:

1. Final approval of engineered structural plans by Building Official is required prior to issuance of building permit;
2. Wyoming Legacy Meats will comply with the 2017 City Agreement and collaborate with the City to verify existing tank specifications. This assessment will determine if the current system has sufficient capacity for both existing operations and the facility's proposed expansion;
3. The applicant will provide documentation to the City that they meet USDA standards once they have inspected the constructed facility, before a final certificate of occupancy will be issued;

4. The applicant will provide documentation from the Wyoming DEQ either confirming an air quality permit is not necessary, or provide a copy of an air quality permit before a final certificate of occupancy will be issued; and
5. A building permit must be obtained within three years or this authorization will expire.

**RESOLUTION PZ 26-39
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF COMMERCIAL SITE PLAN REVIEW AND APPROVAL OF
HEAVY INDUSTRIAL (HI) ZONING DISTRICT REVIEW FOR
WYOMING LEGACY MEATS, LLC AT 74 ROAD 2AB**

WHEREAS, Brett Cook of WYO Custom Buildings has submitted an application on behalf of Wyoming Legacy Meats and CH&W Realty, LLC (property owner) submitted a commercial site plan review application, as required by City of Cody Code Section 9-2-3, to construct 4,100 sq-ft commercial building addition at 74 Road 2AB; and

WHEREAS, additional plans were submitted by the applicant in compliance with City of Cody Code Section 10-10F zoning review; and

WHEREAS, the property is situated in the Heavy Industrial (HI) zoning district; and

WHEREAS, the submitted plans substantially conform to the City of Cody Code regarding commercial development and zoning district compliance; and

WHEREAS, the Planning, Zoning and Adjustment Board convened a regular meeting on September 17, 2026, to review the plans and established the following findings:

1. The facility will include a food processing area, warehouse space, bathrooms and two private offices for the owner's private use.
2. The food processing will use dehydrators for making jerky, a smoker for making beef sticks and tallow kettles for producing high nutrient tallow products.
3. All items will be packaged on site and distributed in and out of state.
4. The general site plan and layout are adequate.
5. Access will be from Road 2AB via existing street approaches that serve the current facility.
6. Access and traffic flow are deemed adequate concerning public safety.
7. The eighteen designated parking spaces are adequate for the existing and proposed expansion.
8. The proposed exterior lighting complies with the City Code lighting standards.
9. The property is not adjacent to residential, therefore no visual screening is required.
10. No new fencing is proposed.
11. A site drainage and stormwater plan has been reviewed and approved by the Public Works Department.
12. Snow storage will be located over the stormwater retention area.
13. A new 480v – 400amp transformer and electric service will be installed to the new addition, and back feed into the existing building.

14. Treated water will come from the existing water service in the existing building.

15. Treated water will come from the existing water service in the existing building.

16. The new facility will tie into the existing sewer service.

17. The floor drains will tie into an existing waste system that first flows into a two series separator tank system, which separates out the grease and the remaining liquid then flows into the City sewer system.

18. There is an Agreement in place regarding the sewer system between Wyoming Legacy Meats and the City of Cody. Further evaluation by the City will be conducted to be sure the system is functioning and that it can handle the additional waste generated by the new facility.

19. The building will rely on a fire hydrant across Road 2AB for fire protection. It is approximately 170' from the property.

20. No additional 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.

21. The proposed building is not expected to impact the adjoining properties negatively, as the neighboring uses are industrial in nature, and the property is functioning as an existing meat processing facility.

22. USDA will inspect the facility once constructed, prior to commencing the use. The applicant will provide documentation that they meet USDA standards once this has been accomplished, and prior to a final certificate of occupancy.

23. The applicant will provide documentation from the Wyoming DEQ that confirms whether an air quality permit is necessary, and if so, they will provide the City with a copy of the permit prior to a final certificate of occupancy.

