CODY
MASTER PLAN

March 2014

A RESOLUTION ADOPTING IN WHOLE THE CITY OF CODY MASTER PLAN, PURSUANT TO WYOMING STATE STATUTE 15-1-503 THROUGH 505

WITNESSETH

WHEREAS, the Governing Body for the City of Cody, Wyoming adopted the last City of Cody Master Plan on the 6th Day of October, 1997, which plan is now proposed to be replaced with a new City of Cody Master Plan;

WHEREAS, the proposed City of Cody Master Plan (Master Plan), like the 1997 Master Plan before it, is for the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the City of Cody which will best promote the general welfare as well as efficiency and economy in the process of development;

WHEREAS, the development of the new Master Plan involved numerous opportunities for public comment, including but not limited to interviews, an online community survey, community choices workshops; open houses on the draft of the Master Plan, a two-month comment period, and two public hearings, all of which contributed to the final document and helped result in a comprehensive analysis of the existing conditions and probable future growth of the city;

WHEREAS, the City of Cody Planning Commission (a.k.a. City of Cody Planning, Zoning and Adjustment Board) held two properly advertised public hearings for the purpose of receiving public comments on the draft plan, which hearings were held at 12:00 p.m. and 7:00 p.m. on Tuesday, March 4, 2014, and gave full consideration to all comments received; and,

WHEREAS, based on the review of the final draft plan, the Planning Commission has directed modifications, which modifications have been completed and included in the attached City of Cody Master Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION AND ADJUSTMENT BOARD OF THE CITY OF CODY, WYOMING THAT:

1) The entire City of Cody Master Plan, consisting of the attached 77-page document entitled "Cody Master Plan, March 2014" is hereby adopted in whole; including, but not limited to, the maps, summaries, and descriptions therein. The appendices referenced therein are not adopted.
2) The Chairman is directed to certify a copy of the attached City of Cody Master Plan to the governing body.

PASSED, APPROVED AND ADOPTED THIS 11th day of March, 2014.

Justin F. Lundvall

Justin Lundvall, Planning Commission Chair

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How to Use This Plan:

Welcome to the Cody Master Plan! This plan describes Cody's values, community vision, opportunities for achieving our vision, and goals and actions for the future.

The plan is organized into four chapters.:

- Chapter 1: Executive Summary provides an overview of the planning process and draft plan.
- Chapter 2: Life in Cody summarizes our community's current state.
- Chapter 3: Master Plan Frameworks outlines the goals, objectives, and principles to guide Cody's future.
- Chapter 4: Character Preservation & Implementation describes the desired character for existing areas of the community and strategies for implementing this plan.
- Finally, the appendices provide supporting information for the plan.

Look for callout boxes throughout the text, highlighting key features of the plan, best practices, and comments from community members that guided the development of the plan.

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Acknowledgments

Advisory Committee

Scott Balyo, *Chamber of Commerce*
Ted Blair, *Blair Hotels*
Kim Borer, *Planning, Zoning & Adjustment Board*
Paul Brock, *Buffalo Bill Center of the West*
Charles Cloud, *City Council*
Bryan Edwards, *City Council*
Todd Frost, *Wyoming Department of Transportation (WYDOT)*
Ron Hill, *Real Estate/Local Developer*
James Klessens, *Forward Cody*
Steve Miller, *City Council*
Glenn Ross, *Commercial Banker*
Curtis Ryan, *Local Developer*

City Council

Nancy Tia Brown, *Mayor*
Steve Miller
Jerry Fritz
Donny Anderson
Bryan Edwards
Landon Greer
Stan Wolz

Planning, Zoning & Adjustment Board

Rick Brasher
Buzzy Hassrick
L.H. "Bud" McDonald, Jr.
Justin Ness
Robert Senitte
Kim Borer
Justin Lundvall
Mark Musser
Brad Payne

Planning Team

CITY OF CODY STAFF:

Todd Stowell, *City Planner*
Jenni Rosencranse, *City Administrator*
Steve Payne, *Public Works Director*
Rick Manchester, *Parks, Recreation & Public Facilities Director*
Utana Dye, *Engineering Technician II*
Jolene Osborne, *Engineering Administrative Assistant*

CONSULTANT TEAM:

Bruce Meighen, *Logan Simpson Design*
Rebecca Brofft Everette, *Logan Simpson Design*
Megan Moore, *Logan Simpson Design*
Maria Michieli-Best, *Logan Simpson Design*
Kelly Smith, *Logan Simpson Design*
Brodie Ayers, *Logan Simpson Design*
Joe McGrane, *jmcgrane, inc.*

The Cody Community

Special appreciation is given to all the community members and stakeholders who participated in stakeholder interviews, attended Master Plan meetings and events, completed the Online Community Survey, and provided their comments to the City of Cody throughout this process.

EXECUTIVE SUMMARY

Historic Foundations

Cody was incorporated in 1901 after being founded by the famous Colonel William F. "Buffalo Bill" Cody, who had initially visited the area in the 1870's. Colonel Cody had been particularly impressed with the area's striking scenery, development potential, fertile soils, hunting and fishing possibilities, and the proximity to America's first National Park.

Since its founding, the city has served as the eastern gateway to Yellowstone National Park, now an international tourist destination that receives over 3 million visitors per year. Buffalo Bill's legacy is still widely apparent in Cody- the Cody Stampede and Cody Nite Rodeo, Old Trail Town, Cody Club, Buffalo Bill Center of the West, Cody's boyhood home, the Irma Hotel, the Gertrude Whitney Statue of Colonel Cody, and the historic downtown all serve as reminders of the city's past.

William F. "Buffalo Bill" Cody in Wild West show tent, ca. 1903. Buffalo Bill Center of the West, Cody Wyoming. Original Buffalo Bill Museum Collection. P.69.775

Gertrude Vanderbilt Whitney (1875 – 1942). Buffalo Bill – The Scout, 1924. Buffalo Bill Center of the West, Cody, Wyoming. Buffalo Bill Center of the West photo by Sean Campbell.

Buffalo Bill Center of the West exterior and front lawn with chuckwagon demonstrator and tipi, Buffalo Bill Center of the West photo by Chris Gimmeson.

Looking Forward

Cody's scenery and historic character have defined its role as Yellowstone National Park's eastern gateway for more than 140 years. But Cody is more than just a beautiful destination - it is also home to over 9,600 residents.

Cody offers a high quality of life, which can be attributed to a great sense of community pride, access to recreation and the outdoors, and outstanding public amenities. The largest city and the county seat in Park County, Cody has grown steadily over time and is expected to continue growing at a modest rate in the years to come.

This Master Plan outlines a direction forward that recognizes Cody's heritage and unique identity, protects what makes Cody such a great place, and promotes actions to help the city thrive and grow stronger in the coming years.

Cody residents provided ongoing input during the development of the plan through surveys, workshops, and other events.

Master Plan Process

Numerous Cody residents and stakeholders participated in meetings, events, surveys and other activities over the course of the Master Plan Update. This plan reflects the needs, concerns, opportunities, ideas, and comments expressed by community members throughout the process. The community is composed of diverse individuals with a varying array of opinions, backgrounds, resources, and desires. As the Master Plan is a reflection of the community, that same variety exists in the ideas that have been presented in this plan.

Cody 2020 Community Values Survey
2009

1,700+
respondents

Stakeholder Interviews
May 22 - 23

50+
stakeholders

Online Community Survey
June - July

180+
respondents

Advisory Committee Meeting #3
October 24

PRIOR TO 2012 | 2012 | MAY | JUNE | JULY | AUG. | SEPT. | OCT. | NOV.

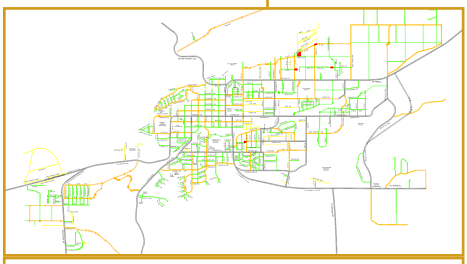
Master Plan Community Kick-Off

May 23

Advisory Committee Meeting #1
June 27

12 committee members

Advisory Committee Meeting #2
September 5



Existing Conditions Summary
November

The Master Plan includes the most commonly heard values and desires of the community. There are many things that can be agreed upon, and others that are not universally supported but are still included in the plan as options for the segments of the community that want to pursue them and are willing to work toward those goals. It is recognized that the actions that improve quality of life for some segments of the community can benefit the overall community and make it more inviting to residents, visitors, and potential friends and neighbors.

4,000+ residents/households notified

Draft Plan Presentation & Review + Advisory Committee Meeting #4
March

Subcommitte Review and Editing
June 2013-Jan 2014

DEC. **2013** JAN. FEB. MAR. APR. MAY JUNE-DEC **2014** JAN. FEB. MAR.

228+ attendees

Draft Plan Open Houses
April 10 (120+ attendees) &
April 30 (108+ attendees)

100+ attendees

Community Choices Workshops
December 6-7

Final Plan
Public Review and Adoption
February - March

Cody Country Values

To develop a long-term vision for the community, the City of Cody and Forward Cody completed multiple surveys to determine community values, goals, and priorities. The result was Cody 2020, for which 1,880 Cody residents shared their concerns, preferences, and ideas for Cody's future. The values and priorities identified in Cody 2020 were reaffirmed and expanded by the community during the master plan process and are now represented as follows.

Western Small Town Lifestyle

Enhance western heritage, small town values and sense of community by:

- Maintaining a neighborly, hospitable and safe community
- Valuing western heritage and natural environment
- Supporting educational initiatives and opportunities
- Allowing for a range of housing options
- Supporting festivals, events, and year-round entertainment
- Preserving the character of sound residential neighborhoods

Economic Vitality

Support a diverse, vibrant local economy that provides a mix of employment opportunities by:

- Pursuing balanced economic growth in tourism, retail, arts, medical, light industry and high tech business
- Developing small and mid-size retail business
- Maintaining downtown as the center of economic activity

Recreation, Open Space & the Environment

Provide residents and visitors with ample recreation opportunities while protecting Cody's clean, scenic environment by:

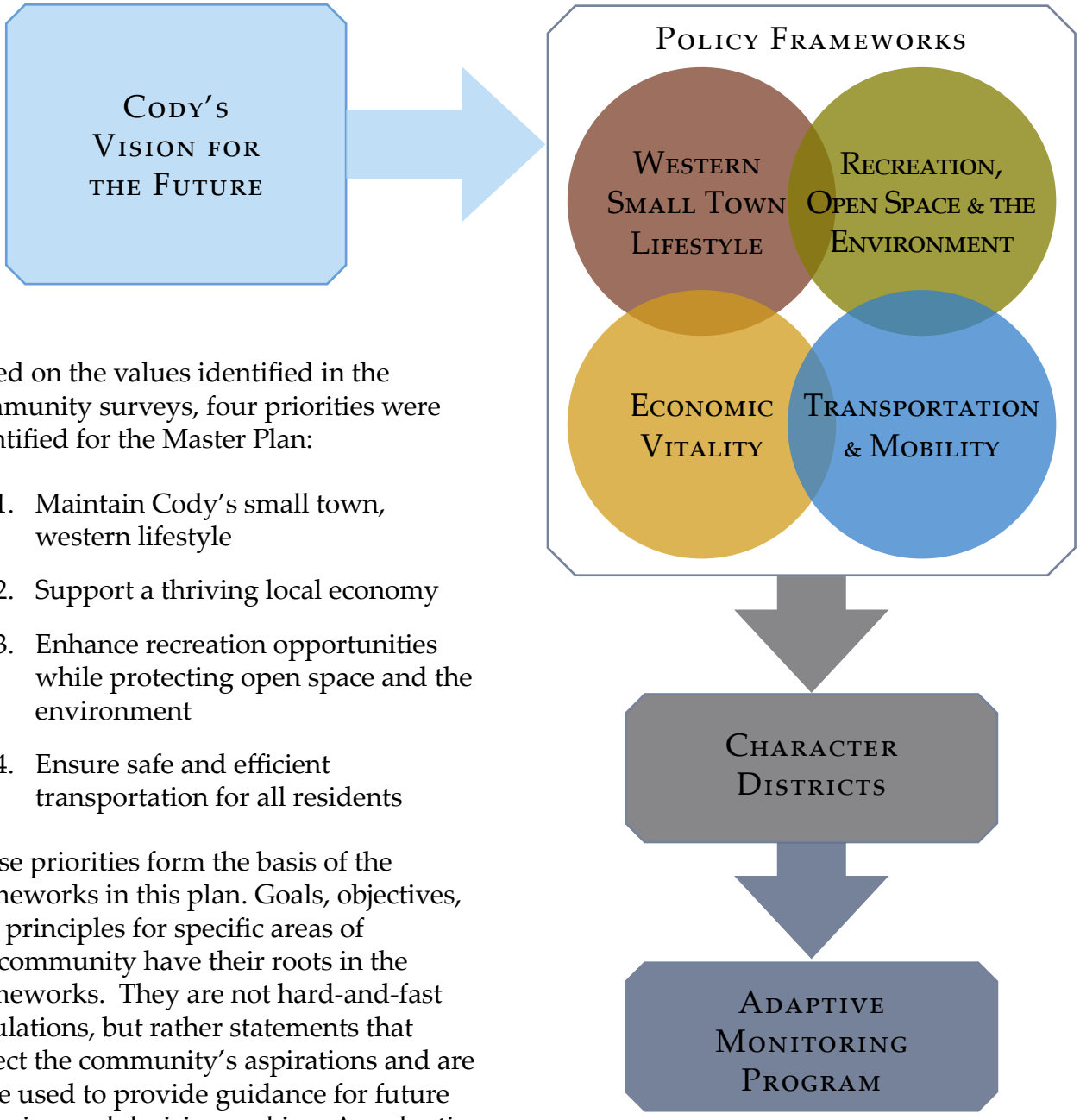
- Preserving and expanding access to open space, parks, and viewing corridors
- Completing a connecting trail system
- Developing year-round indoor and specialized outdoor recreation
- Protecting wildlife habitat, clean air and water, and a quiet environment
- Recognizing potential opportunities for the use of alternative energy sources and energy efficient technologies

Transportation & Mobility

Provide for transportation access and mobility for all residents and visitors by:

- Creating an integrated, well-connected transportation system
- Developing additional options for transportation methods
- Enhancing pedestrian and bicycle connectivity

Master Plan Framework



Based on the values identified in the community surveys, four priorities were identified for the Master Plan:

1. Maintain Cody's small town, western lifestyle
2. Support a thriving local economy
3. Enhance recreation opportunities while protecting open space and the environment
4. Ensure safe and efficient transportation for all residents

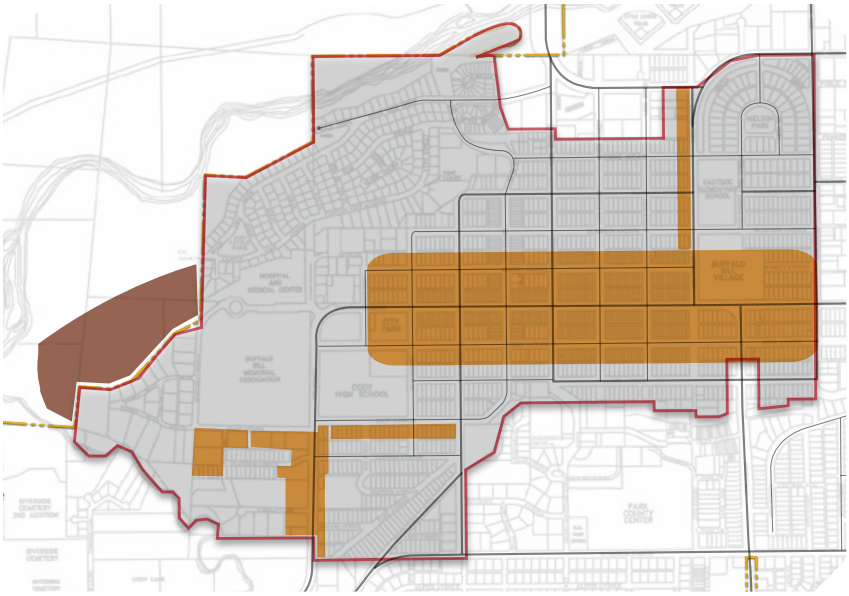
These priorities form the basis of the frameworks in this plan. Goals, objectives, and principles for specific areas of the community have their roots in the frameworks. They are not hard-and-fast regulations, but rather statements that reflect the community's aspirations and are to be used to provide guidance for future planning and decision making. An adaptive monitoring program will be used to track progress towards meeting these long-term aspirations of the community.

Implementing Our Future

Character Districts

The goals, needs, and desired future conditions vary from one area of Cody to another. For example, the type of retail businesses appropriate for Downtown may be very different from those that are most desirable along Big Horn Avenue or the West Strip. Distinct implementation strategies and guidance have been identified for four regions of Cody: the Central Cody District, Bighorn District, Greybull District, and Yellowstone District.

Future character of Cody's eastern gateway, along Big Horn Avenue.



Maps displaying key character-defining subareas for each Character District.

Work Program

The success of the Master Plan depends on how effectively it is implemented. The work program is closely linked to the Future Land Use Map, the Master Street Plan, and the opportunities identified during the development of the Master Plan. The work program consists of a map of priority projects, a list of action items, and tools and strategies for translating the Master Plan to changes on the ground.

Monitoring Our Success

Plan Administration

To function as the guide it is intended to be, the Master Plan and its implementation strategies must be dynamic and responsive. The Administration section provides a structure for analyzing and responding to ongoing challenges and opportunities while supporting Cody's viability and the achievement of our community's goals. This section outlines how the plan will be used by the City of Cody and, more importantly, how the public should be involved in future planning and decision making.

Overall work program for plan implementation and monitoring

Overall Work Program

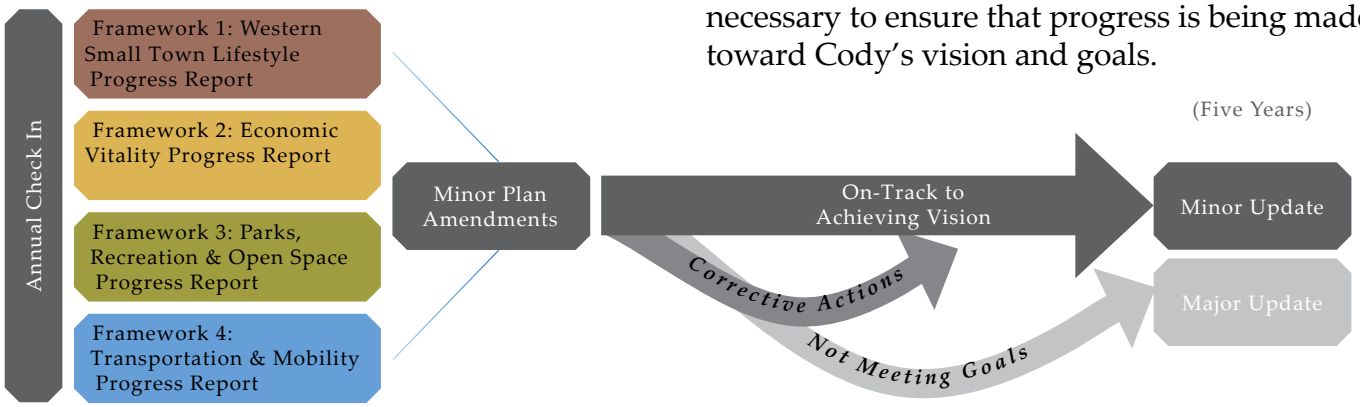
	Action	Ongoing	2013	2014-2015	Long Term
Framework 1: Small Town Lifestyle					
Goal 1					
1.1	Update city-wide landscaping requirements, including the tree ordinance. Requirements should include an approved plant list (emphasizing native and xeric plants), amount of required landscaping, location on site, need for soil amendments, maintenance requirements, and other considerations. Allow for phasing of landscape improvements to accommodate development schedules and mixed age plantings through bonding or a similar tool. Establish specific landscape design guidelines for each character district, based on infrastructure, water availability, and other characteristics - including screening, paving, landscaping, architecture and other design considerations.				
1.2	Create a cash-in-lieu structure for landscape improvements in areas where new landscaping is not appropriate.				
1.3	Create a guide, establish demonstration sites, and/or establish an award for examples of desirable commercial, light industrial, and/or residential landscaping and architecture.				
1.4	Develop a beautification program. Explore incentives for existing property owners to add landscaping, and consider establishing triggers for improvements, such as change in use or ownership.				
1.5	Review code enforcement capacity and procedures. Augment capacity, revise procedures, or explore the use of social/mobile technology applications to improve code enforcement, as needed.				
	Establish specific Architectural Design Guidelines for each character district. Consider				

Adaptive Monitoring Program

We cannot fully predict the future needs, opportunities and challenges that will arise as we implement the Master Plan—flexibility and modifications will be needed. The community and its government must be able to respond proactively to changing conditions and ensure that we are meeting our vision for the future. To protect what makes Cody special while continuing to prosper, this plan must remain relevant.

The adaptive monitoring program is a process for decision makers and the community to evaluate how well we are meeting our goals, and to identify strategies that need to be adjusted to improve efficiency, effectiveness, or protect our desired future character. The monitoring program outlined in this plan is based on annual reports and reviews to monitor the entire community by considering how well we are achieving our economic, growth, housing, transportation, environmental, and other goals. The source of data in the annual reports will be kept consistent over the years, to allow accurate measurement of progress. A range of strategies and corrective actions, including updates to the plan itself, may be necessary to ensure that progress is being made toward Cody's vision and goals.