24. Landscaping requirements have been met.

WHEREAS, the Planning, Zoning and Adjustment Board concluded that the commercial site plan, and Heavy Industrial Zoning District standards have been met and 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, and the Zoning District Review, subject to the following conditions:

1. Final approval of engineered structural plans by Building Official is required prior to issuance of building permit;
2. Wyoming Legacy Meats will comply with the 2017 City Agreement and collaborate with the City to verify existing tank specifications. This assessment will determine if the current system has sufficient capacity for both existing operations and the facility's proposed expansion;

3. The applicant will provide documentation to the City that they meet USDA standards once they have inspected the constructed facility, before a final certificate of occupancy will be issued;
4. The applicant will provide documentation from the Wyoming DEQ either confirming an air quality permit is not necessary, or provide a copy of an air quality permit before a final certificate of occupancy will be issued; and
5. A building permit must be obtained within three years or this authorization will expire.

By the Planning, Zoning and Adjustment Board on the 17th day of September, 2026.

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

C. Daniel Schein, Jr., Chairman

Date

ATTEST:

Tina Gail, City Clerk

WYOMING LEGACY MEATS

OWNER INFORMATION

OWNERS: CH & W REALTY LLC

MAILING ADDRESS: 263 RIVERTON RD
MOUNT BETHEL, PA 18343

PHONE: OLAV AND GINA SANDNES
osandnes@wyomingleagacymeats.com

EMAIL: ginasandnes@icloud.com

PROPERTY ADDRESS: 74 ROAD 2 AB
CODY WYOMING 82414

PLANT MANAGER: SCOTT LaCoe
201.919.5024
slacoe@wyomingleagacymeats.com

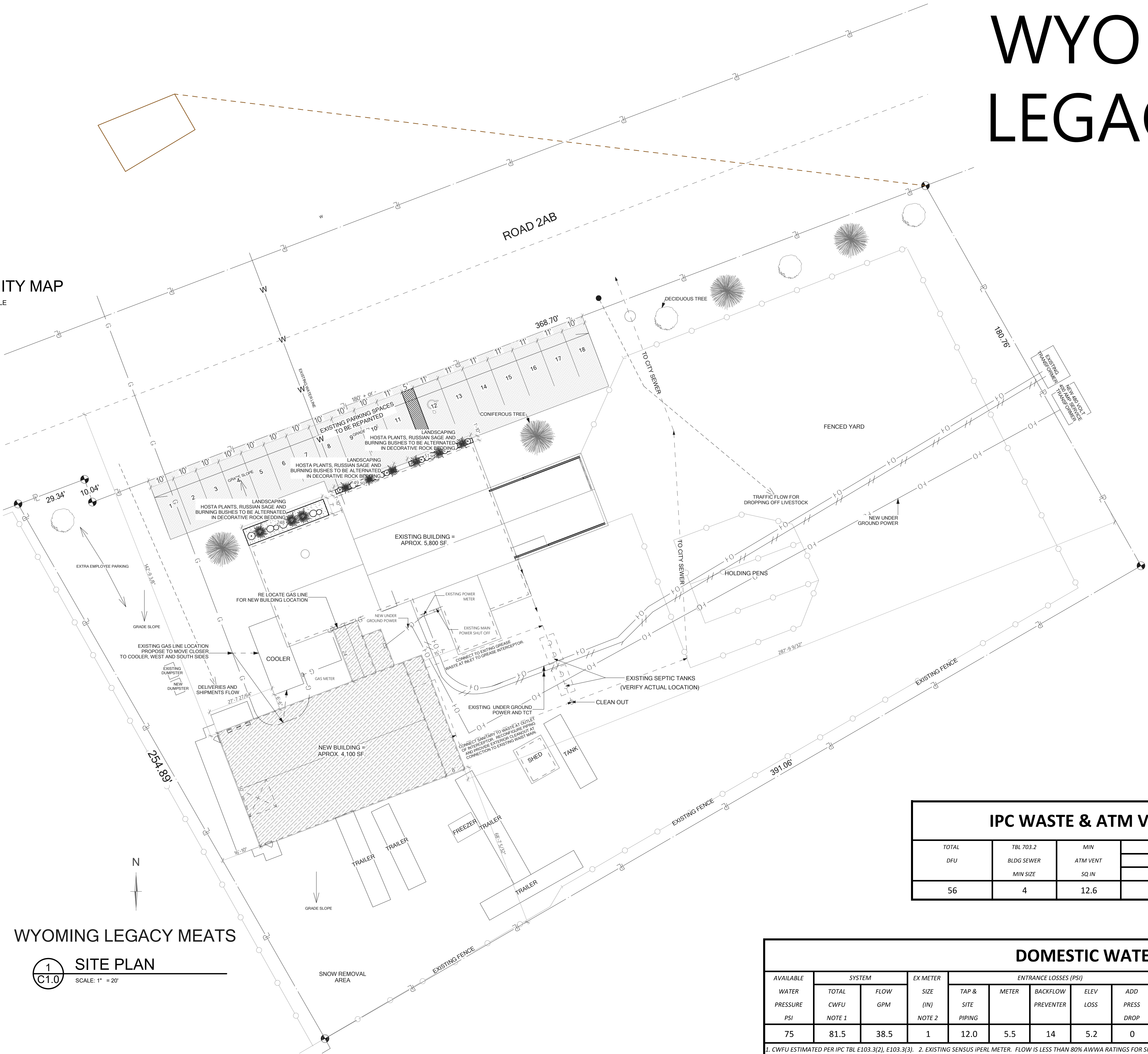
MAILING ADDRESS: 74 ROAD 2 AB
CODY WYOMING 82414