Adaptive Monitoring Program



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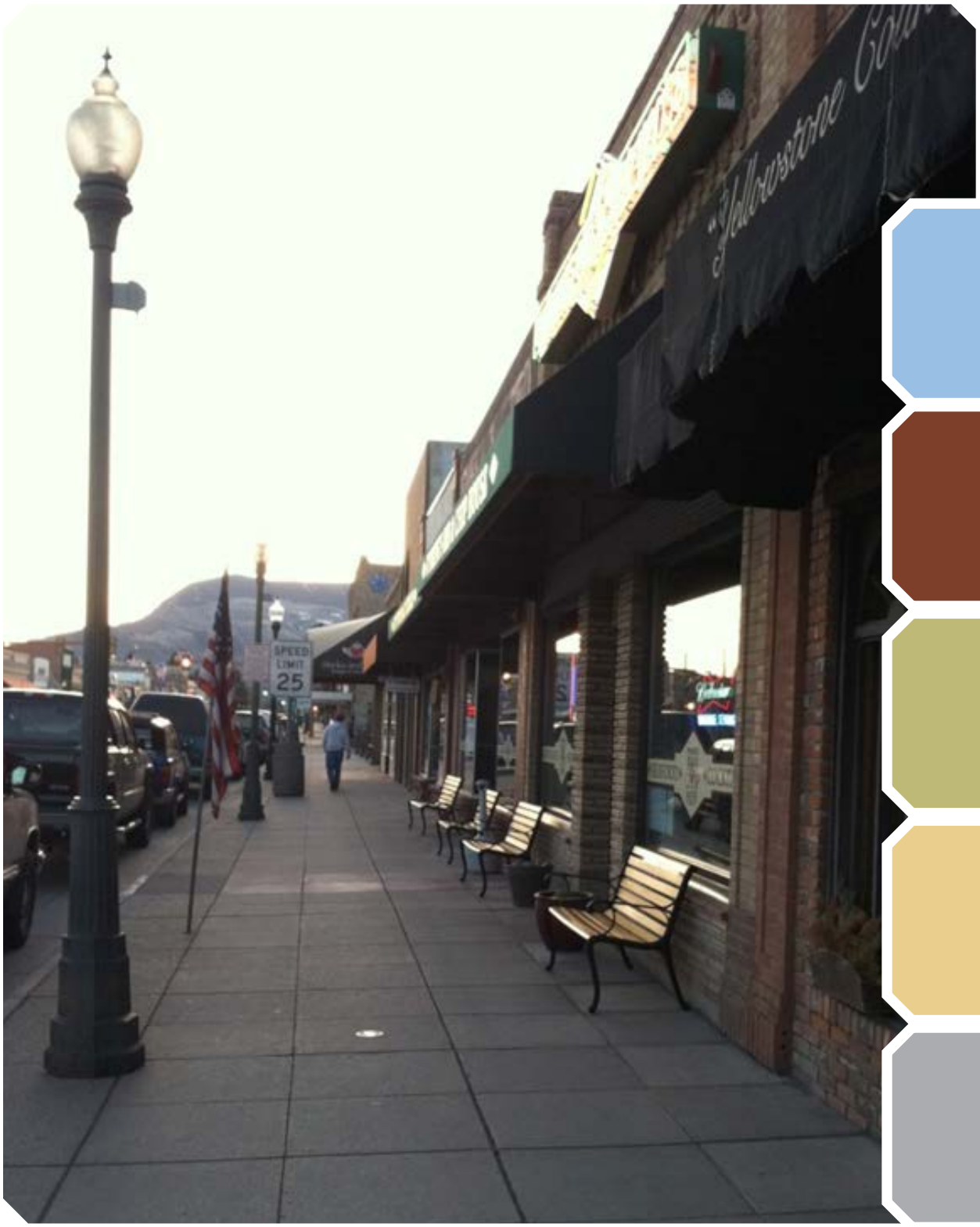
LIFE IN CODY



Framework 1: Western Small Town Lifestyle

According to a 2012 survey of Cody Country residents, Cody offers an abundance of amenities and a strong sense of community. Gradual growth over the last 50 years has allowed Cody to maintain a small town atmosphere and lifestyle, and this steady rate of growth is expected to continue over the next 20 years.

Historic Western Character

From the city's founding to today, Cody has been known for its lively western character. The Downtown Cody Historic District, listed on the National Register of Historic Places, extends for almost two blocks along Sheridan Avenue in the center of the City's downtown commercial core, and helps form downtown as one of the most memorable areas of the community. Cody's history is also characterized by its strong tie to Yellowstone National Park, one of the most renowned scenic destinations in the world. As a gateway community to Yellowstone, Cody contributes to, and has the opportunity to enhance, the vacation experience for park visitors by providing lodging, additional activities and attractions, and highlighting its own natural scenery.

Land Use and Growth Potential

Over 36 percent of land in the city is used for housing, with over 24 percent of Cody's land used for commercial, office, or industrial purposes. Because nearly 17 percent of the land in the city is considered vacant, and many occupied parcels could potentially support additional or more intensive development, there is considerable room for future residential and employment growth within city limits. There probably will not be a need to annex significant extensive amounts of land into the city for many years to come, provided vacant and underutilized lands are developed to respond to market demand.

TYPICAL LAND USE RATIOS IN U.S. CITIES

LAND USE	TYPICAL RATIO
Residential	35-39%
Commercial/Office	5-7%
Manufacturing	7-10%
Parks & Recreation (Public & Private)	10-18%
Public/Institutional	12-15%
Right-of-way	20-26%

Housing

As the national economy has contracted in recent years, so has new home construction in many U.S. cities, including Cody. However, while new single family home construction is still slower than before the recession, the construction of duplexes and multi-family units in Cody is on the rise. In 2011 and 2012, as many building permit applications were submitted for attached units as for detached single-family homes, reflecting an increasing demand for new models of multi-family and rental housing for Cody's workforce.

More than 60 percent of the city's housing stock is over 30 years old. Consequentially, this creates opportunities for home improvement or redevelopment.

Community Amenities & Activities

Good schools, outstanding medical care, a thriving arts community, a first-class recreation center and library, and convenient access to parks and recreation contribute to Cody's attractiveness. Year-round events, entertainment, museums, performing and visual arts, and other attractions further enrich Cody's high quality of life. By fostering opportunities for social events and civic engagement, the community has maintained a strong sense of community that should continue in the coming years.

Cody Country Voices

In the 2012 community survey, Cody residents confirmed that Cody is a great place to live with statements such as:

"An exuberance to the town"

Cody's greatest asset is its "small town feel with larger town amenities."

Framework 2: Economic Vitality

Historically, Cody's economy has been dominated by tourist activity, which is typically seasonal in nature. As such, it can be difficult to offer year-round jobs to employees in the tourism industry, and the size of the labor force fluctuates from summer to winter.

In recent years, new and growing industries have chosen to locate in the community, diversifying the local economy and providing consistent employment opportunities. The medical industry, biotechnology, and online-based businesses are emerging industries that show great promise in Cody. In the 2012 community survey, Cody residents listed year-round recreation and tourism, high-tech and emerging industries, and renewable energy development as their top economic development priorities.

Cody Country Voices

In response to the 2012 Community Survey, Cody residents identified Economic Development as their highest priority:

"Cody should look at its labor force and see who needs better jobs, and then target industries for those people."

"We ought to offer the best of experience and place-based education so that our schools are outdoor-oriented, active, challenging, and cover the spectrum from vocational education to intellectual excellence. If we had the best schools in the nation, built on the newest science of cognition and education, we'd attract the best venture capitalists and others looking for quality of life."

"Because our workforce is 'seasonal,' it is very difficult to provide affordable housing for 3-4 months out of the year."

Cody is well-positioned for economic growth. While the city is not easily accessible from an interstate, it does offer daily regional air service, a thriving downtown core, and quality of life amenities that make it hospitable to new businesses.

MAJOR EMPLOYERS	INDUSTRY	NUMBER OF EMPLOYEES (FTES[1])
West Park Hospital and Affiliations	Health Care	500+
Cody School District #6	Education	439
Walmart	Retail	289
Blair Hotels	Accommodations	250
Buffalo Bill Center of the West	Museum	129
Cody Laboratories	Pharmaceutical Manufacturing	110
City of Cody	Government	108
Marathon Oil	Energy	70
CertainTeed	Manufacturing	67

[1]*Full-Time Equivalents*

Source: Forward Cody, May 2012, Except Cody Labs, Dec. 2013

Framework 3: Recreation, Open Space and the Environment

Cody is known and loved for its uniquely beautiful and geologically impressive setting. The Shoshone River, surrounding mountain views, varied terrain, and other elements of Cody's scenic landscape are highly valued and appreciated by our community. Abundant wildlife habitat, clean water and air, and a quiet environment further contribute to Cody's western lifestyle and quality of life.

Cody Country Voices

One resident defines Cody's greatest asset as "scenery and dark night skies in conjunction with access to public lands."

With nearly 400 acres of parkland, 4.7 miles of trails, and additional open space and informal trails throughout the city, Cody exceeds national standards for parkland per capita. Cody's system of neighborhood, community, regional, and specialty parks provides residents in all neighborhoods with the opportunity to play, exercise, and socialize outdoors – contributing to a healthy and active community. In addition to outdoor recreation, the Paul Stock Aquatic and Recreation Center is used by nearly 500 people per day for swimming, fitness, sports, classes, and other indoor activities. The Recreation Center and adjacent Riley Arena provide recreational opportunities not often found in communities the size of Cody.

Based on survey responses, there is significant demand for additional trails and pathways to connect major destinations in the city and provide additional recreation opportunities. Trail activities consistently topped the list of priorities in the 2012 community survey.

Cody's Parks

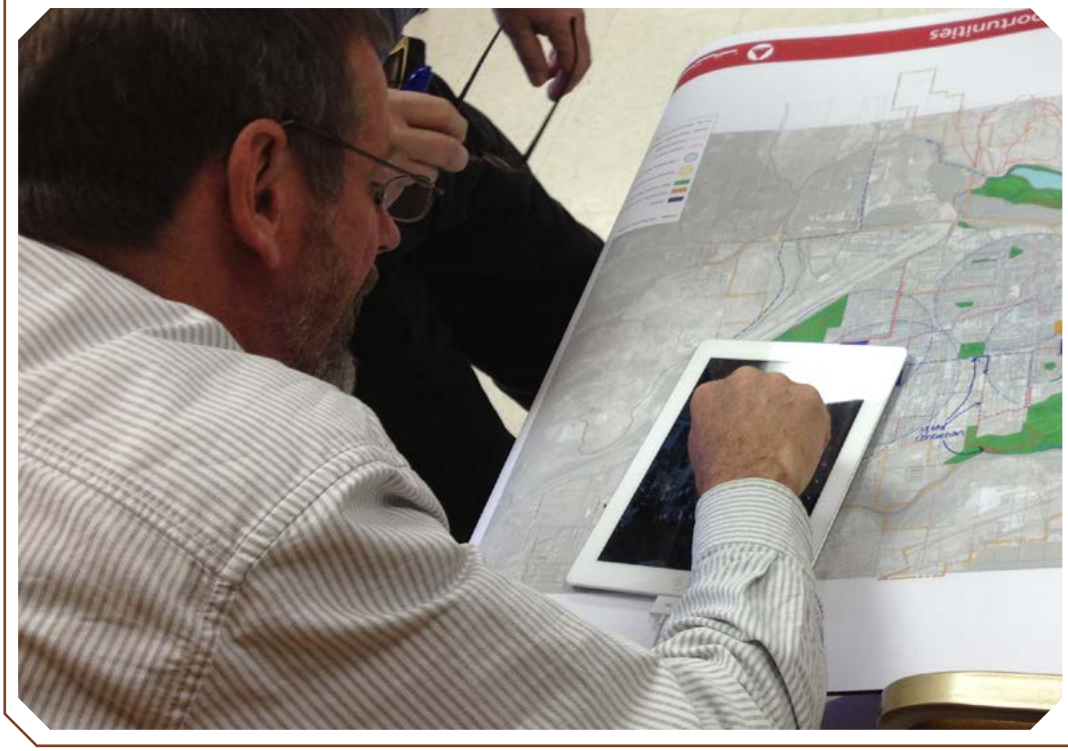
	REGIONAL	COMMUNITY	NEIGHBORHOOD	SPECIALTY	UNIMPROVED/ UNDETERMINED	TRAILS/LINEAR PARKS	TOTAL
Acres of Land	152.8	55.6	15.0	4.4	7.5	164.5	399.6
Average Park Size in Acres	76.4	9.3	1.7	1.1	3.8	32.9	14.3
Acres per 1,000 residents	15.8	5.8	1.6	0.5	0.8	17.0	41.4

Framework 4: Transportation and Mobility

A well-connected, multi-modal transportation system supports the mobility of all residents and travelers, regardless of age, income, vehicle ownership, or ability. Cody's street network is well developed, but is not fully complete. As of 2012, the street system is composed of 68 miles of city-maintained paved streets, 12 miles of gravel streets, and 0.15 mile of concrete street. Several miles of state highways, including U.S. Highway 14, 16, 20 (a.k.a. Greybull Highway, North Fork Highway, and Sheridan Avenue, respectively); U.S. Highway 14 Alternative (a.k.a. Powell Highway and Big Horn Avenue); and State Highway 120 (a.k.a. Belfry Highway), are also found within and adjacent to the City limits. The historical and intended street pattern within the city is a grid or modified grid pattern, with connectivity between most streets.

Sidewalks, pathways, and bike lanes are also an important part of the transportation system, as evidenced by responses to community surveys. Currently, official bike lanes and bike routes are very limited. Connectivity of pedestrian facilities has been improved in recent years due to some street reconstruction projects, but it is still far from complete. Future planning and improvements for pedestrian and bicycle mobility are of interest to some segments of the community and should be considered as funding is available.

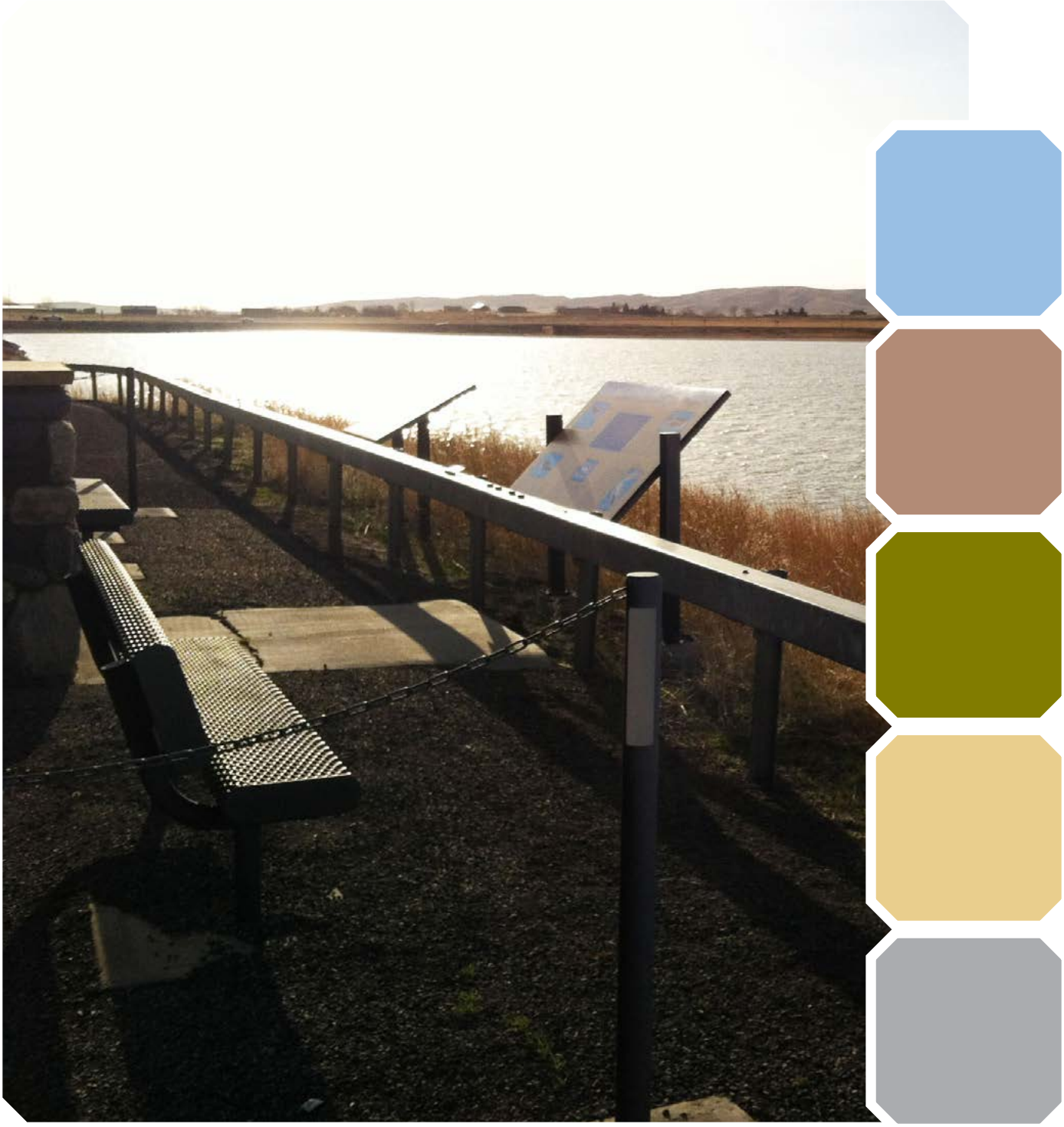
Cody Country Voices



In the survey, residents suggested that Cody "*start with the sidewalk networks emanating from schools - complete them and redesign intersections for pedestrian safety instead of for traffic speed*."

It was also noted that "*traffic calming devices [are needed] in all residential areas that are east/west and west/east traffic corridors in central Cody*."

MASTER PLAN FRAMEWORKS



Plan Highlights

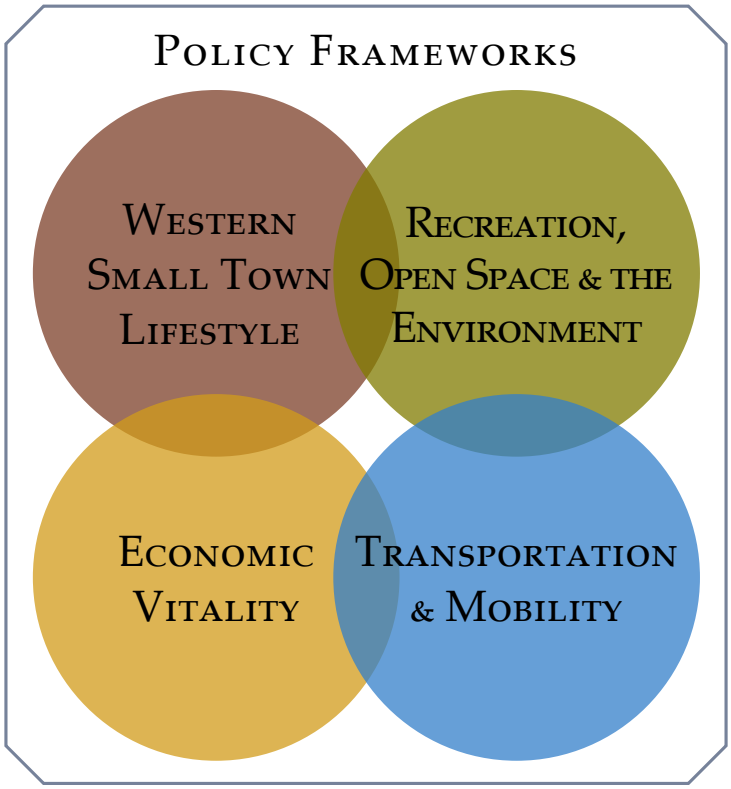
The goals, objectives, and principles found in the Master Plan Frameworks provide guidance for future planning and decision-making in Cody. These statements are not hard-and-fast regulations, but rather statements that reflect the community's aspirations. Future capital improvement plans, targeted economic development efforts, and new development proposals will all be reviewed in relation to these goals, objectives, and principles. This chapter will also be used as a starting point for changes to the City's zoning code and other regulations.

Master Plan Frameworks

The following goals, objectives, and principles represent Cody's vision for the future. Additional detail is outlined in Chapter 4: Character Preservation & Implementation, including the character district plans and the adaptive monitoring program.

This chapter includes four frameworks: Western Small Town Lifestyle; Recreation, Open Space and the Environment; Economic Vitality; and Transportation and Mobility.

The language of this chapter includes terms such as "support," "encourage," and "promote." The degree of such may be more clearly established by the City Council as they take action to implement the Master Plan through future public actions (e.g. city budget, capital facility planning, and land use ordinances).



Framework 1: Western Small Town Lifestyle

Character Preservation

GOAL 1: Cody will maintain its character as an attractive western town that is welcoming to residents and visitors alike.

Objective 1.1: ***Advocate and promote attractive and appropriate development of the City.***

Principle 1.1.a. Community Image. The future of the tourist-oriented component of the community is heavily dependent on how the City and community meet the expectations of its national and international visitors. So long as the community takes pride in the details, including aesthetics, amenities, and friendly attitudes, it will be attractive and inviting to visitors and residents alike.

Principle 1.1.b. Landscaping. Developments in commercial, office, multi-family, and light industrial areas should include quality landscaped areas along major streets and in large parking lots. Initial development plans should include preliminary landscape concepts and address responsibility for maintenance.

Principle 1.1.c. Suitable Plants. Encourage the use of landscaping materials appropriate for the climate and specific setting.

Principle 1.1.d. Architecture. Encourage quality architecture and design for new commercial, office and multi-family buildings and renovations. Along the entry corridors and downtown area, encourage façades, architectural features, and landscaping that enhance the presentation, character, and beauty of the City. Architecture in these areas should reflect the small-town lifestyle and western atmosphere of Cody, with design elements tailored to the desired future conditions described in the character district plans (See Chapter 4)

Principle 1.1.e. Urban Form. Promote the coordination of building styles, placement, and orientation, particularly in the downtown area, to reflect the desired future conditions and character of an area.

Principle 1.1.f. Public Frontage. Continue the provision of public frontage improvements (e.g. sidewalk, landscaping) as part of development. Credit should be provided for the provision of public art, plazas, and other elements in addition to, or in lieu of, standard frontage improvements, where appropriate. Consider developing a cash-in-lieu program or other financing method for the provision of public art and community plazas in the downtown and City entryways.

Principle 1.1.g. Character Defining Features. Identify, preserve and protect character defining features. These include elements that contribute to the identity of an area, such as historic features, large mature trees, scenic landscapes, and riparian areas.

Principle 1.1.h. Award Great Design. Creativity on the part of private developers should be rewarded through recognition and support from the community.

Best Practices

A University of Washington study found that shoppers are willing to pay up to 11 percent more for goods and services in landscaped business districts.

Objective 1.2: ***Promote the beautification of Cody through sign regulations, guidelines and standards that ensure size, design, and character consistent with an attractive City and the desired character for the area.***

Principle 1.2.a. Sign Palette. Develop and utilize a Cody-specific sign palette for tourist-oriented directional and wayfinding signage, as an alternative to private off-premise directional signage and billboards.

Principle.1.2.b. High-Quality Signage. Permitted signage should have a professional appearance and scale. Encourage phasing out existing billboards through transportation enhancement grants, amortization ordinances, etc.

Principle 1.2.c. Abandoned and temporary signage. Minimize the usage of temporary banners. Temporary banners and abandoned signs should be removed in a timely manner.

Objective 1.3: ***Encourage the development of pleasing community entrances that promote community pride and an image of Cody as a distinctive and attractive community.***

Principle 1.3.a. Protect Entryway Character. Landscaping, architecture, building placement, open space, appropriate signage and lighting, and preservation of character-defining features should be used to delineate and reflect the unique identity of each of Cody's entrances: Big Horn Avenue, the Yellowstone Highway, Greybull Highway, and Belfry Highway. Developments in these areas should include plans that illustrate each of these elements.

Principle 1.3.b. Context-Specific Design. Tailor landscaping, architecture, signage, and other design guidelines to each character district, placing particular focus on community entrances.

Best Practices

Many cities have unique protections in place to ensure architecture and signage are compatible with local character. One Montana community has designated seven arterial streets as "entryway corridors." Guidelines addressing site, building,and sign design are tailored for each. The city also offers design expertise from a review board to assist small merchants in exploring creative solutions in architecturally sensitive areas. One western municipality required more rustic architecture for the famous McDonald's sign.

GOAL 2: Preserve, promote and enhance Cody's identity and character in a way that is respectful and authentic. Reflect Cody's western history, artistic heritage, natural and scenic character, and reputation as a recreation and tourism destination.

Objective 2.1: ***Genuinely respect the historic basis and current context of Cody's Western identity when promoting community attractions.***

Principle 2.1.a. Historic Attractions and Education. Support the Buffalo Bill Center of the West, Old Trail Town, and others in their efforts to celebrate and educate residents and visitors about Cody's history and culture. Recognize the Cody Stampede and Cody Nite Rodeo as key attractions in town and support their efforts through design elements and signage. Encourage the use of interpretive signage and educational information about the history of Cody in public spaces, at the visitor center, and major attractions.

Principle 2.1.b. Public and Civic Spaces. Ensure that public and civic design features reflect Cody's historic character in the Central Cody and Yellowstone Districts. Elements with Western, Native American, and nature themes should be considered.

Principle 2.1.c. Historic Preservation. Recognize and maintain the historic character of the downtown core and Cody's historic neighborhoods. Identify historic places and buildings with signage or markers.

Objective 2.2: ***Celebrate Cody's natural character, its role as a gateway to Yellowstone National Park, outdoor recreation opportunities, and scenic landscape.***

Principle 2.2.a. Federal Partnerships. Make the most of Cody's proximity and relationship to Yellowstone National Park and other federal lands through partnerships with the National Park Service, U.S. Forest Service, Bureau of Land Management, and Bureau of Reclamation. Look for opportunities to improve transportation connectivity, recreation access, concessionaires, marketing, and operations.

Principle 2.2.b. Support Outdoor Recreation. Support the Shoshone Recreation District, other outdoor recreation providers, outfitters, and the Park County Travel Council to continue their efforts to identify, publicize, and expand outdoor recreation activities within and surrounding Cody.

Principle 2.2.c. Outdoor Recreation Destination. Present Cody as an international-caliber destination for outdoor recreation. Support the development of additional amenities that complement the visitor experience to extend the length of stay of tourists in Cody.

Principle 2.2.d. Artistic Heritage. Cody's western character and ties to Yellowstone National Park have historically been reflected and preserved in the arts, and over time the local artist community has expanded to provide an array of art and craft based industries. Recognize the historical, cultural and economic influence of the arts in the community, as it represents an opportunity for expanded economic development, marketing, employment, and preservation of heritage.

Principle 2.2.e. Native American Heritage. Recognize the Native American heritage of the area and help preserve that heritage and history as part of the community.

Principle 2.2.f. Shoshone River. Recognize the Shoshone River corridor as an amenity for residents and visitors alike. Encourage compatible development.

Land Use and Development

GOAL 3: Ensure a consistent and predictable pattern of development throughout the city. Promote compatibility with the desired future character of each area.

Objective 3.1: *Promote a balanced mix of residential, commercial, office, and industrial uses throughout the community.*

Principle 3.1.a. Commercial Growth. Promote "balanced growth" between expansion of the central business district and additional commercial development in outlying areas.

Principle 3.1.b. Existing Neighborhoods. Protect the existing character in stable residential areas. New residential, office, commercial, or industrial development that is not in harmony with the existing or desired future character of these neighborhoods should be discouraged.

Principle 3.1.c. Protect Residential Uses. Protect residential neighborhoods by transitioning between residential and non-residential land uses through appropriate zoning, development review processes, and buffer methods. In areas where non-residential land uses are located adjacent to or within neighborhoods, require screening or barriers to limit the impacts on residential uses. Buffer methods could include fencing, berms, native vegetation, plantings, trails and recreation areas, and density transitions.

Principle 3.1.d. Noise and Traffic Impacts. Buffer residential development from noise and other traffic impacts on major arterials and commercial corridors using screening, buffer methods, and requiring new street cross-sections as outlined in Framework 4.

Principle 3.1.e. On-Site Screening. Screen or architecturally enhance storage buildings, garages, other outbuildings, parking lots, and waste collection (i.e. dumpsters) in commercial, office, and multi-family areas to fit the desired future conditions of the area, as per Goal 1.

Principle 3.1.f. Building Heights. Limit the height of new and remodeled construction to respect the existing or desired character of neighborhoods and districts, maintain a consistent scale of development, and preserve scenic views.

Principle 3.1.g. Zoning Changes. Allow changes to zoning only when it contributes to the character district and meets the goals set forth in the Master Plan.

Principle 3.1.h. Nonconforming Uses. Support developments that phase out nonconforming uses that do not match the appropriate use or character of a particular area.

Principle 3.1.i. New Neighborhoods. The design of new neighborhoods should be consistent with the goals of this Master Plan, and exhibit careful and creative site planning to best utilize existing site attributes. Special attention should be given to how the new development interfaces with adjacent neighborhoods and commercial districts.

Principle 3.1.j. Clustered Housing. Encourage a clustered housing pattern in new rural subdivisions located within the city limits and annexation areas identified in the Expansion Areas Map on pages 26-27.

Principle 3.1.k. Mixed Use. Allow residential uses in commercial and mixed use areas in the Central Cody, Yellowstone, Bighorn, and Greybull Districts to encourage vibrancy and facilitate easy-access to retail, restaurants, and services.

Principle 3.1.l. Neighborhood Commercial. Allow for new commercial development and mixed use centers within or adjacent to residential areas of change if it is consistent with desired future conditions for the area, based on the future land use map (See pages 38-39) and character districts (See Chapter 4).

Principle 3.1.m. In-home Businesses. Allow opportunities for in-home businesses in residential neighborhoods, as long as the business is consistent with residential uses and the character of the neighborhood, and adequate parking is available.

Principle 3.1.n. Commercial Development Pattern. Promote compact configurations of commercial development that allow for safe, convenient pedestrian movement and promote economic vibrancy.

Principle 3.1.o. Mixed Use Development. Single use office, commercial and industrial uses should be located in designated areas. When integrated with residential uses, the urban form, architecture and the mix of uses should reflect the character of the area. Incentivize and promote mixed use development in downtown.

Objective 3.2: ***Promote infill and redevelopment projects within existing neighborhoods and commercial areas.***

Principle 3.2.a. Infill and Redevelopment. Support and/or incentivize development and redevelopment in areas with existing services that are capable of supporting more intensive use.

Principle 3.2.b. Design of New Development. Encourage infill and redevelopment that matches the desired future character of a neighborhood or district by matching size and scale where possible.

Objective 3.3: ***The city's development review process should be straightforward, efficient and predictable, and should provide staff and decision makers with enough guidance to make informed recommendations and decisions.***

Principle 3.3.a. Development Review. Expedite the development review process for developers when development includes a public benefit and meets the goals set forth in this plan.

Principle 3.3.b. Cooperative Approach. When working with property owners,developers, and City staff, all parties are expected to maintain a cooperative attitude, promote open communication, and work to identify mutually-beneficial solutions to problems that may arise during the review process. Projects involving rezones, conditional use permits, special exemptions, and similar discretionary matters will include public notice and input. Regardless of whether public notice is required, applicants should notify and attempt to work with neighboring property owners on any concerns.

Principle 3.3.c. Site Assessments. Encourage site assessments to be performed by developers for all new development so that issues and costs can be accurately identified early in the process.

Principle 3.3.d. Conceptual Plans. Allow an optional Conceptual Plan Review by staff and the Planning, Zoning and Adjustment Board to review development concepts early on, prior to developers incurring the costs of a full development plan. Conceptual Plans should include: general location, size, type of structure, and utility improvements; statement of ownership and/or preliminary title report; statement of the proposed access or easements; applicability of the project to current zoning; and applicability of the project to the Master Plan. The City may facilitate neighborhood meetings to help refine concepts.

Principle 3.3.e. Staff Assistance. At the beginning of the review process for each new development, a meeting should be held between the developer and a staff liaison. A project coordinator for each development should be assigned so that developers have a primary point of contact and guide throughout the process. At the initial meeting, clear expectations and requirements should be established to avoid unexpected costs or additional steps later in the process. The step-by-step process should follow the development manual, but may vary slightly by project depending on the specific circumstances. The initial list of expectations and requirements may be revised following staff and Planning, Zoning and Adjustment Board review of the conceptual plan. The regulations that apply to the developer at the beginning of the process should remain in effect throughout the process. As the list of requirements and expectations is developed for each project, a list of fees should be developed so that costs to developers are predictable and can be paid at one time.

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

Principle 3.4.a. When to Annex. The City should annex subdivisions into the city in situations where the development is within the growth area, meets city standards, the benefits to the community outweigh the costs, and the city can afford to provide desired services.

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.

Principle 3.4.c. Federal Land Acquisition. Identify opportunities for the acquisition of Bureau of Land Management or other federal land inside the growth area (via land disposal) when it is beneficial to the city.

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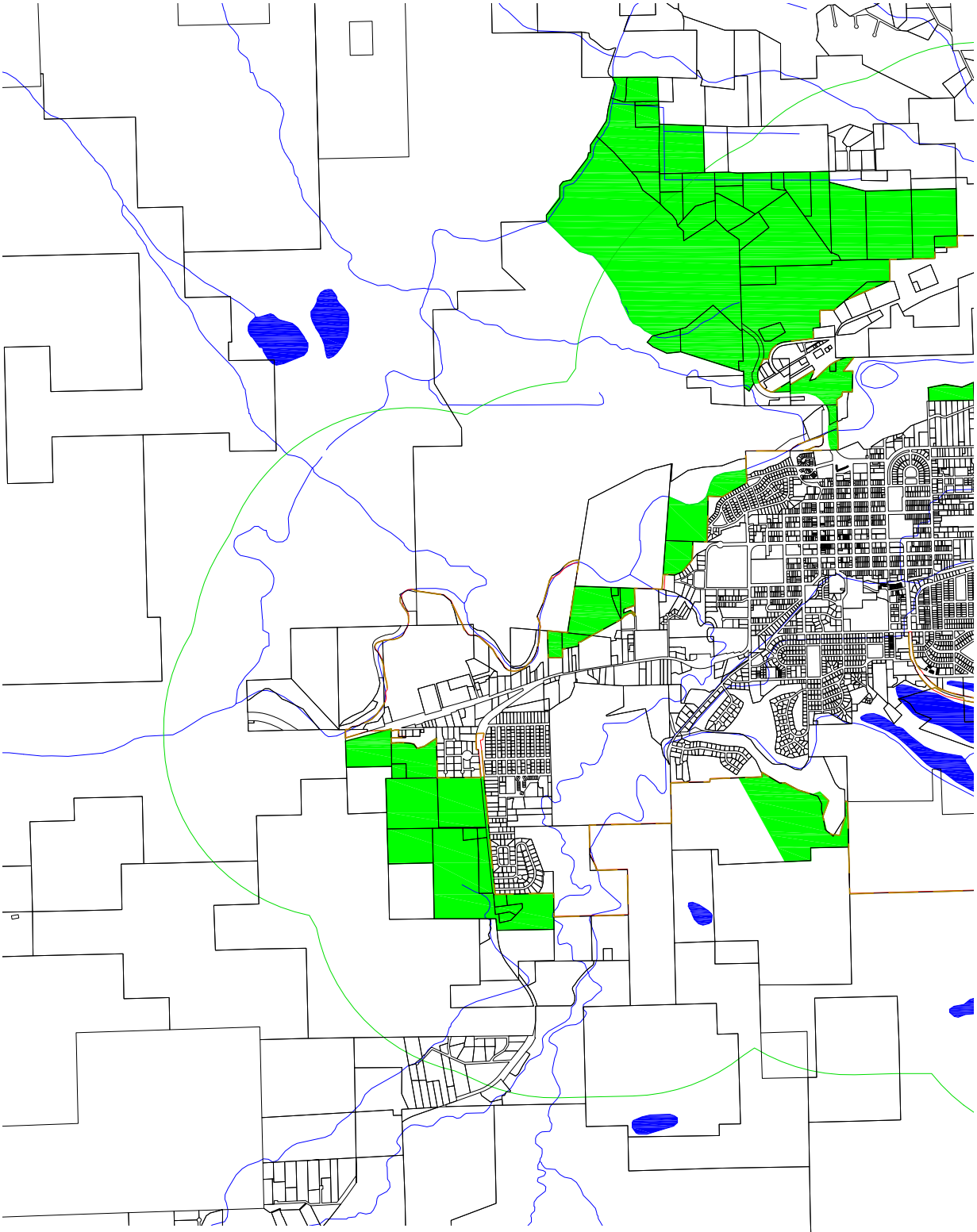
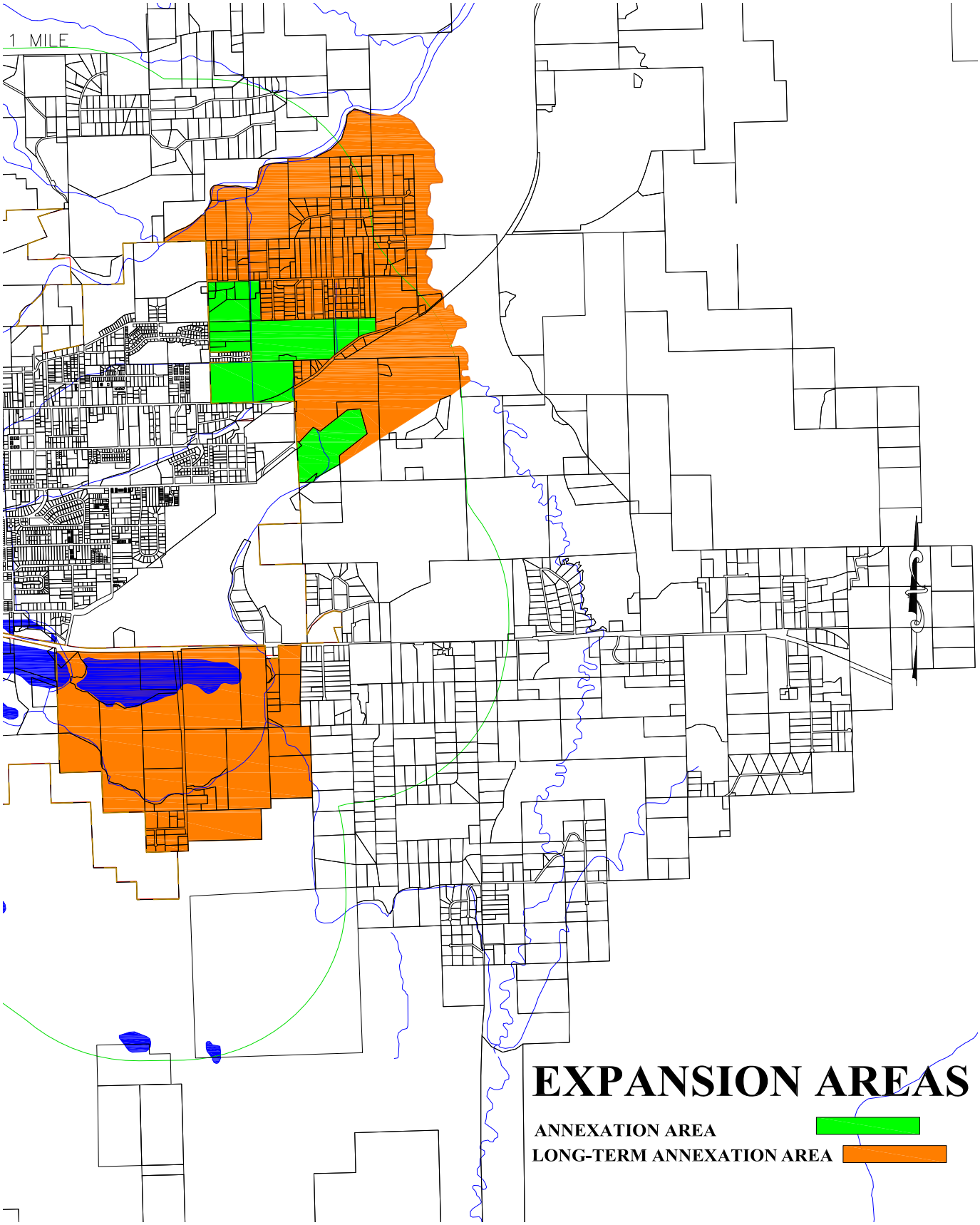


Expansion Areas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EXPANSION AREAS
ANNEXATION AREA
LONG-TERM ANNEXATION AREA

Airport

GOAL 4: Development within the vicinity of the airport should be compatible with airport uses and impacts.

Principle 4.1.a. Airport Compatibility. Land uses should be compatible in both height and use with the airport and aircraft operations in the vicinity of the Yellowstone Regional Airport and its protection zones, to preserve the long-term viability of the airport and its associated operations.

Principle 4.1.b. Noise Buffering. Ensure that residential, office, and commercial uses within the vicinity of the airport properly acknowledge the area. Allow for techniques to mitigate the impact of airport noise.

Principle 4.1.c. Airport Overlay. Update the City's airport overlay boundary and accompanying regulations to reflect the airport's master plan. Utilize avigation easements where necessary to ensure development properly acknowledges and provides for ongoing airport operations.

Housing

GOAL 5: Encourage a variety of housing options for all household types, income levels, and housing needs.

Objective 5.1: ***Encourage a mix of housing types and sizes within Cody's residential districts.***

Principle 5.1.a. Mix of Housing. Allow opportunities for entry and mid-level housing in new neighborhoods. Starter homes, rentals and apartments are more affordable for families and individuals beginning or progressing through their careers in Cody—preserve and expand these housing opportunities to meet market demand.

Principle 5.1.b. Multi-Family Housing. Ensure a mix of multi-family housing in appropriate locations (see Future Land Use Map on pages 38-39). Encourage new types of multi-family housing, including townhomes, duplexes, triplexes, quadplexes, patio homes, and mixed use centers. Such multi-family building types are more compatible with single family development than traditional apartment complexes, and result in more diverse residential opportunities.

Objective 5.2: ***Encourage the development of high-quality affordable housing to support Cody's workforce.***

Principle 5.2.a. Affordable Housing Types. Promote the construction of high-quality affordable housing. Encourage a range of single and multi-family housing options, as described in Principle 5.1.b.

Principle 5.2.b. Location of Affordable Housing. Allow for appropriate zoning for affordable housing near employment centers to facilitate convenient access to job opportunities for Cody's workforce.

Principle 5.2.c. Manufactured and Mobile Homes. Maintain opportunities for quality manufactured homes in appropriately identified areas and mobile home parks.

Attached housing with multiple entrances and off-street parking.

Principle 5.2.d. Temporary and Seasonal Housing. Allow opportunities for an adequate supply of housing for temporary and seasonal employees. Identify deficiencies in housing for temporary and seasonal employees and opportunities to develop additional supply. Lodging could include campgrounds, RV parks, rental apartments and houses, converted hotels and motels, accessory dwelling units, boarding houses, and other options.

Objective 5.3: Encourage the development of a range of housing options for seniors near community amenities and medical services.

Principle 5.3.a. Provision of Senior Housing. Plan for progressive senior living and care that transitions from independent living to assisted living to convalescent care. Progressive senior living could be concentrated near the senior center, Cathcart Health Center, Mentock Park/ Blackburn Street, and other community amenities. Encourage future private investments for senior housing through incentives, zoning, or other strategies.

Best Practices

Creativity and flexibility are central challenges in developing an excellent mix of higher density housing. In the past several years, cities all over the country have addressed the issue in a number of creative ways. For example, the newly developed Fire-Clay Lofts in Denver are located in an industrial corridor and on a former brick manufacturing site. The 177,300-square-foot, 166-unit project was intended to introduce mixed-income residential development to an underused area with little available housing.

Examples of a range of housing types, including townhomes, apartments, duplexes, multiplexes, and single-family homes.

Utilities

GOAL 6: Plan for public utilities, facilities, and services for long-term capacity to support existing needs, future residential, commercial and industrial development, and city expansion within the growth area.

Objective 6.1: ***The City of Cody and other local service providers should maintain the ability to provide water and sewer facilities, electric power, natural gas and other services to accommodate anticipated growth of the City within the growth area.***

Principle 6.1.a. Utilities Phasing. Phase the upgrades and expansion of utilities in Cody, prioritizing infrastructure improvements in areas where service is currently deficient or where new development is planned.

Principle 6.1.b. Utilities to Attract Business. Prepare to meet the unique infrastructure needs of targeted industries. Current targeted industries include firearm and outdoor product manufacturing, food product manufacturing, and online-based businesses. Potential also exists for medical and high-tech industries. Work with Forward Cody and others to identify and plan for infrastructure needs to attract new businesses to Cody.

Principle 6.1.c. Utility Coordination. Coordinate the provision of future municipal services in outlying rural areas with Park County, Northwest Rural Water District, and other providers.

Objective 6.2: ***Locate utilities in areas that allow for efficient maintenance and support community character.***

Principle 6.2.a. Underground Utilities. Identify and prioritize areas for the conversion of above ground utilities to below ground for practical and aesthetic purposes. Require new electrical, telephone, cable, fiber optic, and other utility distribution and service lines to be placed underground, unless determined unfeasible by the City of Cody, based on input from the utility coordination group.

Principle 6.2.b. Alley Utilities. Where alleys exist or are proposed, locate the utilities in the alley, where feasible.

Objective 6.3: ***Continue to reliably provide domestic and irrigation water to households and businesses within Cody's growth area, accommodating future growth and demand.***

Principle 6.3.a. Water Conservation. Promote water conservation strategies to manage natural resources responsibly. Encourage practices that demand less water, such as landscaping with native species. Maintain a list of landscaping plants that do well in the local climate and soil conditions.

Principle 6.3.b. Raw Water Provision. Continue to provide raw (irrigation) water to households and businesses within Cody's service area and work to expand the system to accommodate future growth and demand. Encourage and, if necessary, require water conservation to reduce excessive individual raw water consumption rates so that raw water from the City system is available for the most residents possible.

Objective 6.4: ***Provide stormwater management systems that mitigate the impacts of heavy storm and flood events, address the effects of development, and protect the health of the public and the environment.***

Principle 6.4.a. Stormwater Management Plans. Review stormwater management plans with regard to how they integrate with stormwater management on the property, external to the property and with adjacent existing or planned development. For large developments, allow for stormwater management and detention plans that address effects at the project level, rather than for each individual lot. Private stormwater facilities should serve multiple purposes (stormwater retention and landscaping) when possible.