GC: WYO CUSTOM BUILDINGS LLC

PHONE: BRETT COOK
307.250.7699

EMAIL: WWW.LESTERBUILDINGS.COM

VICINITY MAP
NOT TO SCALE



WYOMING LEGACY MEATS

1 SITE PLAN
C1.0

SCALE: 1" = 20'

IPC WASTE & ATM VENT REQUIREMENT

TOTAL DFU	TBL 703.2 BLDG SEWER MIN SIZE	MIN ATM VENT SQ IN	QTY PLAN ATM VENTS			DESIGN
			PIPE SIZE IN			ATM VENT
			1.5	2	3	SQ IN
56	4	12.6	0	4	0	12.6

DOMESTIC WATER PRESSURE

AVAILABLE WATER PRESSURE PSI	SYSTEM		EX METER	ENTRANCE LOSSES (PSI)					PRESSURE @ LAST FIXTURE	SUPPLEMENTAL PRESSURE TANK			PIPE SYSTEM					
	TOTAL	FLOW	SIZE	TAP &	METER	BACKFLOW	ELEV	ADD		REQ'D	DRAW	TANK	RUN	EQUIV	AVAILABLE	DESIGN		
	CWFU	GPM	(IN)	SITE		PREVENTER	LOSS	PRESS									MAX dP	dP PIPW
	NOTE 1		NOTE 2	PIPING				DROP									PSI/100LF	PSI/100 LF
75	81.5	38.5	1	12.0	5.5	14	5.2	0	25	NO	--	--	190	238	5.6	5.0		

1. CWFU ESTIMATED PER IPC TBL E103.3(2), E103.3(3). 2. EXISTING SENSUS IPERL METER. FLOW IS LESS THAN 80% AWWA RATINGS FOR SIZE OF METER.