Principle 6.4.b. Stormwater Detention. Encourage attractive or hidden on-site detention strategies for new development that provide multiple benefits, such as water filtration, water quality improvement, and aquifer recharge.

Principle 6.4.c. Dual-Use Opportunities. Consider intermediate detention facilities in the city storm water system, so that not all storm water needs to be carried to the river. Options of utilizing or retrofitting street medians, play fields, parks, open space, and other public features should be considered.

Strategy 6.4.d. Complete System. Continue to work to correct existing deficiencies in the city stormwater system.

Objective 6.5: ***Manage Cody's waste stream and waste collection systems in a way that is both efficient and cost-effective.***

Principle 6.5.a. Dumpster Considerations. Protect the aesthetics of neighborhoods by encouraging on-site dumpsters for commercial, industrial and multi-family uses. These dumpsters should be screened if located in highly visible locations, and located in a manner that is sensitive to adjacent uses (odor and visual impacts). In all areas, dumpster trash collection should occur at the back of properties where possible.

Principle 6.5.b. Recycling and Reuse. Support recycling and reuse of materials to lessen the burden on the city's waste management systems and conserve resources. Look for ways to facilitate the collection of recycling materials. A yard waste composting/soil amendment program should be investigated.

Principle 6.5.c. Waste Collection. In identified residential areas consider transitioning from the existing on-street dumpster waste collection system to a roll-out container system, with emphasis along major streets. Options for screening, relocation, changing the size of receptacles, changing pick-up operations, or other actions should be investigated to minimize or eliminate the visual impacts caused by the current on-street dumpsters.

Objective 6.6: ***Support the development of communication systems that support residential, business, and industrial activities throughout the city.***

Principle 6.6.a. Communications Systems. Continue to support improved electronic, cellular, and internet systems within the city to support existing and future businesses and residents.

Objective 6.7: ***Provide for high-quality police and emergency services to protect public health and safety throughout the community.***

Principle 6.7.a. Police Service Provision. The City of Cody will provide police services to all properties within city limits. Create cooperative relationships between law enforcement and Cody citizens, particularly youth. Emergency services outside city limits should be coordinated with Park County and other service providers.

Principle 6.7.b. Addressing System. Within 1-mile of city limits, coordinate the addressing system for new subdivisions with Park County so that addresses for areas that may eventually be annexed are consistent with the City's system.

GOAL 7: Ensure that Cody has reliable sources of energy for current and future generations.

Objective 7.1: ***Support the development and use of renewable energy sources where appropriate.***

Principle 7.1.a. Renewable Energy Use and Production. Allow for opportunities for the local generation and use of wind, solar, geothermal, and/or hydro energy as energy sources. Ensure that the development and use of renewable energy sources is done in a way that supports Cody's character and quality of life.

Principle 7.1.b. On-Site Renewable Energy. Allow on-site renewable energy generation where it does not adversely affect surrounding properties.

Principle 7.1.c. Energy Conservation. Support programs that promote energy conservation and efficiency improvements.

Principle 7.1.d. Energy Efficiency Technology. Consider new technology and system upgrades that improve the efficiency of energy development and use.

GOAL 8: Maintain a neighborly, hospitable, and healthy community with opportunities for social interaction and reinforcement of Cody's small town lifestyle.

Objective 8.1: ***Support year-round entertainment and events for residents and visitors to maintain a high quality of life and encourage a sense of community.***

Principle 8.1.a. Existing Festivals and Events. Continue to support festivals and events for residents and visitors, including the rodeo, 4th of July parade, concerts, art exhibits, sporting events, and other community activities.

Principle 8.1.b. New Events. Support opportunities for new events in Cody, including sports tournaments, downtown and park concerts, summer farmer's markets, art fairs, and other family-oriented events and attractions.

Principle 8.1.c. Event Support. Plan for adequate support facilities during events.

Principle 8.1.d. Event Partnerships. Pursue partnerships with other agencies, organizations and community groups to offer new activities and events or expanded venues.

Objective 8.2: ***Support first-class educational opportunities for Cody residents.***

Principle 8.2.a. Primary and Secondary Education. Support the School District's initiatives and opportunities to improve the quality of pre-K and K-12 education.

Principle 8.2.b. Adult Education. Support opportunities for expanded adult education and training offerings in Cody.

Principle 8.2.c. Community Education. Support the education and interpretation efforts of local museums and other education providers.

Objective 8.3: Provide amenities and facilities for both residents and visitors that contribute to a safe, healthy community.

Principle 8.3.a. Community Centers. Encourage the use and recognize the importance of the senior center, Boys and Girls Clubs of Park County, and recreation center as they provide important services to youth and seniors in the community.

Principle 8.3.b. Outdoor Recreation Facilities. Parks, trails, and sports facilities offer opportunities for outdoor exercise and leisure for users of all ages. Maintain existing facilities and plan for additional facilities as needed.

Objective 8.4: ***Maintain a sense of community by encouraging civic engagement and volunteerism.***

Principle 8.4.a. Opportunities for Civic Engagement. Include opportunities for meaningful public engagement and feedback in the City of Cody's planning and community development activities.

Principle 8.4.b. Community Volunteerism. Support the volunteer activities of groups and organizations that provide important services to residents and the community as a whole. Share opportunities and ideas for voluntary service with community groups, so they are aware of ways to help and can experience the satisfaction of improving the community in a cooperative manner.

Cody Country Voices

"Let's not predicate everything on growth. I think sustainability and livability are critical concerns. Nothing can grow forever. We need to start thinking long-term and incorporate good growth where we can and as it happens, but also allow for living as we are and have been."

- Cody resident comment in the 2012 Community Survey

Future Land Use Map

The Future Land Use Map on pages 38-39 proposes the future distribution and location of housing, business, industry, civic uses, parks, and agriculture in Cody. Each category of land use has been located and depicted with the goals of enhancing community character, providing reasonable opportunities for growth and economic development, and enabling the City to provide necessary public services in an efficient and cost-effective manner. The Future Land Use Map should be viewed as what the community will grow to become, as it will be the guide for future zoning and development within the City. The map reflects what the community currently considers an appropriate intensity, density, and ratio of land uses for future growth. For areas outside of the current city limits, the map designations do not become effective until annexation, at which time zoning should be applied in a manner that implements the City's land use designation.

Development approvals, capital improvement programs, and implementation ordinances should all consider and be consistent with the land use designations indicated on the official future land use map. The land use designation for a property is to be the primary consideration in determining whether the contemplated zoning of that property complies with the Master Plan. However, in interpreting the Future Land Use Map, realize that it is not a zoning map, in that the boundaries between land use designations are not rigid and can accommodate reasonable rezoning requests that may encroach across boundaries depicted on the map. Rezoning requests that represent wholesale changes to an area should not be approved without first considering the Future Land Use Map and ensuring the change is consistent with the community's vision, the goals and objectives of the Master Plan, and the desired future character of the specific area.

While rezone applications may be submitted for consideration after adoption of this plan, the City Council maintains the responsibility to rezone properties in compliance with the Future Land Use Map only when they are satisfied that sufficient zoning controls are in place to ensure land use compatibility and compliance with all pertinent components of the master plan and applicable state statutes.

The land use designations of the Future Land Use Map are described on the following pages. These categories should be considered as guidelines, with flexibility provided in the specific zoning district regulations, such that an appropriate mixing of uses and densities may occur to provide variety, opportunities for transitional densities, efficient land use patterns, and other desirable situations that will result in an attractive, efficient, and well-organized community.

The Future Land Use Map depicting the designations of lands within Cody and its expansion areas is found on pages 38-39.

Plan Highlights

The Future Land Use Map includes new land use categories to encourage the desired type of development in the city. A range of mixed use designations provides more specificity to ensure that the right mix of residential, commercial, office, industrial, civic, and open space land uses occur throughout the community.

RESIDENTIAL DESIGNATIONS:

The residential densities set forth in the following designations are based on the number of primary dwelling units.

Low-Density Residential: This designation is for residential neighborhood development and will be implemented through two (or more) different zoning districts to maintain the distinctions in density and land use between what has been known in the past as the Residential AA zone and the Residential A zone. The type of housing in what has been known as the Residential AA zone will continue to be limited to single-family detached homes at the historical density of approximately 2 to 3 dwelling units per gross acre. Within the other low-density zoning district, development is expected to occur at 3 to 4 dwelling units per gross acre and may include single-family detached homes, two-family homes (a.k.a. duplexes), and common wall units (two attached single-family units). Limited options for townhouses at the periphery of low-density residential neighborhoods may be considered as part of large developments. Although a number of housing types are permitted, the density is such that there are large yard areas and setbacks provided throughout these areas.

Options for accessory dwelling units may be provided to owners of single-family residential lots in low-density residential areas as suitable criteria and review processes are adopted.

Medium-Density Residential: This designation is for residential neighborhood development with an average density of eight (8) dwelling units per gross acre. The type of housing permitted in medium-density residential areas includes single-family detached homes, two-family homes (a.k.a. duplexes), common wall units (two attached single-family units), and townhouses or stacked dwellings of up to four attached units.

High-Density Residential: This designation allows residential development at effectively whatever density the property can accommodate and meet applicable height restrictions, parking ratios, minimum dwelling size, and other applicable development standards, with a minimum average density of eight dwelling units per gross acre, but not more than twenty-five (25) dwelling units per acre. The high-density residential designation should not be considered as equivalent to "low-income." The designation is intended to allow a variety of residential development types, such as senior housing, seasonal worker housing, vacation condos, and traditional apartments. A mixture of building sizes, heights and types should be included to avoid creating uniform areas of a single housing type.

COMMERCIAL DESIGNATIONS:

Neighborhood Mixed Use: The neighborhood mixed use designation is intended to provide a mix of residential and low-intensity neighborhood support services, including small-scale professional office, personal service, child care, educational, business service, and other daytime, weekday-only services that do not interfere with adjacent residential uses. Extended hours or days of operation may be appropriate in some locations. Retail and manufacturing uses are not intended for the neighborhood mixed use zone, but may be considered through a conditional use process when the scale of the use is comparable to a home-based business and the daytime/weekday-only limitation will be followed. Neighborhood mixed use areas may also include single-family detached, attached or mixed-use housing types. Mixed use areas should be pedestrian and bicycle friendly and directly linked to surrounding neighborhoods.

Downtown Mixed Use: The downtown mixed use designation is intended to provide abundant opportunities for retail, hospitality, personal service, and residential uses in a compact, pedestrian-friendly setting. This area should offer a range of things for both residents and visitors to do and see, both during the day and in the evening. Uses should include a diverse mix of office, finance, civic, government, entertainment, retail, restaurants and housing. Land use regulations for downtown should have a form-based component to help ensure compatibility of form, function, and design for a vibrant and busy environment.

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.

Commercial Mixed Use: This designation identifies areas primarily intended for a wide range of community and regional commercial uses, mixed with a limited amount of residential or light industrial. Over time, these areas are intended to develop into mixed use centers that are easily accessible from surrounding residential neighborhoods and the rest of the community by a range of transportation modes. Where located along an arterial street, any new housing must be secondary to the commercial component, by locating the housing units above or behind the commercial use. When possible, developments that allow for residential above commercial developments are encouraged. The type of mix will be identified by the zoning applied.

INDUSTRIAL DESIGNATIONS:

Light Industrial: Light Industrial areas are to provide for the location of light manufacturing, research and development, storage, wholesale trade and distribution, contractor yards, and bulk retail businesses . Light industrial may also involve the fabrication, processing, handling and distribution of products. These areas should have an attractive appearance and/or be well-screened when adjacent to major roadways or residential neighborhoods.

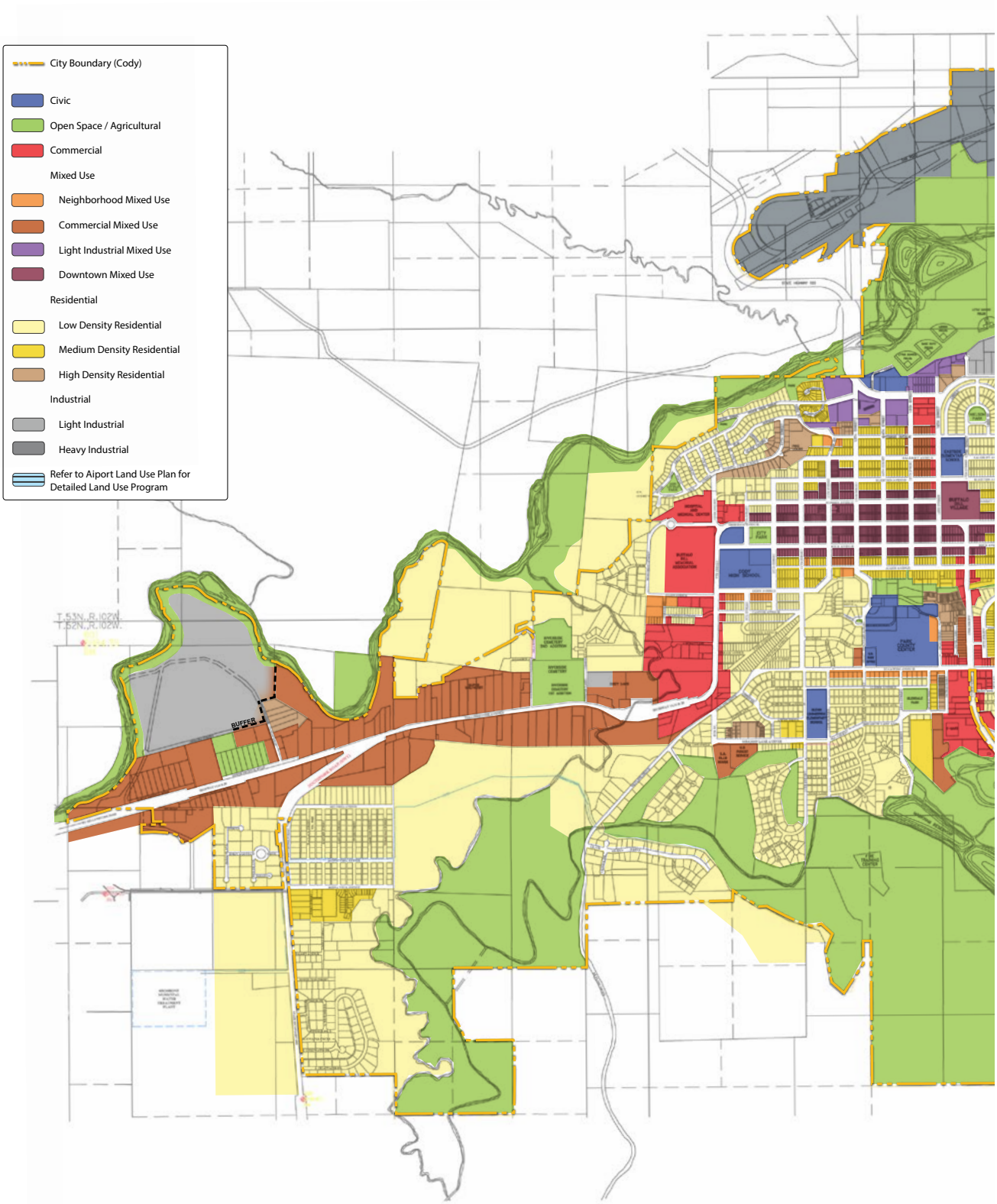
Light Industrial Mixed Use: This designation identifies areas primarily intended for light-industrial use, mixed or interspersed with residential and commercial uses, generally in support of employment activities. New residential units may include live-work dwellings, loft housing, worker/caretaker housing, and similar situations that will not be a source of land use conflict with the light-industrial businesses. Residential buildings should be designed to integrate with and represent the surrounding industrial character. These areas should have an attractive appearance and/or be well-screened when adjacent to major roadways or residential neighborhoods.

Heavy Industrial: The Heavy Industrial designation is intended for areas of the City that have been historically used or are appropriate for future industrial establishments that may potentially generate significant off-site impacts such as noise, light/glare, odor, visual blight, dust, and traffic. This designation allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Land uses that may conflict with or hinder the establishment of industry should not be permitted in areas with a heavy industrial designation.

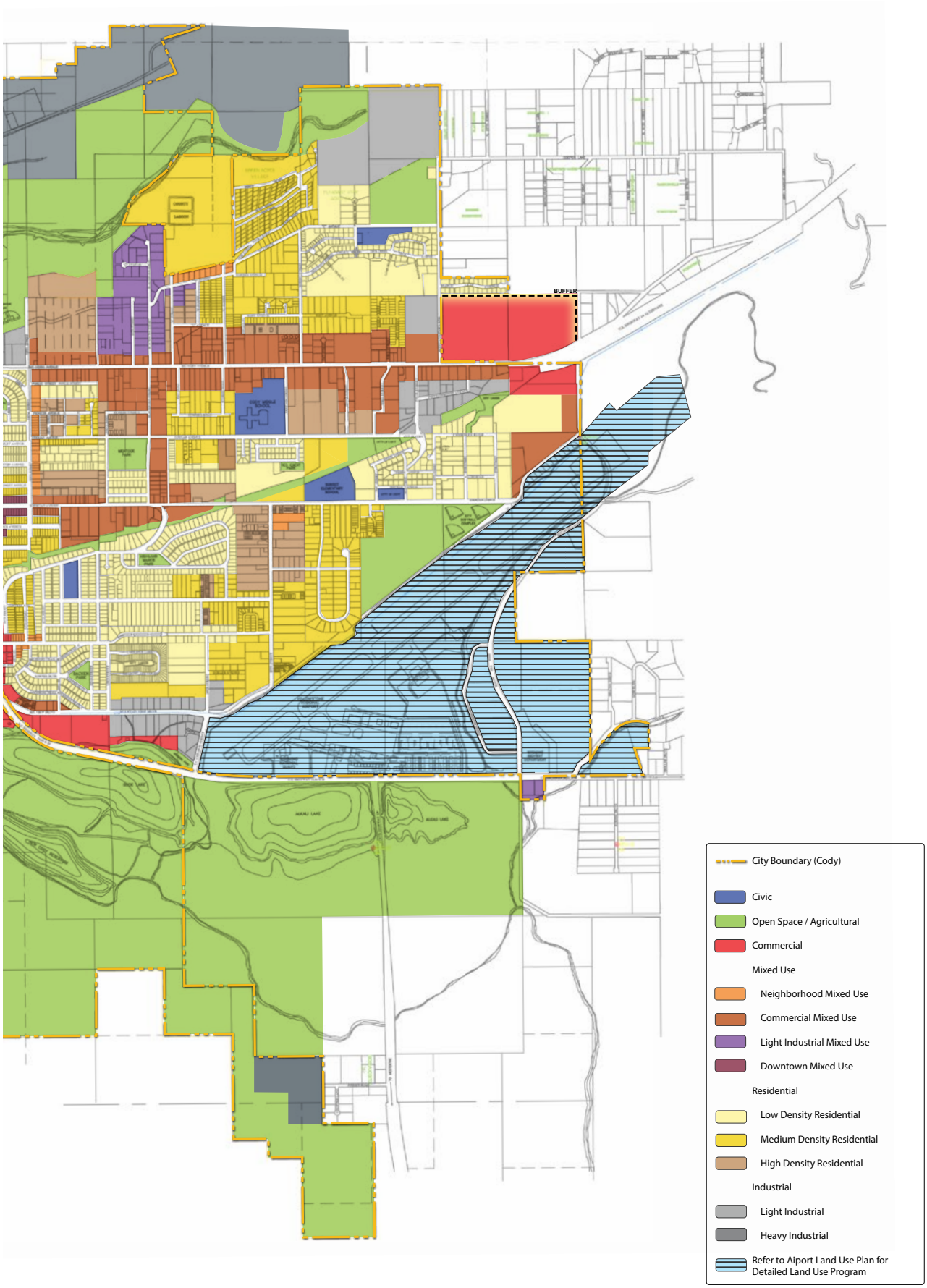
OTHER DESIGNATIONS:

Civic: The "Civic" land use designation is used for government, community, and school properties that are primarily devoted to public and/or civic purposes. The public schools, library, and recreation center are examples of properties to which this designation applies.

Open Space/Agriculture: This designation is only applied to public lands (parks, trails, water bodies, etc.), very developmentally-constrained lands, and lands utilized for non-development purposes such as agriculture. Private lands with this designation should not exceed a residential density of one dwelling per 20 acres if development is not clustered, or one dwelling unit per five acres if that density is clustered into areas of minimal impact. The agricultural designation of private lands does not preclude developable property from being changed to another land use designation(s) once urban-level development is planned for the property.



Future Land Use


BUFFER
City Boundary (Cody)
Civic
Open Space / Agricultural
Commercial
Mixed Use
Neighborhood Mixed Use
Commercial Mixed Use
Light Industrial Mixed Use
Downtown Mixed Use
Residential
Low Density Residential
Medium Density Residential
High Density Residential
Industrial
Light Industrial
Heavy Industrial
Refer to Aiport Land Use Plan for Detailed Land Use Program

Framework 2: Economic Vitality

GOAL 9: Improve infrastructure and other public assets to enhance the diversity of Cody's economy, retain our quality of life, and expand the year-round employment base. Our local economy should be balanced, and resilient to seasonal fluctuations and global economic volatility.

Plan Highlights

The enhancement of community gateways, an expanded downtown, and a focus on attracting targeted industries and employers will ensure a more robust, year-round local economy.

Objective 9.1: ***Support a vibrant, year-round local economy that allows for economic growth while protecting Cody's small town lifestyle.***

Principle 9.1.a. Business Diversity. Encourage the development of a diverse portfolio of existing and new industries in Cody. Encourage local innovation by providing for light industrial and live-work uses and quality of life amenities that attract small entrepreneurial businesses.

Principle 9.1.b. Business Development. Continue to work with Forward Cody, the Wyoming Business Council, and private developers, to develop business incubators and other economic development opportunities .

Principle 9.1.c. Targeted Industries. Encourage opportunities for emerging and expanding industries , such as firearm and outdoor product manufacturing, food product manufacturing, medical, biotechnology, high-tech, and internet or telecommute-based businesses.

Principle 9.1.d. Range of Job Opportunities. Encourage the development of businesses that create jobs at livable income levels to attract and retain a socioeconomic and demographically diverse population and preserve a stable resident workforce. Opportunities at all career stages should be encouraged to provide employment for youth, technical workers, service providers, young professionals, executives, and retirees pursuing second careers. Retention of our young people depends on opportunities for employment.

Principle 9.1.e. Education Initiatives. Recognize that the local education system and educational initiatives function as economic development drivers, as a high-quality education system results in a well-trained workforce that contributes to a strong economy.

Objective 9.2. Downtown will continue to serve as a primary hub for shopping, educational, cultural, and civic activities.

Principle 9.2.a. Downtown Vitality. Allow a concentration of visitor attractions, community amenities, and mixed use housing downtown to increase visitation and enhance the vitality of the downtown area.