2024/06/01

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Filename	LLF	Total Output	Input Power	Polar Plot
	B		25	Lithonia Lighting	WDGE1 LED P0 30K 80CRI VW	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	WDGE1_LED_P0_30K_80CRI_V W.ies	1	720	6.7947	 Max: 542cd

Luminaire Locations											
Location								Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
1	B	104.75	126.25	15.00	15.00	0.00	0.00	104.75	126.25	0.00	
2	B	129.50	126.25	15.00	15.00	0.00	0.00	129.50	126.25	0.00	
3	B	139.25	126.25	15.00	15.00	0.00	0.00	139.25	126.25	0.00	
4	B	149.50	126.25	15.00	15.00	0.00	0.00	149.50	126.25	0.00	
5	B	159.75	126.25	15.00	15.00	0.00	0.00	159.75	126.25	0.00	
6	B	169.75	126.25	15.00	15.00	0.00	0.00	169.75	126.25	0.00	
7	B	181.50	119.00	15.00	15.00	90.00	0.00	181.50	119.00	0.00	
8	B	181.50	109.00	15.00	15.00	90.00	0.00	181.50	109.00	0.00	
9	B	181.50	99.00	15.00	15.00	90.00	0.00	181.50	99.00	0.00	
10	B	181.50	89.00	15.00	15.00	90.00	0.00	181.50	89.00	0.00	
11	B	181.50	81.50	15.00	15.00	90.00	0.00	181.50	81.50	0.00	
12	B	181.50	76.50	8.00	8.00	90.00	0.00	181.50	76.50	0.00	
13	B	178.00	75.75	15.00	15.00	180.00	0.00	178.00	75.75	0.00	
14	B	166.50	75.75	15.00	15.00	180.00	0.00	166.50	75.75	0.00	
15	B	156.25	75.75	15.00	15.00	180.00	0.00	156.25	75.75	0.00	
16	B	146.50	75.75	15.00	15.00	180.00	0.00	146.50	75.75	0.00	
17	B	136.50	75.75	15.00	15.00	180.00	0.00	136.50	75.75	0.00	
18	B	126.25	75.75	15.00	15.00	180.00	0.00	126.25	75.75	0.00	
19	B	102.75	72.25	10.00	10.00	270.00	0.00	102.75	72.25	0.00	
20	B	98.50	81.75	8.00	8.00	270.00	0.00	98.50	81.75	0.00	
21	B	98.50	91.50	15.00	15.00	270.00	0.00	98.50	91.50	0.00	
22	B	98.50	101.75	8.00	8.00	270.00	0.00	98.50	101.75	0.00	
23	B	98.50	111.25	8.00	8.00	270.00	0.00	98.50	111.25	0.00	
24	B	98.50	121.75	8.00	8.00	270.00	0.00	98.50	121.75	0.00	
25	B	180.00	126.25	15.00	15.00	0.00	0.00	180.00	126.25	0.00	

Note
1.file=visual-files-
july2026=legacymeats-r1.vsl

Note
Lighting calculation software is for estimating purposes only, not generating exact values.