Principle 9.2.b. New Downtown Development. Encourage new types of buildings and offices that are consistent with the historic character of downtown while attracting leading edge firms and employees, including flex spaces and shared office facilities.

Principle 9.2.c. Mixed Use Downtown. Allow mixed use development along Sheridan Avenue, Beck Avenue, Rumsey Avenue, and connecting streets within the downtown district. Mix retail, office and/or residential uses on blocks and within multi-story buildings.

Objective 9.3. Continue to provide a hospitable and attractive environment for businesses and industries.

Principle 9.3.a. Coordination of Economic Development Efforts. Local and regional economic development efforts should be coordinated rather than competitive or duplicative. Support economic development programs and efforts coordinated by Forward Cody, the Chamber of Commerce, Park County, and other public agencies, non-profit groups, and private partners.

Principle 9.3.b. Air Service. Support the work of the Cody Yellowstone Air Improvement Resources (CYAIR), Forward Cody, the Chamber of Commerce, and the Yellowstone Regional Airport Board in their efforts to provide air service that meets the needs of residents, businesses, and visitors.

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GOAL 10: Acknowledge the important role that tourism plays in the local economy.

Objective 10.1: ***Appreciate the value of the Park County Travel Council, Chamber of Commerce, local businesses, and other private and public entities for their efforts in making Cody a desirable national and international destination.***

Cody Country Voices

When it comes to growth and development, residents felt that Cody's greatest challenge is "*maintaining the small town attitude and feel, while at the same time growing with a purpose*".

Also noted was that "*attention should be to quality. Any development should be built to last and aesthetically pleasing.*"

Framework 3: Recreation, Open Space & the Environment

GOAL 11: Allow opportunities for year-round recreational activities and amenities oriented to both residents and visitors.

Objective 11.1: ***Recreational Opportunities. Identify demand for and available funding methods for new, improved, or expanded recreation activities, attractions, and opportunities.***

Objective 11.2: ***Acknowledge and preserve the first class opportunities for outdoor recreation in and around Cody.***

Principle 11.2.a Outdoor Recreation. Protect and enhance opportunities for public access to outdoor recreation, including but not limited to motorized recreation, kayaking, fishing, hiking, mountain biking, horseback riding, camping, and climbing.

Principle 11.2.b. Trail Recreation. Allow for the completion of the parks and pathways trail plan to include pathway construction, maintenance and improvement, and seek ways in which future trail and pathway development can be funded.

Principle 11.2.c. Beck Lake Plan. Continue to support private funding for the implementation of the 2011 Beck Lake Recreation Area Bike Park Conceptual Plan.

Principle 11.2.d. River Access. Support increased public access to the Shoshone River corridor.

Principle 11.2.e. Recreation Information. Support efforts to maximize communication through enhanced signage and online information about outdoor recreation opportunities in Cody to increase awareness and attract tourists interested in outdoor activities.

Principle 11.2.f. Partnerships in Recreation. Assist the Shoshone Recreation District, Bureau of Land Management, U.S. Forest Service, National Park Service, Bureau of Reclamation, Park County, and State of Wyoming to maintain, improve, and expand access to public lands for recreational activities.

GOAL 12: Maintain and promote a park system that meets local needs and provides convenient access to outdoor recreation.

Objective 12.1: ***Find opportunities to provide park improvements in areas that are currently underserved or in need of additional park space.***

Principle 12.1.a. Improvement of Parks. Identify the parks that have the greatest need for new or expanded park improvements.

Principle 12.1.b. Park Types. Maintain the current range of park types, including regional parks, community parks, neighborhood parks, specialty parks, athletic fields, playgrounds, trail systems, and community gardens.

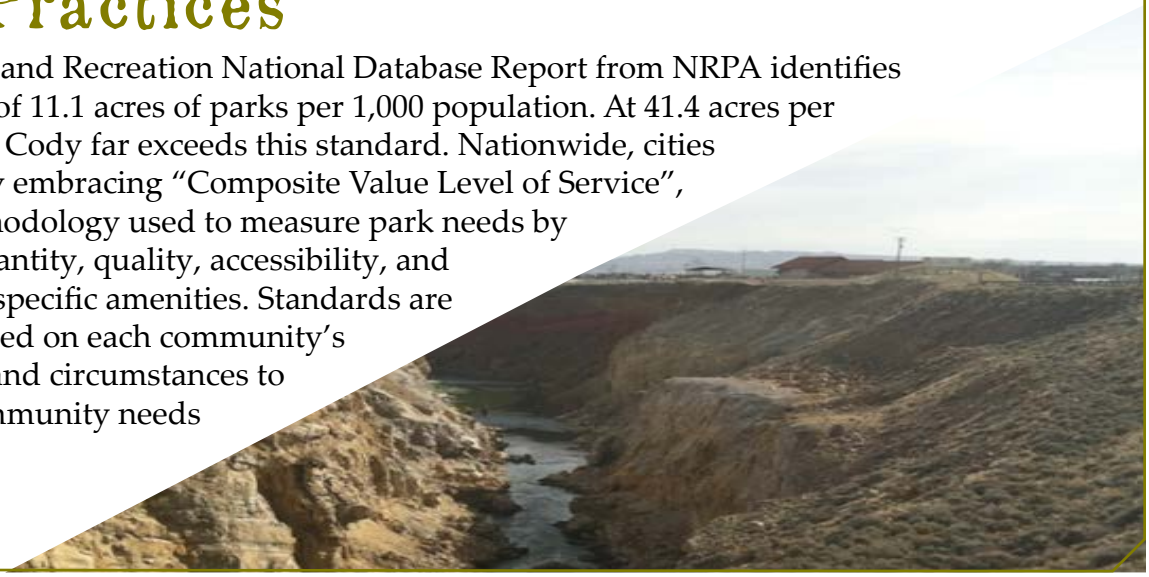
Principle 12.1.c. Interconnected System. Link parks to open space and trails.

Principle 12.1.d. Park Safety. Provide adequate safety measures to protect the public in city parks.

Principle 12.1.e. Park Dedication. Allow for cash-in-lieu from developers in place of the park dedication requirement to be used for park maintenance and upgrades.

Best Practices

The 2013 Parks and Recreation National Database Report from NRPA identifies a median ratio of 11.1 acres of parks per 1,000 population. At 41.4 acres per 1,000 residents, Cody far exceeds this standard. Nationwide, cities are increasingly embracing "Composite Value Level of Service", which is a methodology used to measure park needs by tracking the quantity, quality, accessibility, and distribution of specific amenities. Standards are determined based on each community's unique values and circumstances to ensure that community needs are being met.



GOAL 13: Preserve Cody's natural and scenic character for continued quality of life.

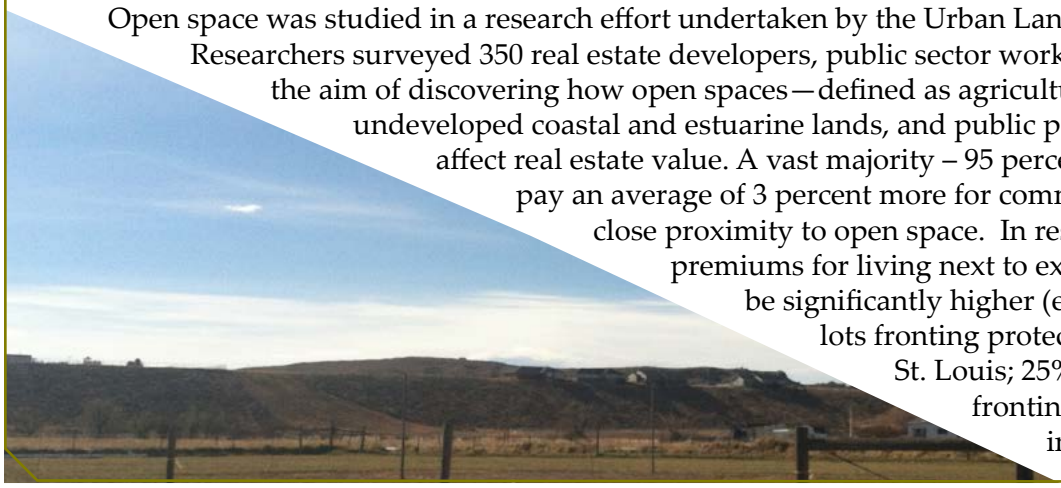
Objective 13.1: *Protect the scenery that contributes to Cody's natural character.*

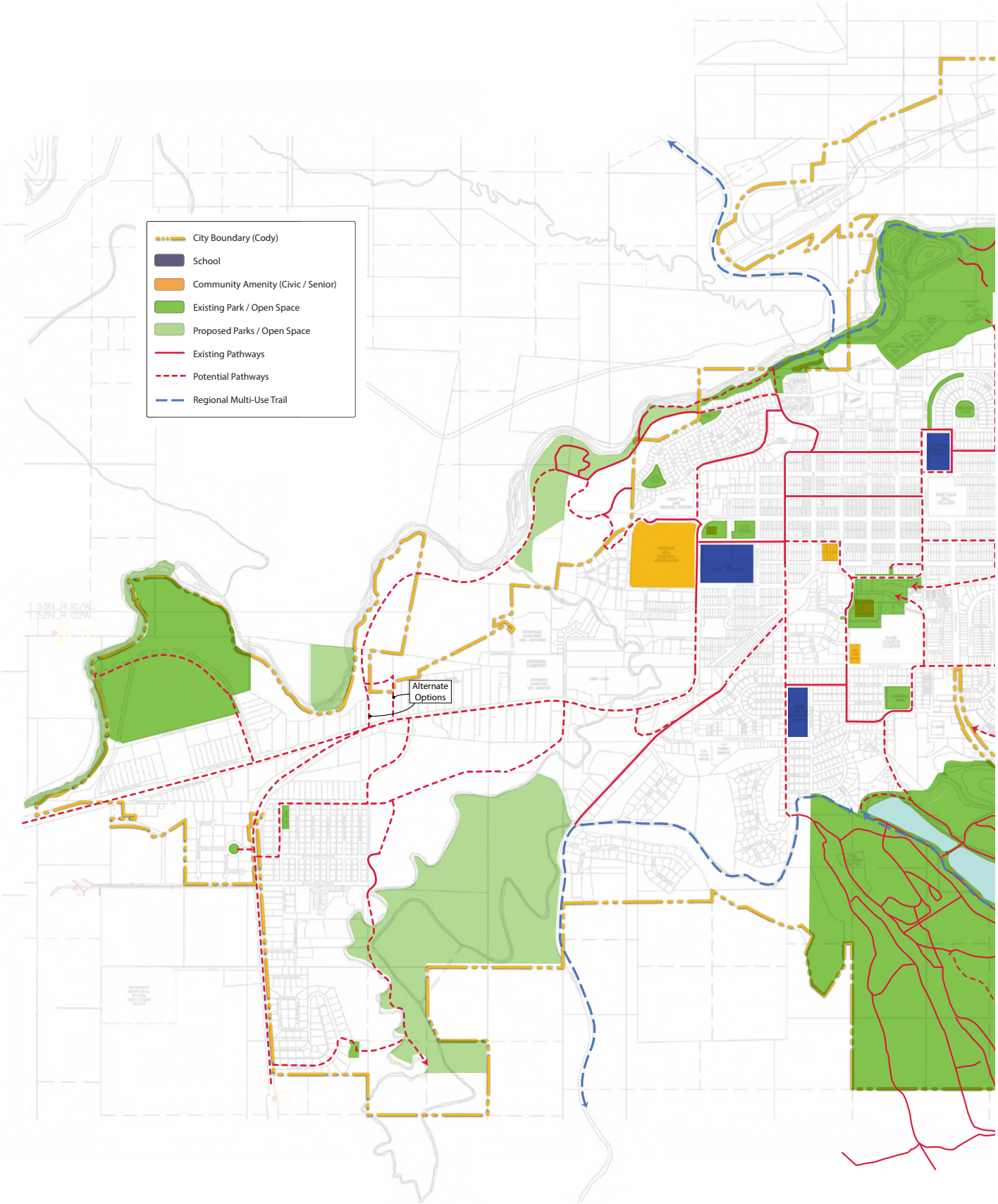
Principle 13.1.a. Scenic Views. Support the County and property owners in efforts to help preserve the scenic landmarks that surround Cody for their natural beauty-- Heart Mountain, Rattlesnake Mountain, Cedar Mountain, Carter Mountain, McCullough Peaks, Pat O'Hara Mountain, Shoshone River, and other major natural landforms.

Principle 13.1.b. Quality of Life. Support the preservation of Cody's quiet character by limiting noise and lighting impacts where quality of life is important.

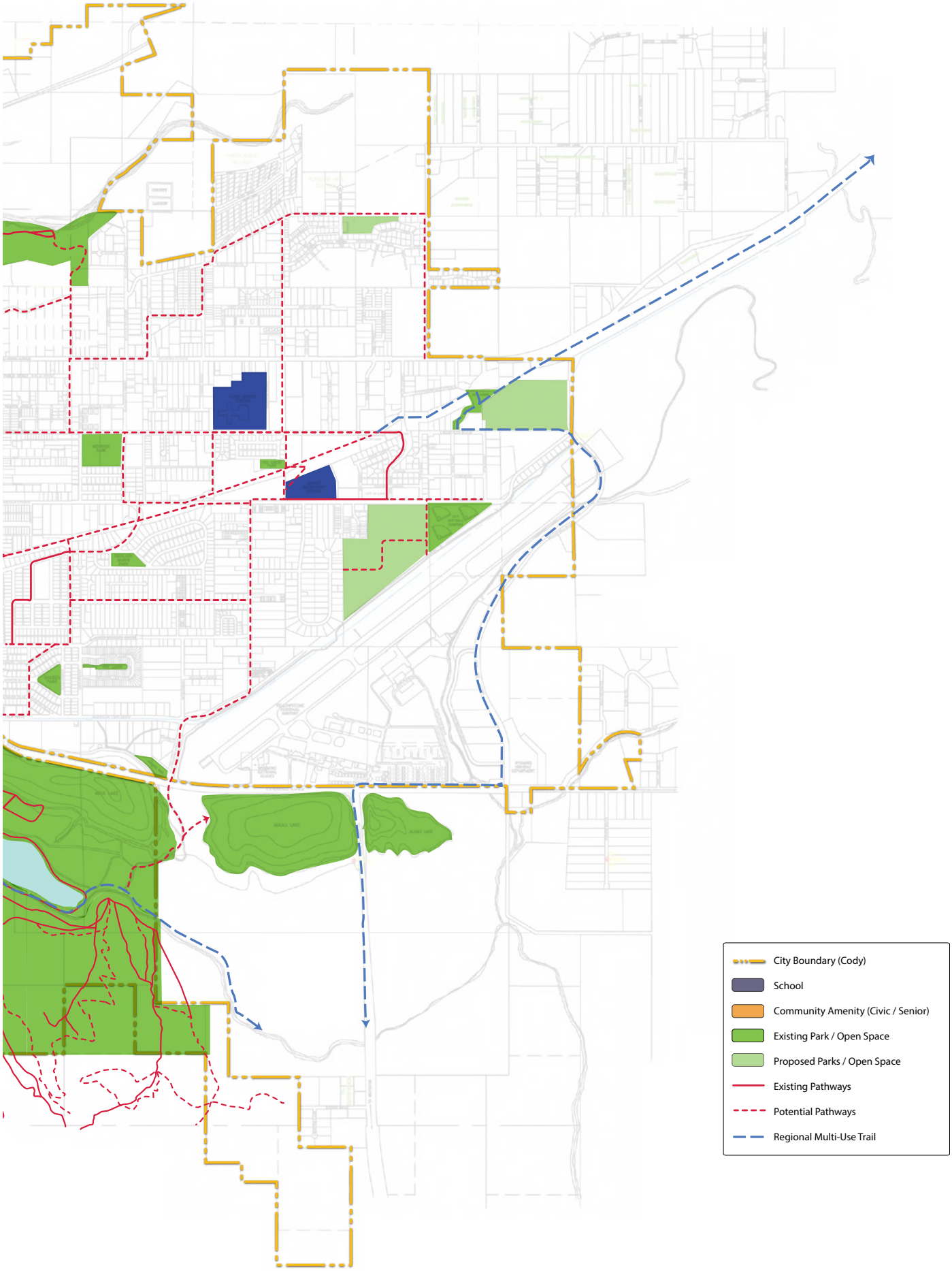
Best Practices

Open space was studied in a research effort undertaken by the Urban Land Institute (ULI). Researchers surveyed 350 real estate developers, public sector workers, and investors with the aim of discovering how open spaces—defined as agricultural land and forests, undeveloped coastal and estuarine lands, and public parks and preserves—affect real estate value. A vast majority – 95 percent – said they would pay an average of 3 percent more for commercial property in close proximity to open space. In residential settings the premiums for living next to excellent open space can be significantly higher (e.g., 50% premiums for lots fronting protected canals in suburban St. Louis; 25% premiums for homes fronting the village green belt in Columbus Ohio).





Parks and Trails Framework


City Boundary (Cody)
School
Community Amenity (Civic / Senior)
Existing Park / Open Space
Proposed Parks / Open Space
Existing Pathways
Potential Pathways
Regional Multi-Use Trail

Framework 4: Transportation and Mobility

GOAL 14: Create a safe, integrated, multi-modal transportation network with expanded transportation options and new street types to build a connected and efficient transportation system for all transportation modes. .

Objective 14.1: ***Cody's street network should be well-designed, interconnected and multi-modal.***

Principle 14.1.a. Street Network. Plan for the development of a public street system based on the street master plan (See the Master Street Plan on pages 56 -57) and development standards that consider both current and anticipated city growth.

Principle 14.1.b. Street Cross Sections. Utilize the updated cross sections for new streets as per the cross section figures on pages 50-54.

Principle 14.1.c. Complete Streets. Design the transportation network to include "complete streets," which safely accommodate users. Pedestrian facilities do not have to follow the street system in all cases.

Principle 14.1.d. Accepting New Roads. Accept new roads into the city street system only when they meet city roadway standards.

Principle 14.1.e. Street Connectivity. Ensure new subdivisions provide adequate street and pedestrian connectivity. Identify deficiencies in street connectivity and opportunities to create a more interconnected street network, while considering existing street conditions, safety, and impacts to adjacent uses. Streets at intersections where the streets do not currently match up should be realigned.

Principle 14.1.f. Street Heirarchy. Ensure a street system that properly considers and implements the functional classification of each street, such that arterial and major collector streets are maximized for mobility and capacity, and minor collectors and local streets function within their intended limits so that residential streets are protected from excessive volumes of traffic and the intrusion of undesirable cut-through traffic. Avoid situations where undesirable cut-through traffic occurs on minor collectors and local streets.

Principle 14.1.g. Alternative Routes. Identified alternative routes appear to be primarily located in and serve properties located in the County and therefore should be addressed by the County.

Principle 14.1.h. Emergency Route. Cooperate in the development of emergency routes with the County and other emergency service providers.

Principle 14.1.i. Alleys. Authorize the use of alleys in new residential and commercial development. Alleys provide additional access for utilities, deliveries, and secondary access to residential parking. Alleys may be required when the subdivision layout and land use are more readily served with utility and garbage service in an alley configuration—such as small commercial developments and some multi-family and mixed use development.

Principle 14.1.j. Access Control. Limit and reduce existing access points to properties along major arterial streets to prevent excessive turning movements that create unsafe conditions and/or impede the flow of traffic.

Principle 14.1.k. Speed Limits. Establish and post speed limits for all major collector and arterial streets based on the Institute of Transportation Engineers (ITE) recommendations (i.e. 85th percentile). Traffic speed studies on arterial streets may be conducted to determine if existing speed limits are appropriate.

Principle 14.1.l. Intersection Improvements. Consider adding dedicated turn lanes at busy signalized intersections that currently lack such turn lanes.

Principle 14.1.m. Railroad Service. Encourage continued rail service to the Road 2AB area for industrial use.

Objective 14.2: ***Develop a system of sidewalks, pathways, and trails that improves pedestrian connectivity to Cody's parks, schools, neighborhood services, business districts, and recreation areas.***

Principle 14.2.a. Pedestrian Network. Continue to build sidewalks and off-street pathways to create a complete city-wide pedestrian network, with emphasis on connecting neighborhoods to schools, parks, recreation access, and employment/retail centers.

Principle 14.2.b. Traffic Calming. Apply traffic calming measures where needed to reduce speeds and improve safety on local and minor collector streets.

Principle 14.2.c. Safe Crossings. Prioritize intersection improvements where safer pedestrian crossings are needed, including near schools, school bus stops, parks, other community destinations. Intersection crossings should be designed to better alert drivers and maximize pedestrian safety.

Principle 14.2.d. New Pedestrian Amenities. Ensure sidewalks, pedestrian crossings, and other pedestrian safety measures are included with new developments. Consider local improvement districts for installation and long-term maintenance of pedestrian facilities throughout the city.

Principle 14.2.e. Safe Routes to School. Prioritize pedestrian safety enhancements on routes children use to access schools and school bus stops.

Principle 14.2.f. Safety Features. Allow for adequate lighting, seating and other amenities along sidewalks and pathways to improve pedestrian comfort and safety. Consider wayside seating/resting areas with shade trees or structures along major sidewalks and pathways in open/unprotected walking areas.

Objective 14.3: ***Plan for a connected network of multi-use pathways and other facilities to support alternative transportation options for commuting, errands, and recreation.***

Principle 14.3.a. Alternative Transportation Network. Plan infrastructure for alternative transportation options and connectivity according to the Parks and Trails Framework Map (See pages 44-45) and Street Cross Sections (See pages 50-54).

Principle 14.3.b. Connect to open space. Coordinate with County, State and Federal agencies and landowners to extend city pathways into the open spaces surrounding the City.

GOAL 15: Provide for adequate vehicle parking for residents and visitors.

Objective 15.1: ***Offer parking to support downtown businesses, community destinations, and special events.***

Principle 15.1.a. Parking Requirements. Analyze and consider areas where on-street parking could be permitted to count toward required parking. Periodically re-evaluate whether downtown businesses should be exempt from required parking ratios.

Principle 15.1.b. Directional Signage. Provide signage directing visitors to downtown parking areas.

Principle 15.1.c. Oversized Vehicle Parking. Identify areas for oversized vehicle parking in the downtown area.