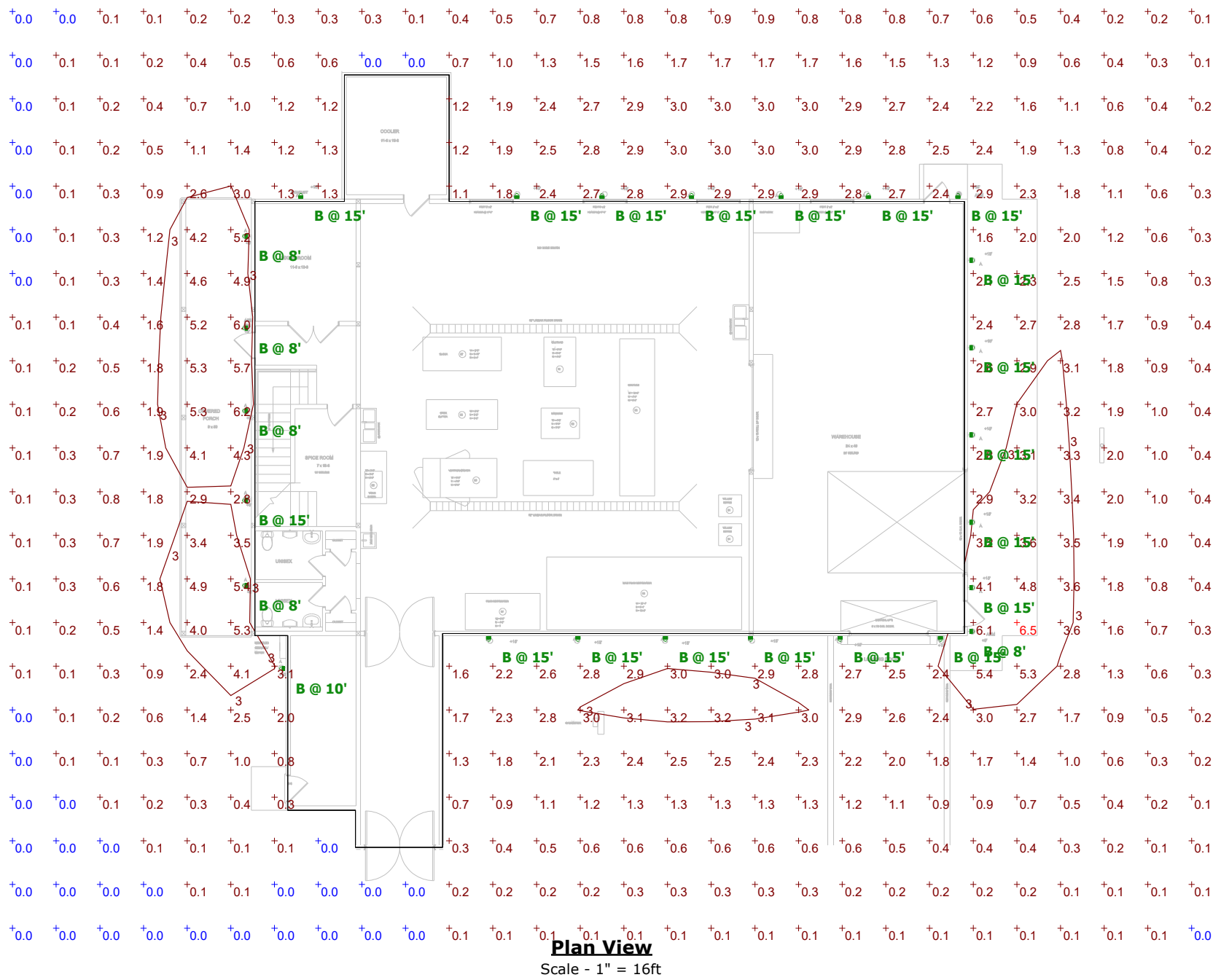
These calculations are for the use and adoption by our clients and theirs’ solely at their discretion. This includes evaluation of the calculated lighting levels and model by the Architect, Engineer, Lighting Designer or Owner for adherence to the project’s lighting specifications for levels and uniformity.

We make no guarantees of meeting any subjective expectations. Calculations are based on a model only. Space characteristics and electrical supply to fixtures, along with installation details, may alter fixture output and model performance. Model is based on standard reflectance values unless otherwise noted.

Any variance from reflectance values, obstructions, light loss factors (including both physical and electrical in nature) or dimensional data will affect the actual light levels obtained.

Final construction drawings and calculations are the responsibility of a licensed architect or engineer.

The Lighting Agency provides these calculations as a courtesy for evaluation only.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	6.5 fc	0.0 fc	N/A	N/A



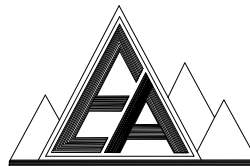
Designer

Date
07/15/2026
Scale
Not to Scale
Drawing No.