Objective 15.2: ***Oversized Vehicle Parking. Require off-street storage of recreational vehicles, trailers, boats, and out-of-service vehicles in residential areas.***

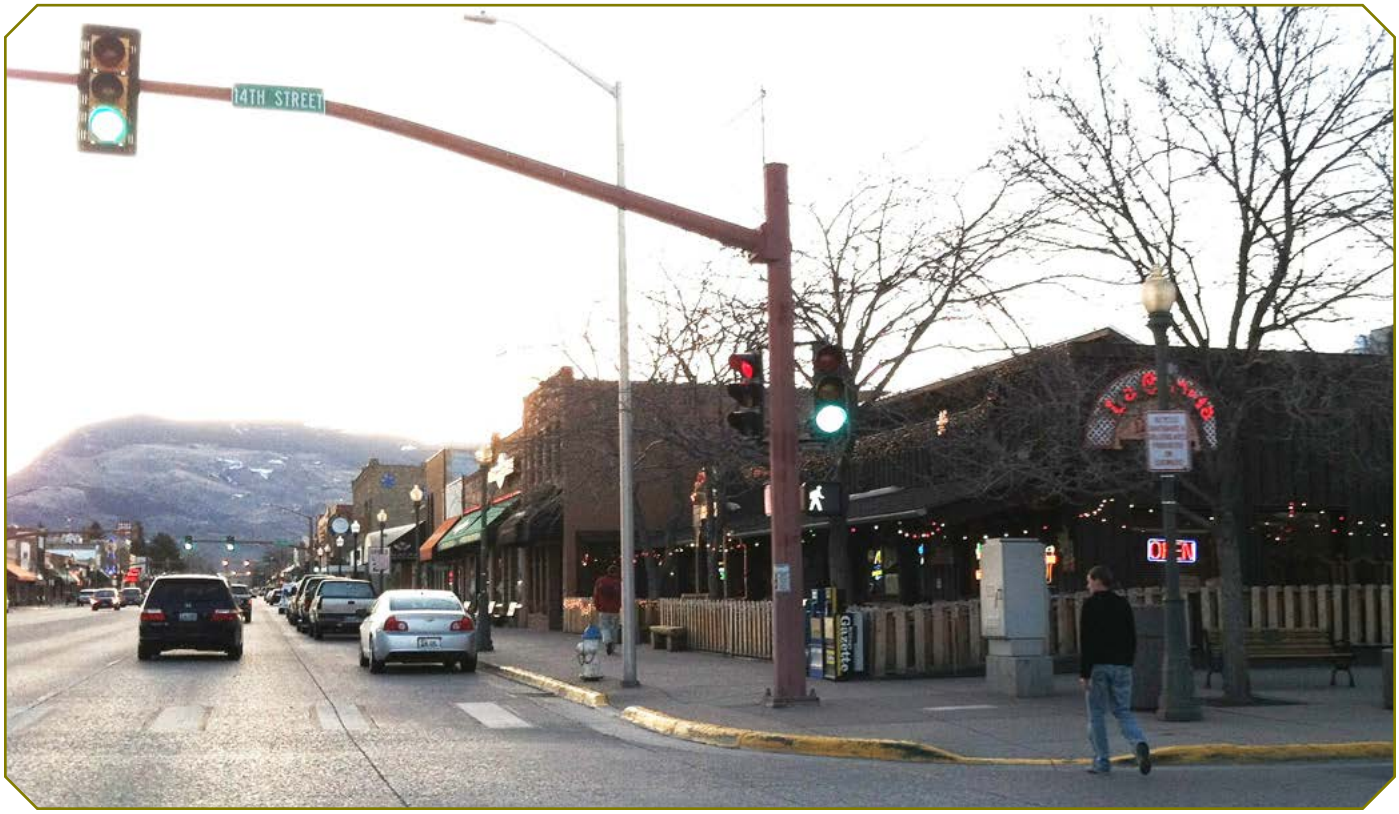
Master Street Plan & Cross Sections

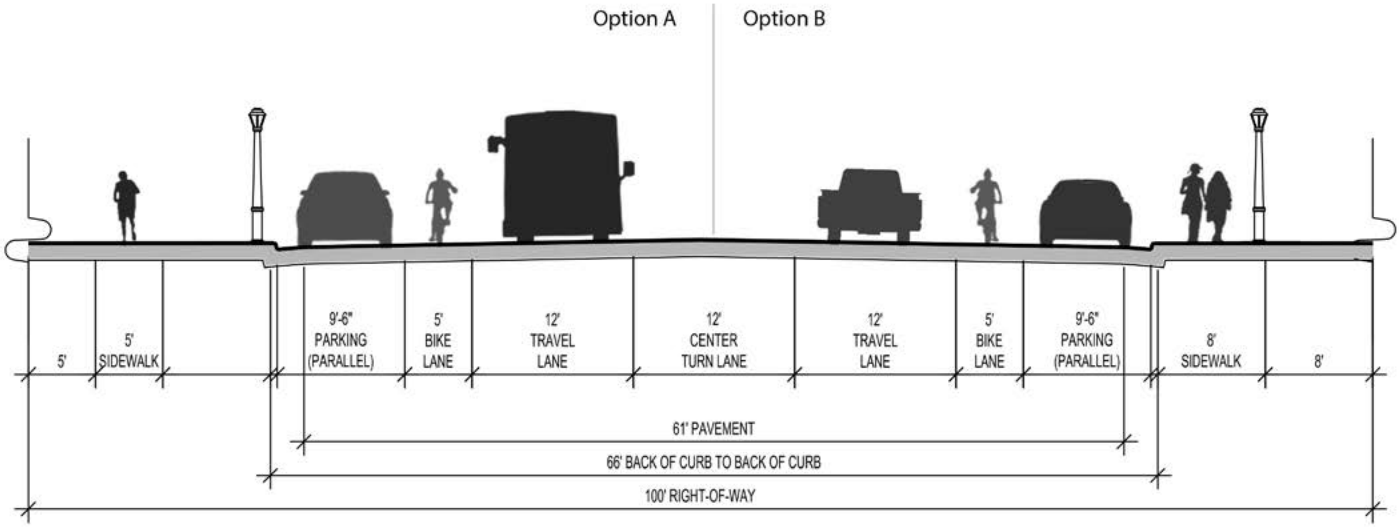
The Master Street Plan and corresponding cross sections outline a complete, multi-modal network of streets, on-street sidewalks and off-street paths. Cody's street types are described below. While the cross-sections have been designed to match the existing right-of-way (ROW) width for streets throughout the city, lane widths and parking widths may deviate as needed depending on existing on-the-ground conditions.

To offer flexibility for specific locations and contexts, some of the cross-sections show more than one option for sidewalks, landscaping, parking, and other facilities within the ROW. In general, a sidewalk that is separated from the roadway by landscaping may be narrower than a sidewalk attached to the roadway to provide for pedestrian comfort and safety.

Major Arterial (State Highways)

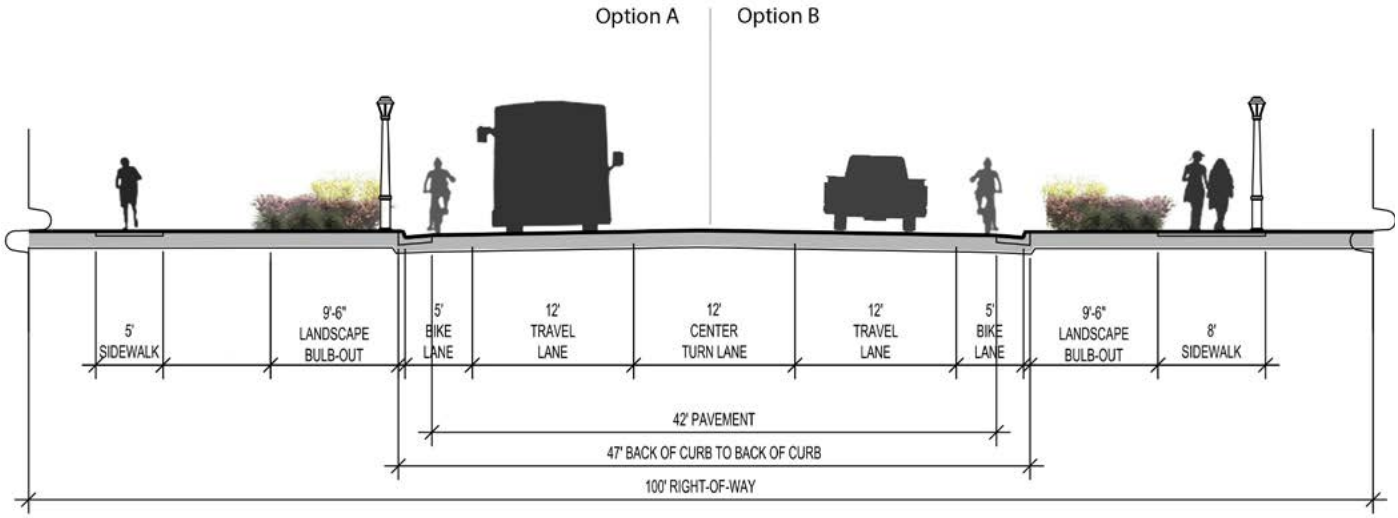
Existing Major Arterials include Highway 14, 16, 20 (Greybull Highway, Yellowstone Highway), Highway 14 Alternative (Powell Highway), Highway 120 {Belfry Highway), and Highway 291 (Southfork Highway). Cross sections for these highways are controlled by WYDOT and are designed in accordance with Federal Highway Administration (FHWA) and WYDOT standards. The Sheridan Avenue Streetscape Plan (2012) provides guidance to WYDOT on the development of the portion of Highway 14, 16, and 20 within the downtown area.



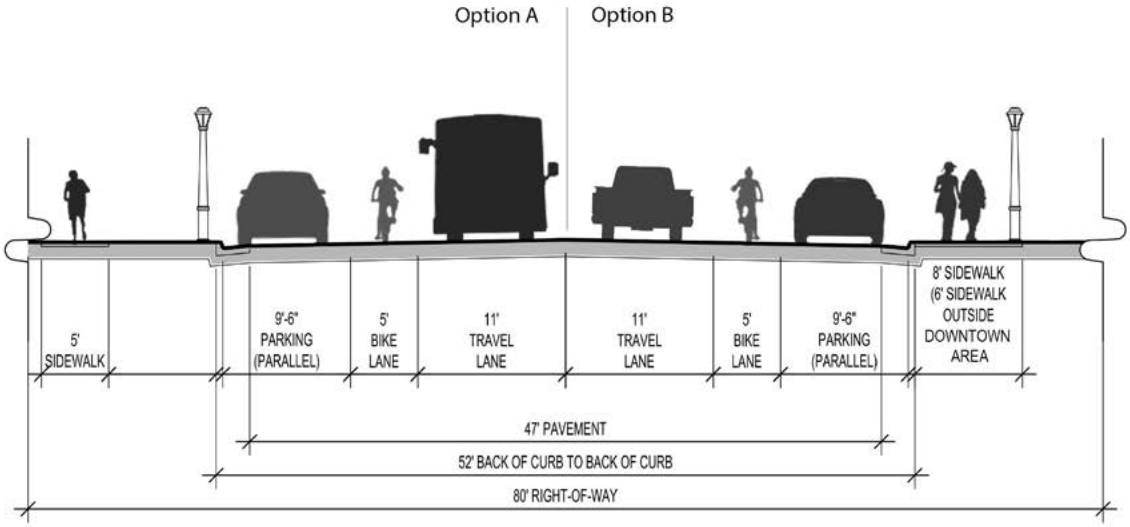


Major Arterial (Non-State Highways)

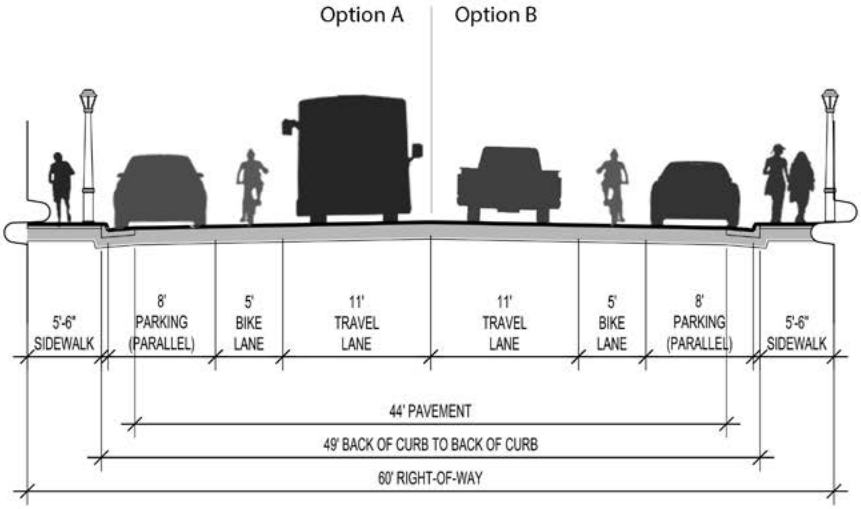
Note 1: The cross-section shows alternate sidewalk locations (next to curb and separated from curb). Which option, or combination of options, is followed will depend on location-specific factors yet should be as consistent as possible throughout the street corridor.
Note 2: If angled parking is installed, there will not be a formal bike lane on that side of the street.
Note 3: At intersections, use "Major Arterial (Non-State Highways - at Landscape Bulb-outs)."



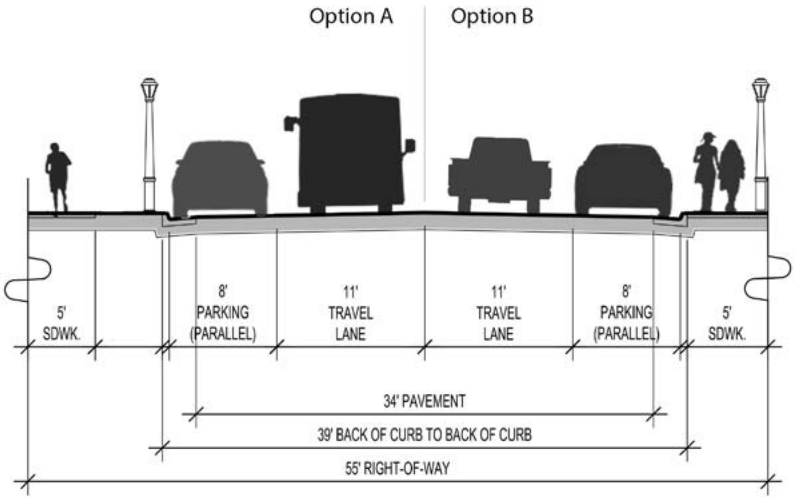
Major Arterial (Non-State Highways- at Landscape Bulb-Outs)



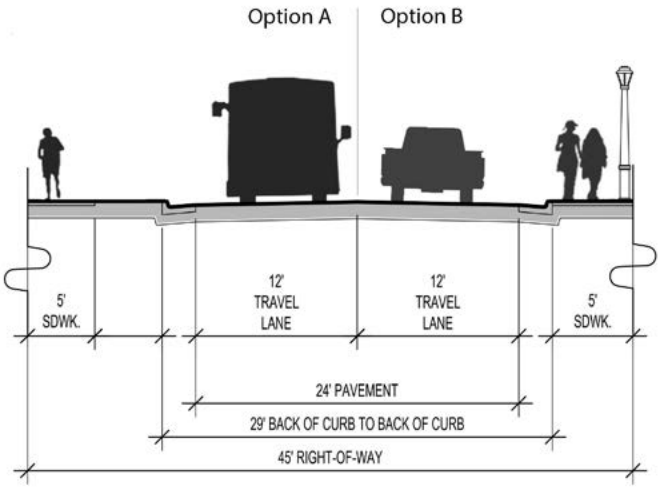
Major Collector
Note 1: The cross-section shows alternate sidewalk locations (next to curb and separated from curb). Which option, or combination of options, is followed will depend on location-specific factors yet should be as consistent as possible throughout the street corridor.
Note 2: If angled parking is installed, there will not be a formal bike lane on that side of the street.



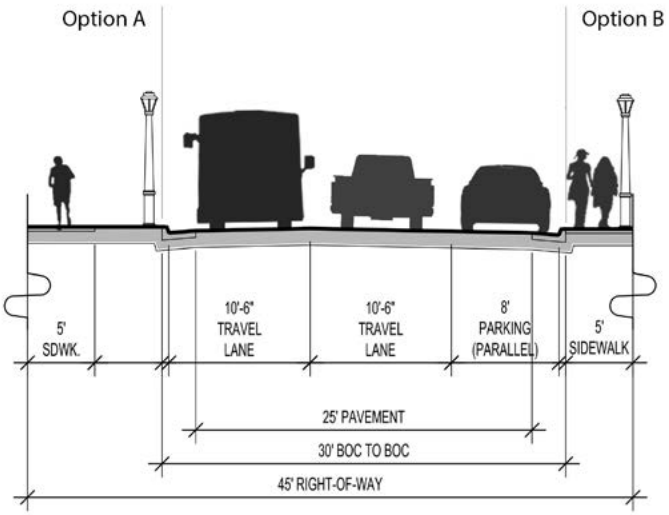
Minor Collector



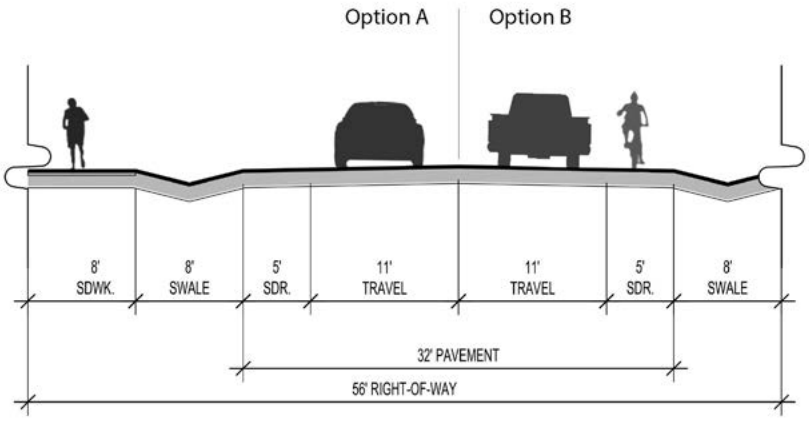
Local
Note 1: The cross-section shows alternate sidewalk locations (next to curb and separated from curb). Which option, or combination of options, is followed will depend on location-specific factors yet should be as consistent as possible throughout the street corridor.



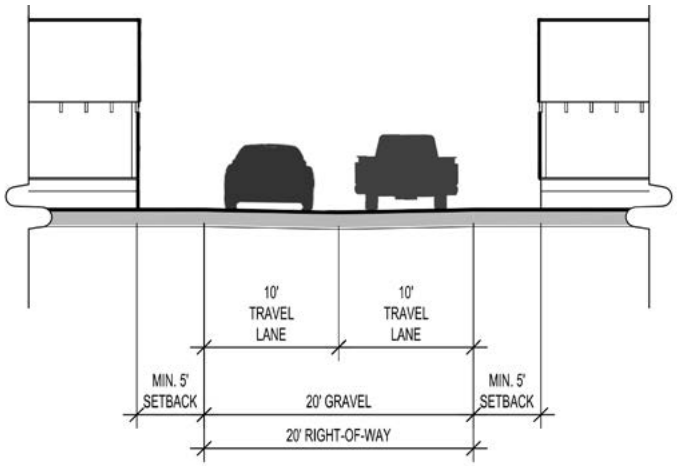
Minor Residential Access Street



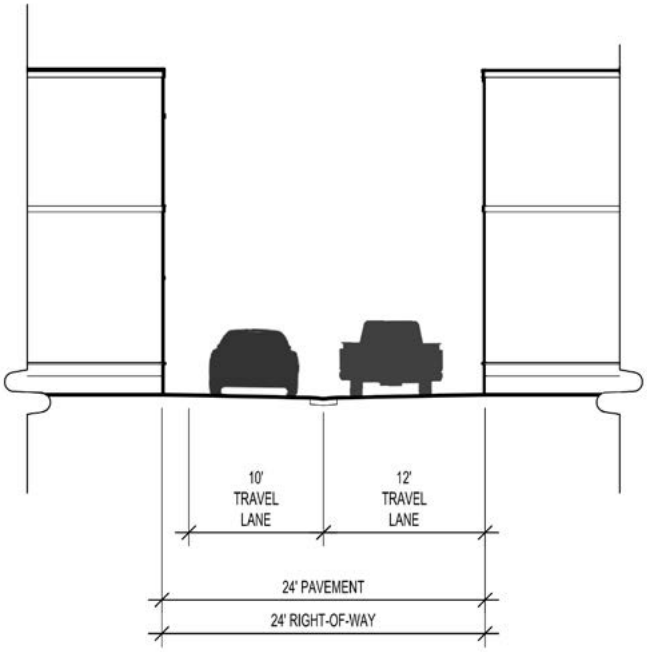
Minimal



Rural



Alley (Residential, Secondary Access Only)



Alley (Commercial)