Summary



DATE	DRAWING LOG	BY	CHECKED	APPROVED	DRAWN BY: IKSM JOB NO. 26018.00 FIELD BOOK NO. N/A DRAWING NO. SITE	OWNER: WYOMING LEGACY MEATS	PROJECT: WYOMING LEGACY MEATS BUILDING ADDITION	C1.0
5/18/26	ORIGINAL DRAWING	IKSM	IKSM			TITLE: PROPOSED DRAINAGE & GRADING PLAN		



ENGINEERING ASSOCIATES — CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

AGREEMENT
FOR
WASTEWATER PRETREATMENT AND SEWER CHARGES
BETWEEN
THE CITY OF CODY (CITY)
AND
WYOMING LEGACY MEATS, LLC. (WLM)
MAY 10, 2017

- Initial offal and blood shall be collected and hauled to landfill by WLM. These materials currently shall not enter the existing septic tank system. WLM agrees that they shall utilize the aforementioned procedures as long as they are connected to the sewer system.
- The current septic tank and underground leach system was updated in 2001. It consists of two 1000 gallon septic tanks operating in series followed by a DEQ approved leaching system under UIC Permit 01-184. WLM and CITY agree that the pretreatment system to be used prior to discharge to the sewer system shall consist of the two 1000 gallon series operated septic tanks.
- WLM and CITY agree that prior to discharging to the City of Cody sewer system, all waste shall flow through the two series septic tanks, other than the initial offal and blood.
- WLM and CITY agree that WLM shall remain responsible for maintaining these septic tanks. Solids and grease shall be pumped from these tanks at the same frequency currently observed by WLM. At a minimum, each septic tank shall be pumped six (6) times per year on alternate months. WLM shall submit copies of invoices for pumping services to CITY. In the event that pumping services are not performed in accordance with the agreed upon minimum schedule, the CITY may contract for said services on behalf of WLM and submit the bill for said services to WLM. In the event of non-payment for said services, the CITY may curb water to the facility until payment is received. The CITY may require more frequent pumping should sewer observations indicate grease or solids buildup downstream of the WLM connection to the sewer system.
- WLM and CITY agree that WLM shall evaluate and install additional pretreatment facilities, such as a third series septic tank unit, should future conditions in the City sewer system so warrant.
- WLM and CITY agree that a BOD surcharge shall be assessed monthly based on an initial preset septic tank effluent concentration of 320 mg/l. The surcharge shall be calculated by the formula: \$.025 per 1000 gallons of monthly flow for each 25 mg/l over 200 mg/l BOD. Effluent concentrates will be confirmed through periodic testing.
- WLM and CITY agree that if the CITY determines, by testing or observed problems such as excess grease or solids within the sewer main, that the above proposed initial BOD concentration is unacceptable, WLM will commit to installing a third series septic tank. If problems continue to be

evident to the CITY, WLM and CITY will equally divide all costs for sampling and testing to establish a BOD concentration for surcharge calculations. The duration of the testing and number of tests required, will be as mutually agreed upon by the CITY and WLM, but at a minimum sufficient to adequately analyze the peak loading considerations.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

CITY: CITY OF CODY

By (Signature): [Signature]

Typed Name: Matt Hall

Title: Mayor

Date: May 16, 2017

Address for giving notices:

P.O. Drawer 2200

Cody, WY 82414

Phone: (307) 527-7511

WLM: WYOMING LEGACY MEATS, LLC

By (Signature): [Signature]

Typed Name: Max Bennett

Title: Business Manager, CFO

Date: May 10, 2017

Address for giving notices:

74 Road 2AB

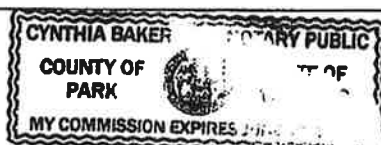
Cody, WY 82414

Phone: (307) 587-5827

STATE OF WYOMING)
COUNTY OF Park)ss
I, Cynthia Baker, a Notary Public
in the aforesaid County, hereby certify that on the
date written above, Matt Hall
personally known to me to be the person who
signed the foregoing affidavit, appeared before me
and affirmed that he/she signed the same as
his/her free act and deed.

[Signature]
Notary Public

My Commission Expires: 6/17/17



STATE OF WYOMING)
COUNTY OF Park)ss
I, Annalea Avery, a Notary Public
in the aforesaid County, hereby certify that on the
date written above, Max Bennett
personally known to me to be the person who
signed the foregoing affidavit, appeared before me
and affirmed that he/she signed the same as his/her
free act and deed.

[Signature]
Notary Public

My Commission Expires: May 20, 2020





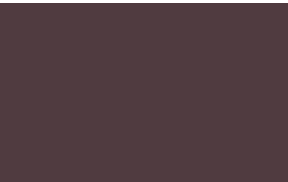
Bone White

TRIM COLOR

DOORS

WINDOWS

ROOF COLOR



Burgundy



Quaker Gray

EXTERIOR WALL COLOR



For complete color coordination, most Lester Buildings colors and custom colors are available on doors and windows (surcharge may apply). Colors shown are manufacturer colors (comes standard, but may have an additional surcharge). Manufacturer colors shown compliment Lester's standard colors. See Lester Buildings Dealer/Rep for model availability and lead times.



Colors shown are representative only and are limited by printing and viewing conditions. Ask your Lester rep for painted metal samples. Colors and components are subject to change without notice. Custom colors must meet minimum square feet requirement. Oil-canning (perceived waviness) is inherent in the flat areas of steel panels and is not a cause for rejection. Lester Buildings reserves the right to discontinue or add colors at their discretion. Color variation may occur between Crinkle finish and standard Lester colors.



Limitless Color Options

Lester Buildings offers the most color combination options in the industry – for a design as unique as you are. As shown above, you can select colors for every component of your building. Showcase your style and enhance your property’s curb appeal. Most customers select a combination of two or three colors. Typically the roof color matches the trim and accessories, with a contrasting wall color. As you can see, building color combinations are nearly limitless! For inspiration, visit LesterBuildings.com to see thousands of building photos.



Metallic Copper Evergreen



Regal Red Evergreen

COMPARE PAINT SYSTEMS

PAINT	Better Sherwin-Williams WeatherXL™ Silicone Modified Polyester (SMP) Best value, combining reliable durability at a lower price	Best Sherwin-Williams Fluropon® Polyvinylidene Fluoride (PVDF) More fade-resistant and is recommended for dark color roofs
WARRANTY	Film Integrity: 40 years Chalk: 30 years Fade: 30 years	Film Integrity: 35 years Chalk: 30 years Fade: 30 years

SHERWIN-WILLIAMS.
Coil Coatings

Sherwin-Williams has been the exclusive paint supplier for Lester Buildings for more than 30 years. Our long-term partnership, coupled with Sherwin-Williams’ 150 years of coating expertise brings a proven track record of quality, integrity and dependability.

As one of the leading paint manufacturers in the world, Sherwin-Williams is known for their innovation to the coatings industry. With an enduring commitment to durability and an ever-expanding palette of color, Sherwin-Williams offers unlimited color freedom.