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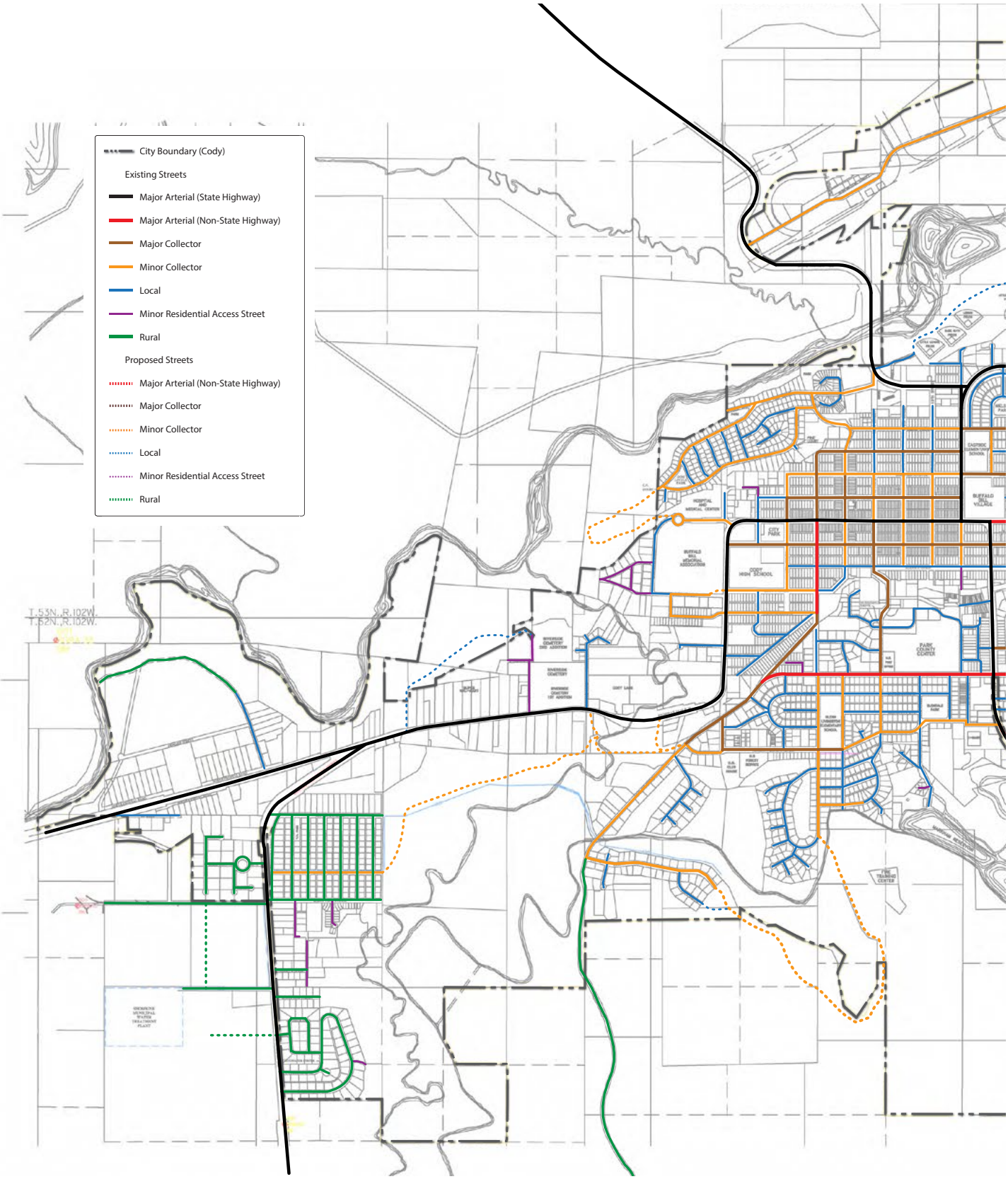
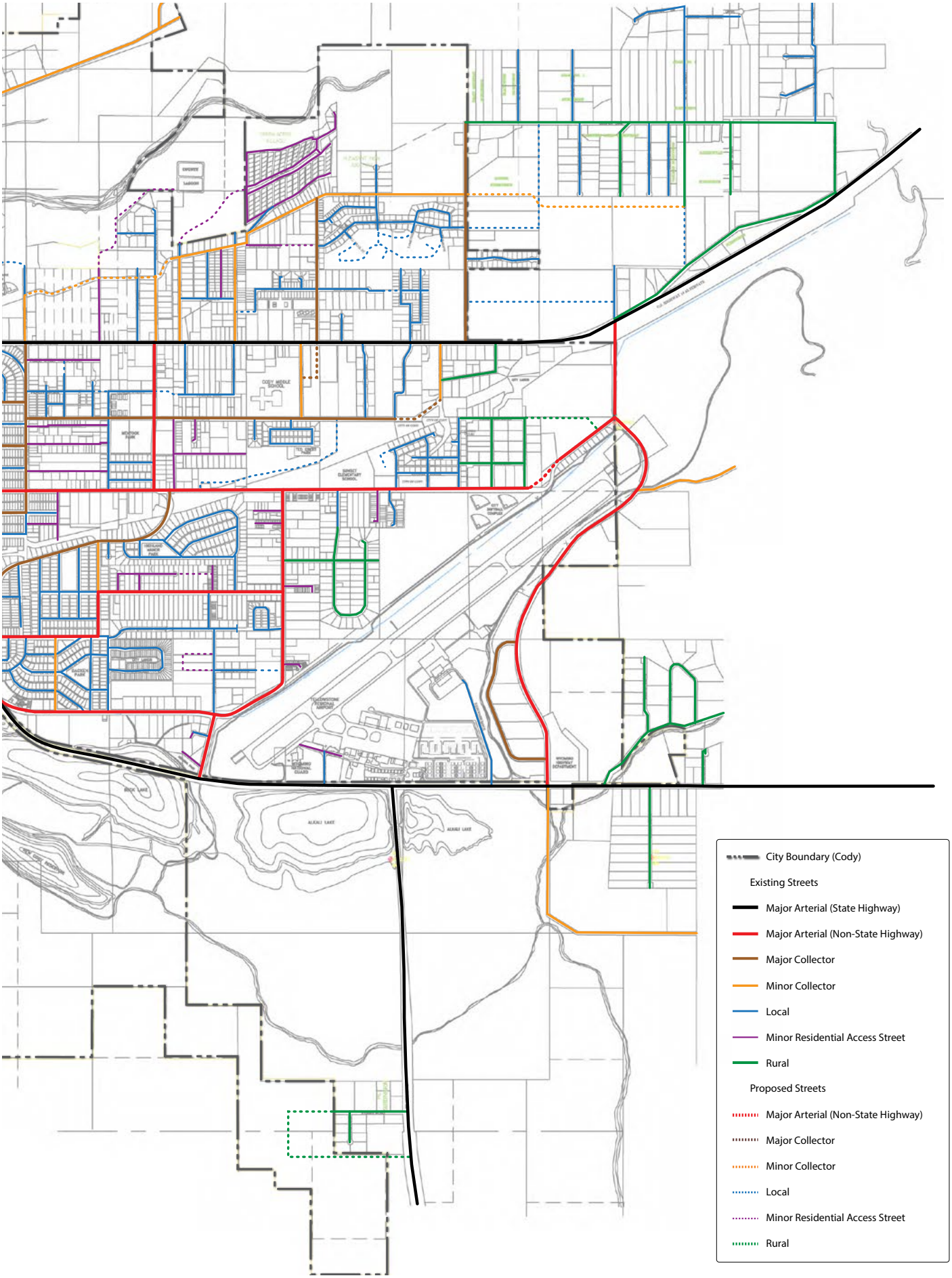


Master Street Plan


City Boundary (Cody)
Existing Streets
Major Arterial (State Highway)
Major Arterial (Non-State Highway)
Major Collector
Minor Collector
Local
Minor Residential Access Street
Rural
Proposed Streets
Major Arterial (Non-State Highway)
Major Collector
Minor Collector
Local
Minor Residential Access Street
Rural

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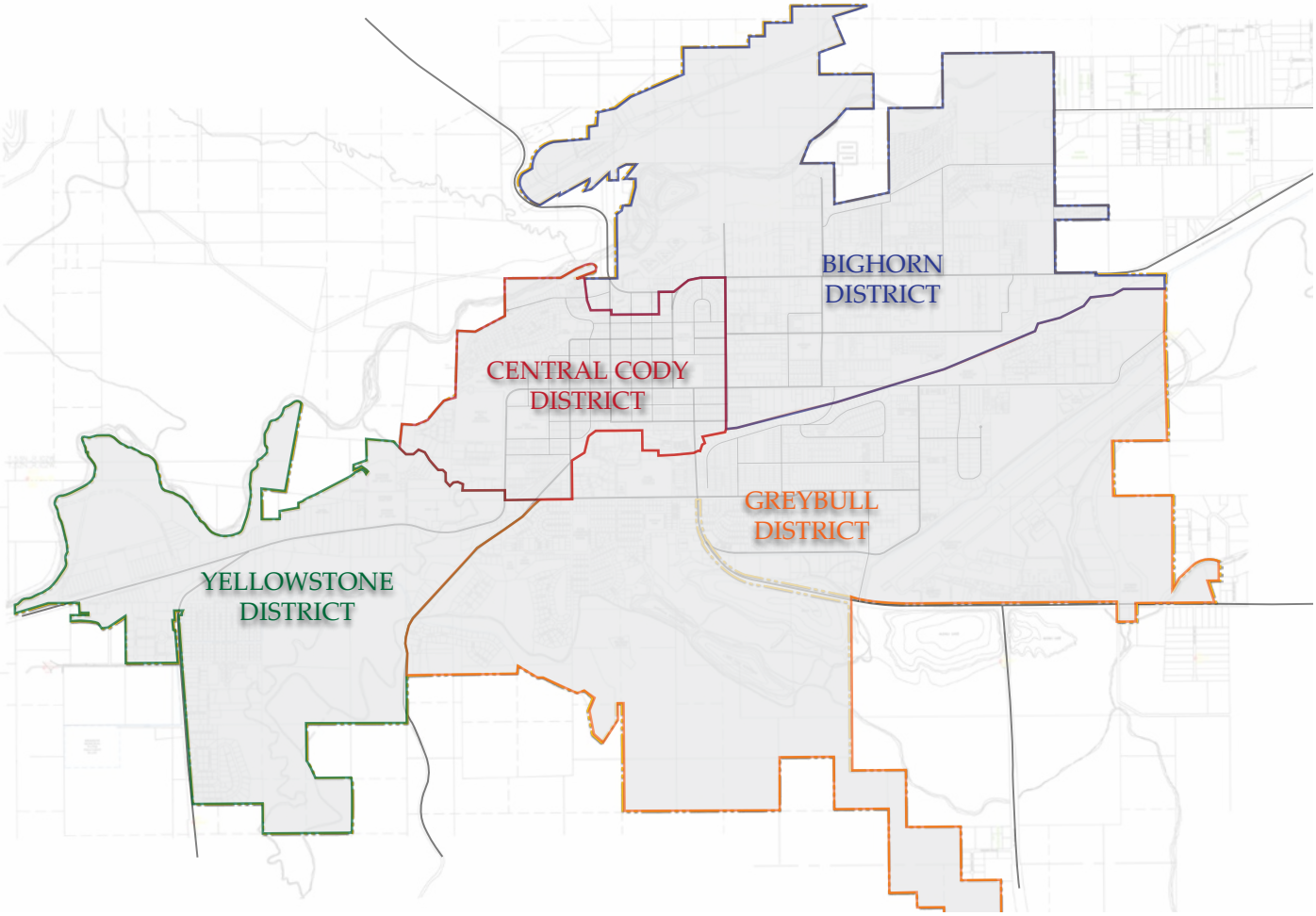
CHARACTER PRESERVATION & IMPLEMENTATION

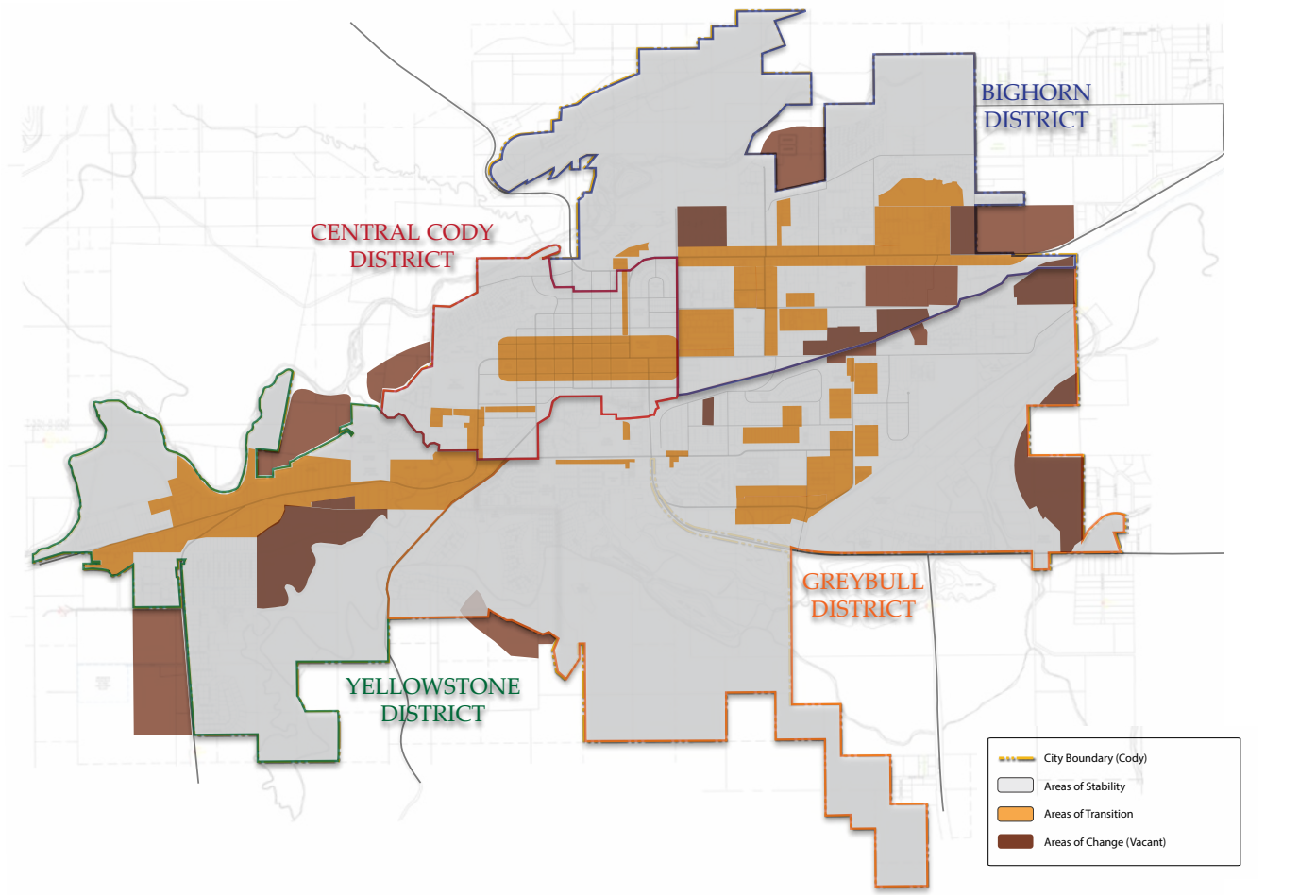
Character Districts

A thriving, livable city relies on a strong sense of community and a healthy balance of housing, jobs, services, and opportunities for enjoyment. Not only is Cody situated within a rich natural landscape that attracts visitors from all parts of the world, but it also offers the opportunities and amenities that contribute to a high quality of life for those who live here. Maintaining Cody's appeal to visitors, residents, and employers alike in this internationally renowned natural setting is a high priority for the community. Considering the city's diverse terrain, land and water resources, population, employment offerings, and economic drivers, it is important to tailor goals, objectives, and regulations to distinct areas of the community in addition to guidance for the city as a whole.

To protect the features and ensure that new growth fits Cody's values and needs, four "Character Districts" have been defined within city limits. Character Districts are areas with common natural, scenic, cultural and physical attributes, values, needs, and social interaction.

The character of residential, commercial, office, industrial, mixed use and other development should be treated differently in the various neighborhoods and commercial corridors within the city, based on the unique setting of each area. As such, the development standards, permitted uses, and community amenities in different areas of the community should also differ. In order to provide more predictability and to develop appropriate standards for each of these areas, specific guidance and desired future conditions are provided for each district.



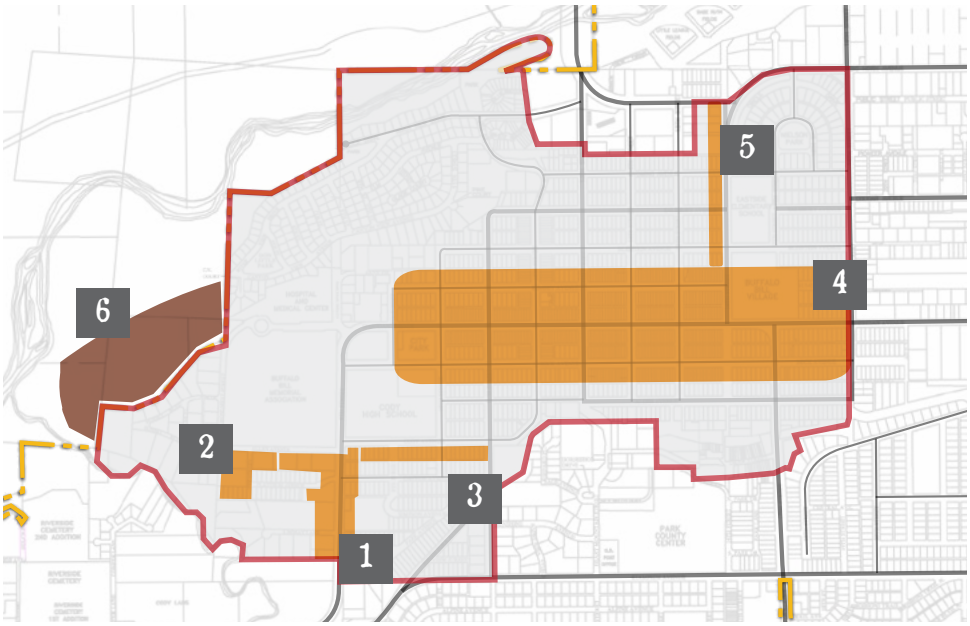


Areas of Preservation	Areas of Transition	Areas of Change
• Subareas in which no change to the existing character is necessary. • May benefit from strategic infill, development of needed neighborhood amenities, or upgraded infrastructure. • Infill development should maintain the existing identity or vitality.	• Subareas where most of the community would agree that redevelopment or a change in character would be beneficial. • Subareas that would benefit from reinvestment and revitalization. • Goals for development include improving access to jobs, housing and services and improving connectivity for all transportation modes.	• Subareas that are currently vacant or partially developed that are appropriate for new neighborhoods, commercial areas, mixed use districts, or industrial areas. • New development should match the desired future character of the district and adjacent areas. • Open space, trails, and other amenities should be incorporated in new development as appropriate.

District 1: Central Cody District

EXISTING CHARACTER: The Central Cody District consists of the historic downtown commercial core, historic downtown neighborhoods, and newer development along the river. Community amenities and attractions are heavily concentrated in this district, and include the Buffalo Bill Center of the West, West Park Hospital, the Senior Center, Cody High School, Eastside Elementary School, Park County Courthouse, Chamber of Commerce, City Hall, Cody Auditorium, and City Park. Lodging, restaurants, and visitor-oriented retail dominate the storefronts along Sheridan Avenue (Main Street) and its side streets. Most traffic passes directly through Central Cody, making it the busiest area of the city.

DESIRED FUTURE CHARACTER: Central Cody's character should represent the retail, service, governmental, social and cultural heart of Cody. Residential, office, retail, entertainment and civic uses should be balanced in a way that allows for easy access to destinations and services by all modes of transportation. Downtown should be accessible and pedestrian-friendly, a welcoming place for both residents and visitors, and the central hub for shopping, dining, lodging, entertainment, gathering, and socializing. There should be abundant opportunities for outdoor dining, plazas, public art, cultural and special events, live entertainment, and places to congregate. Public investment and land use decisions should be consistent with the long-term economic health of the downtown core.



Character Defining Areas

1 Downtown Entryway

2 Neighborhood Mixed Use

3 Cody Avenue Neighborhood Mixed Use

4 Downtown Expansion

5 16th Street Commercial Transition

6 Neighborhood Expansion

Preservation

Transition

Change

Extension of streetscape elements and business activity on Beck Avenue, Rumsey Avenue, and side streets downtown.

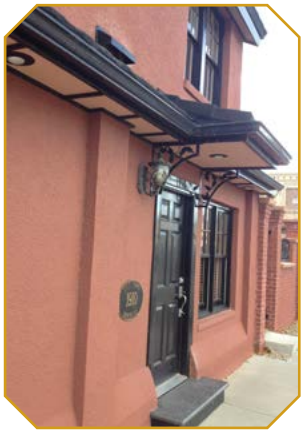
On Sheridan Avenue, second-story apartments and a mix of office and retail uses should be encouraged to increase activity and vibrancy at all times of day and year-round. There should be little or no setbacks for buildings on Sheridan Avenue, and the architectural identity of historic commercial buildings and their facades should be preserved. New downtown development should be designed in a way that preserves the historical character and contributes to Cody's western identity, and should include the use of materials, design elements, and building forms similar to those already present on Sheridan Avenue. LCD electronic sign boards should be used sparingly, if at all, to maintain the architectural integrity and character of the downtown area.

To increase activity, the boundary of the downtown core should be expanded to include the area from a half block north of Rumsey Avenue to a half block south of Beck Avenue. A mix of professional office, retail, lodging, and residential uses is appropriate on Rumsey Avenue, Beck Avenue and the side streets connecting to Sheridan Avenue. Seating, lighting, landscaping, public art, and other streetscape elements should be extended to these parallel and side streets to expand pedestrian activity beyond Sheridan Avenue and to enhance the vitality of the downtown core.

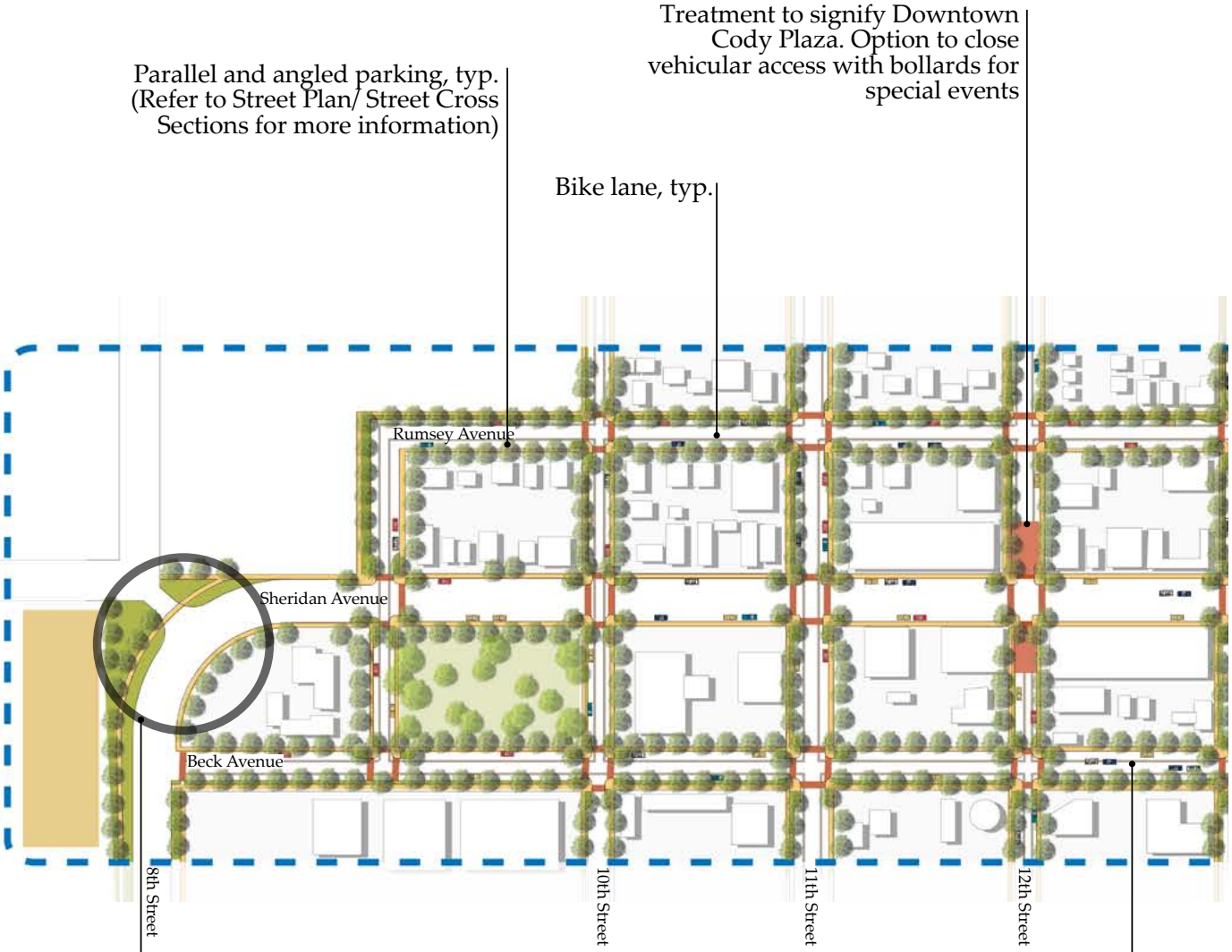
Maintain the quiet residential character of the neighborhoods near downtown.