COLOR COMBINATIONS



Quaker Gray Barn Red Snow White



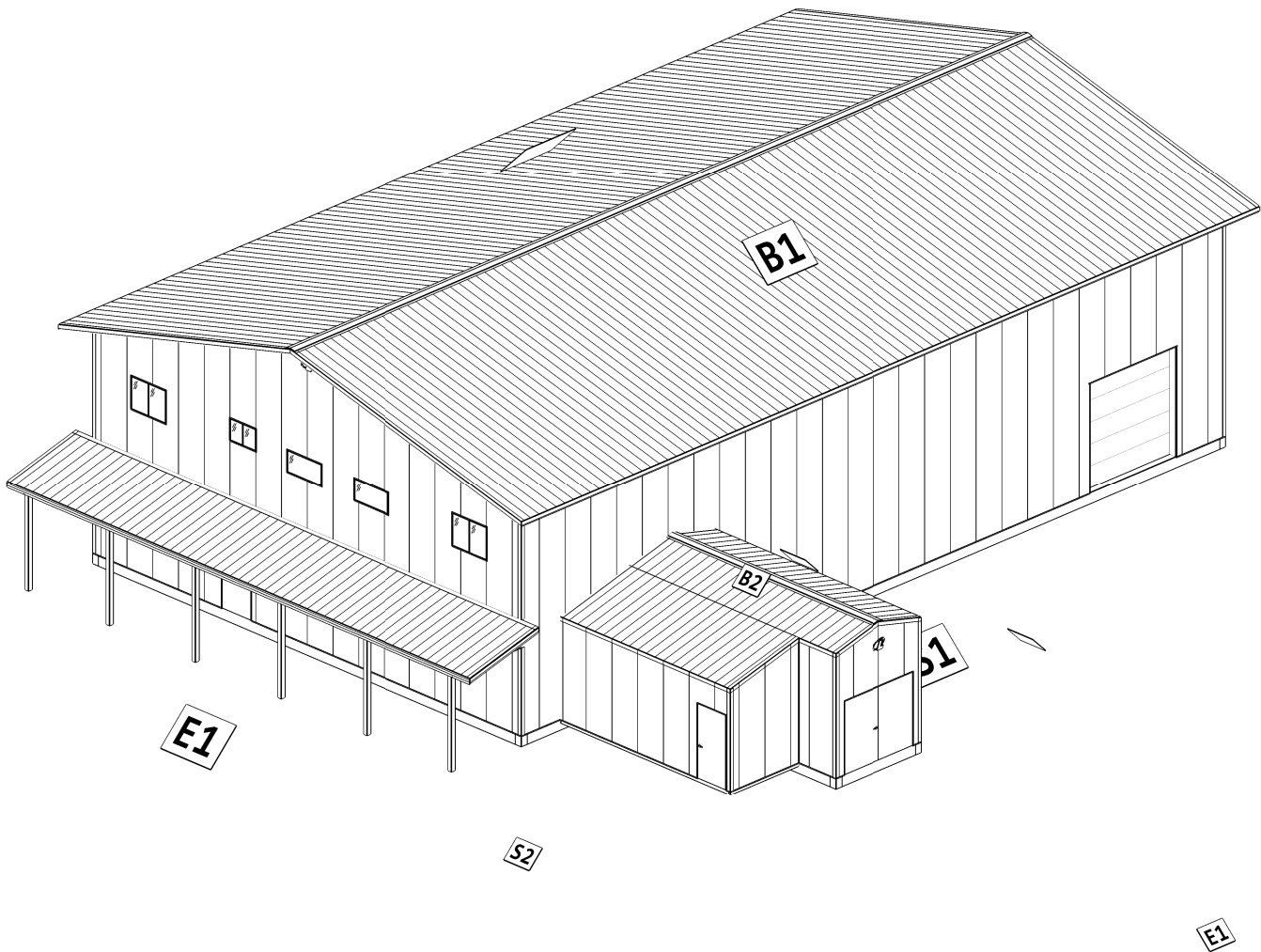
Earth Brown White Sand



Quaker Gray Pewter Gray Black Shutters Snow White



Metallic Copper Rawhide



DEALER INFO.	CUSTOMER INFO.	COMPLEX BUILDINGS	CPLX: T12A-15072-00-00 PROPOSAL DRAWINGS ONLY Not Intended for Construction Purposes The information presented in this drawing is based on a preliminary design using the input provided. The final design is subject to Lester Engineering review. * NOT TO SCALE *
WYO Custom Buildings LLC 24 Justice Lane Cody, WY 82414	Wyoming Legacy Meats 74 Road 2AB Cody, WY 82414	B1 = T12A-15066-03-01 . B2 = T12A-15067-01-01 . . .	