In the residential neighborhoods to the north and south of the downtown core (Areas of Preservation), the historic nature of these areas should be both protected and celebrated. Homes and buildings should be maintained or constructed in a way that reflects Cody's history and western character. These residential areas should remain primarily residential. Mixed use, commercial and office development adjacent to these neighborhoods should serve the surrounding residents.

Creation of a neighborhood mixed use area.

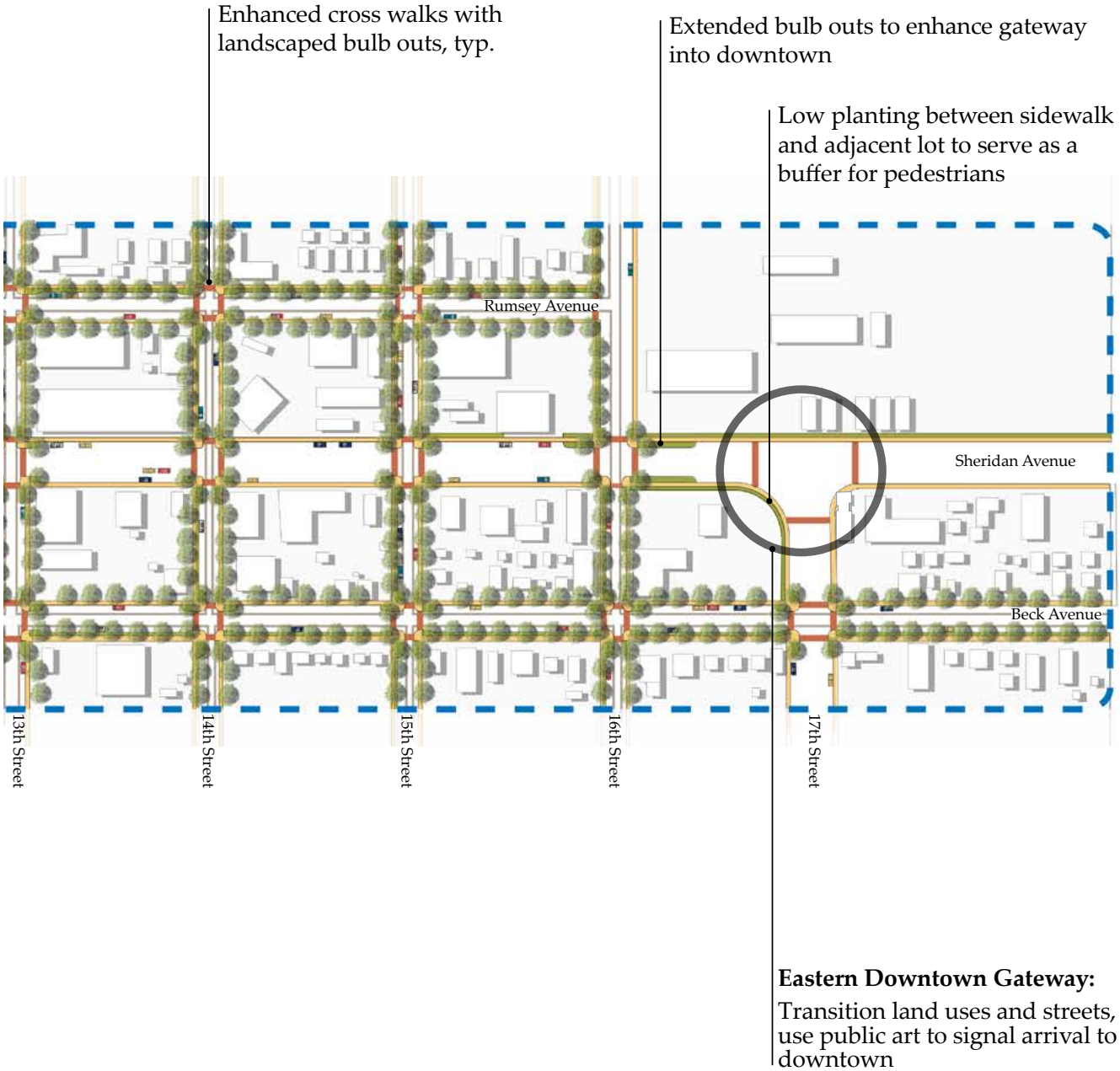


The area south of the Buffalo Bill Center of the West offers opportunities for targeted medical development. Medical offices, senior living, long-term care facilities, and other medical uses would all contribute to a central medical core close to downtown and many community amenities. Traffic through the area could be slowed through a beautification or streetscape/ traffic calming initiative.



Downtown Concept Plan

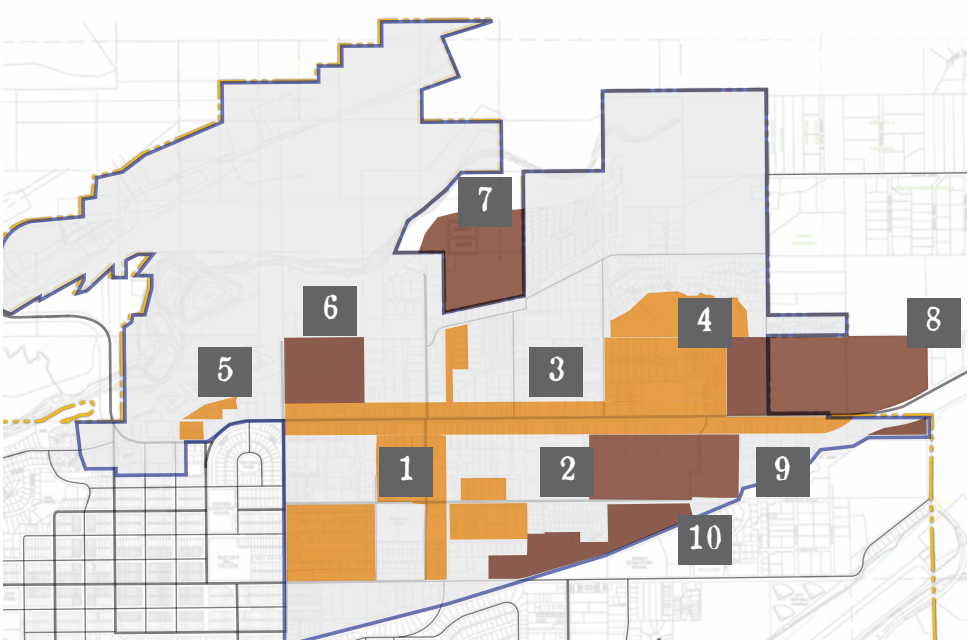
Examples from "Sheridan Avenue Streetscape Master Plan", 2012


Enhanced cross walks with landscaped bulb outs, typ.
Extended bulb outs to enhance gateway into downtown
Low planting between sidewalk and adjacent lot to serve as a buffer for pedestrians
Rumsey Avenue
Sheridan Avenue
Beck Avenue
13th Street
14th Street
15th Street
16th Street
17th Street
Eastern Downtown Gateway:
Transition land uses and streets, use public art to signal arrival to downtown

District 2: Bighorn District

EXISTING CHARACTER: The Bighorn District is dominated by the Big Horn Avenue commercial corridor. For visitors coming from Billings, commuters from Powell, and others traveling to Cody from the north or east, this district is often their first impression of Cody. The commercial development along Big Horn Avenue tends to be set back from the highway, spread out, and oriented to automobile drivers. This district also includes a number of newer neighborhoods, the Cody Middle School, the Park County Law Enforcement Center, and one of Cody's most heavily used public spaces, Mentock Park. Along the Belfry Highway in the western portion of the district, industrial uses are more prevalent.

DESIRED FUTURE CHARACTER: As the Bighorn District continues to develop, it should continue to serve as a major generator of employment opportunities. Commercial, office, and light industrial should be maintained along Big Horn Avenue and the Belfry Highway to provide job opportunities in addition to regional and local services. However, the quality and aesthetics of development along these commercial corridors could be improved through the use of screening, buffers from residential development, building design standards, and new signage standards. Over time, improvements could be made through architectural upgrades and private redevelopment. There should be defined entryways to mark the transition from the



Character Defining Areas

1 Neighborhood Enhancement

2 Neighborhood Infill

3 Big Horn Avenue Commercial

4 Neighborhood Expansion with Open Space

5 Light Industrial Mixed Use

6 New Med. to High Density

7 New Med. to High Density

8 Bighorn Gateway Regional Commercial Integrated with Open Space

9 Neighborhood Mixed with Employment

10 Neighborhood Expansion

Preservation

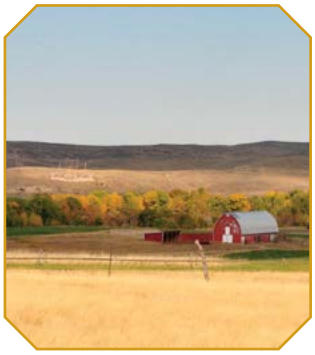
Transition

Change

Enhancement of Cody's eastern gateway along Big Horn Avenue.

natural and agricultural landscape of the County to the more intensive development of the City.

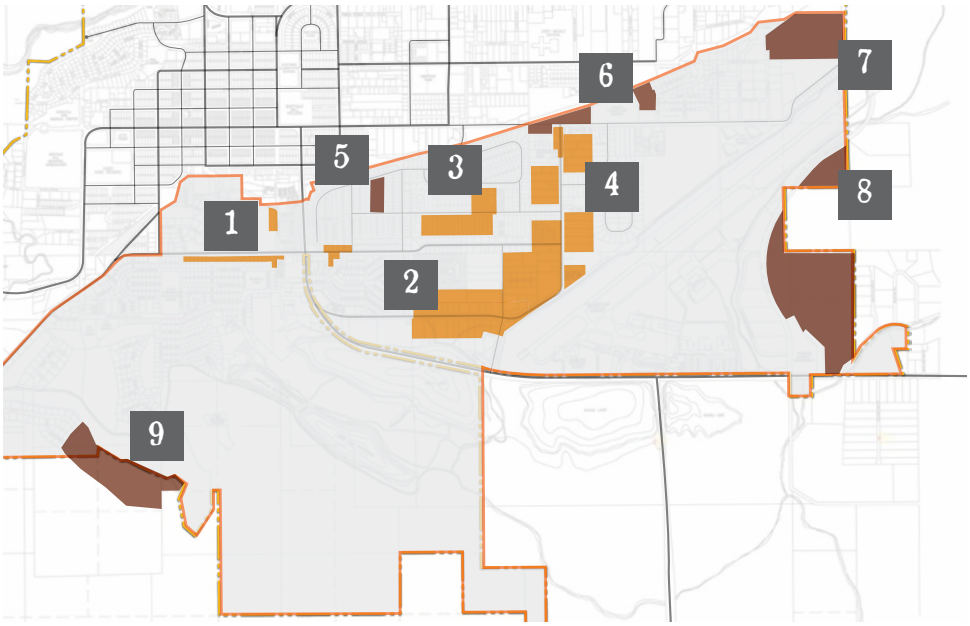
The existing neighborhoods in this district should be expanded to accommodate Cody's growing workforce near employment opportunities, the middle school, and Mentock Park. Low-intensity commercial uses, professional offices, and neighborhood services could be developed adjacent to residential areas.



District 3: Greybull District

EXISTING CHARACTER: The Greybull Highway is Cody's main entryway from the south, east and the Yellowstone Regional Airport. With Beck Lake and Alkali Lake to the south, the Greybull District provides a scenic gateway to the city. In addition to the retail, grocery, lodging, and other commercial development along the highway, this district also contains much of Cody's housing and local amenities, including the Paul Stock Aquatic and Recreation Center, Park County Public Library, and a number of neighborhood parks and schools.

DESIRED FUTURE CHARACTER: The Greybull District should offer an attractive, welcoming gateway to the community, while continuing to serve the needs of local residents. Along the Greybull Highway, building design, landscaping and signage should be used in a way that complements the scenic natural areas to the south and signifies the entrance to a contemporary western community. To the east of the Greybull Highway, residential neighborhoods should continue to grow and redevelop to include a mix of quality single-family homes, duplexes, multiplexes, townhomes, apartments, and live-work housing. To the west of the highway, the existing neighborhoods should be maintained, with convenient access to commercial areas and community amenities.



Character Defining Areas

1 Stampede Avenue Mixed Use

2 Medium Density Residential & Live Work

3 Neighborhood Infill

4 Multi-Family Neighborhood

5 Neighborhood Addition

6 Sunset Elementary School Neighborhood Expansion

7 Bighorn Gateway Mixed Use & Open Space

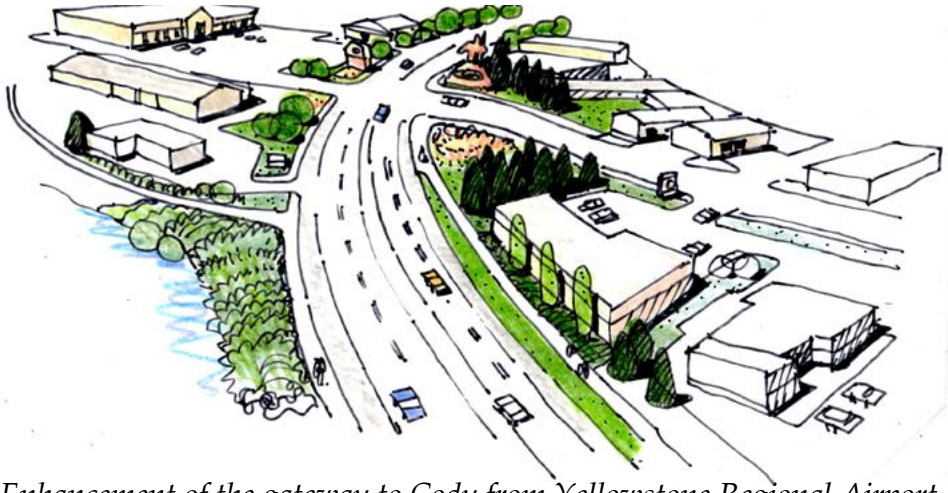
8 Industrial Expansion

9 Neighborhood Expansion

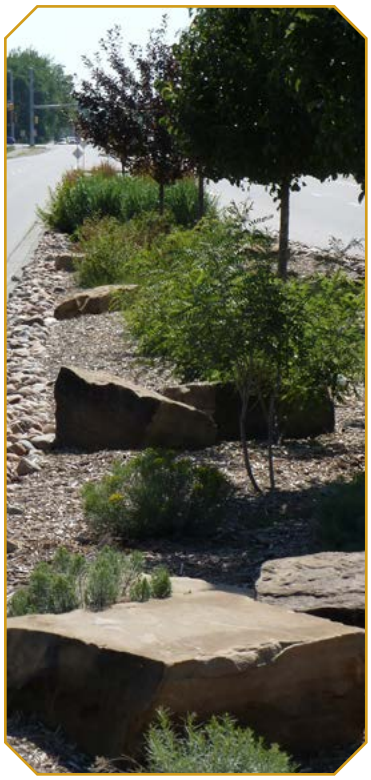
Preservation

Transition

Change



Enhancement of the gateway to Cody from Yellowstone Regional Airport, along Greybull Highway.



District 4: Yellowstone District

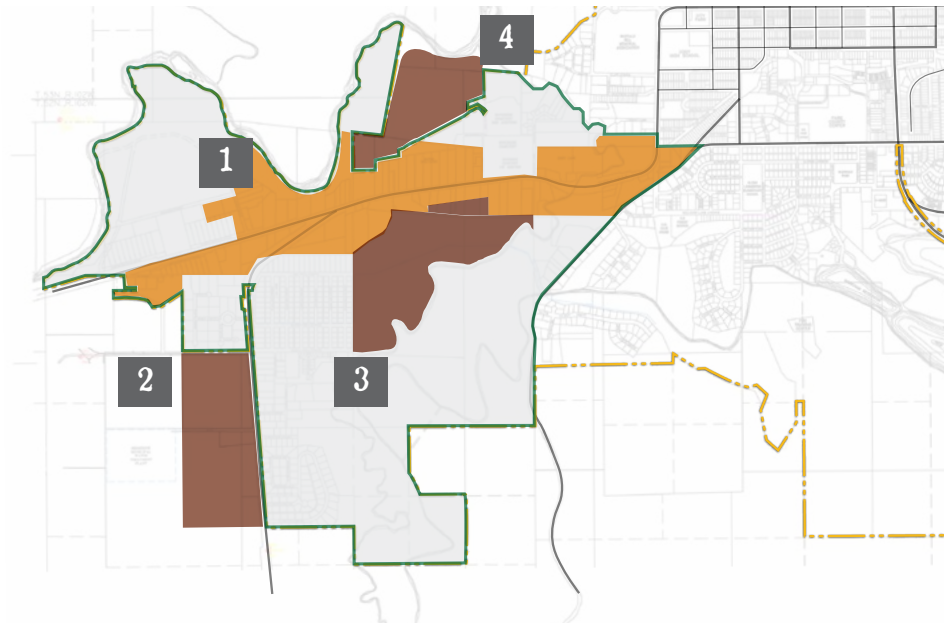
EXISTING CHARACTER: The Yellowstone District links Cody's downtown to the rural lands and Yellowstone National Park to the west. The majority of development is concentrated on the "West Strip," an important corridor for tourist attractions and activities – including the Buffalo Bill Cody Stampede Rodeo, Old Trail Town, and a number of hotels and motels. Residential neighborhoods sit on the bench above the West Strip (to the south) and along the South Fork Highway. A number of newer businesses and development, including Cody Laboratories and the Cathcart Medical Center, provide employment opportunities and contribute to the diversification of Cody's economy.

DESIRED FUTURE CHARACTER: As the first or last impression of Cody for Yellowstone National Park tourists, the Yellowstone District should be exciting and memorable. Signage, lighting, fencing, landscaping, building form and architecture, and other design elements should reflect Cody's historic character and western culture in a way that is genuine and attractive. A balanced mix of retail, restaurant, entertainment, office, and artisan-type light industrial uses should be encouraged. Pedestrian and bicycle infrastructure and streetscape features could be cohesive with the downtown area and provide connectivity to other parts of the city. Industry clusters near Cathcart and similar large employers should be promoted, as they contribute to a forward-thinking, year-round local economy. In residential areas, neighborhoods should continue to expand to offer additional rural, estate, and low and medium density housing options.

Existing gateway to Cody from the west, coming from Yellowstone National Park.

Aesthetic enhancements of the scenic gateway to Cody, coming from Yellowstone National Park.

Entry to Cody, coming from Yellowstone National Park.



Character Defining Areas

1 Commercial Corridor Enhancement

2 Rural Neighborhood Expansion

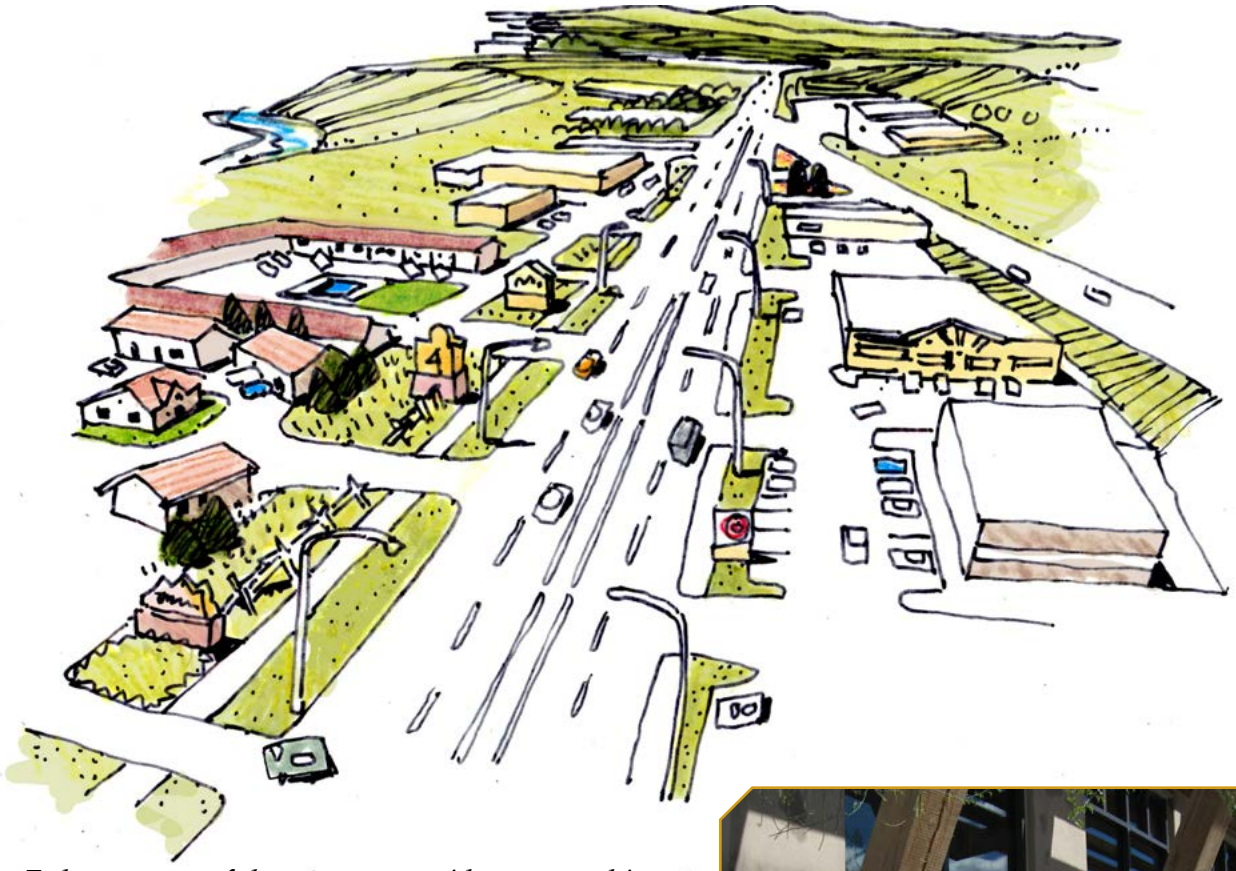
3 Single-Family Neighborhood Expansion

4 New Neighborhood with Open Space Protection

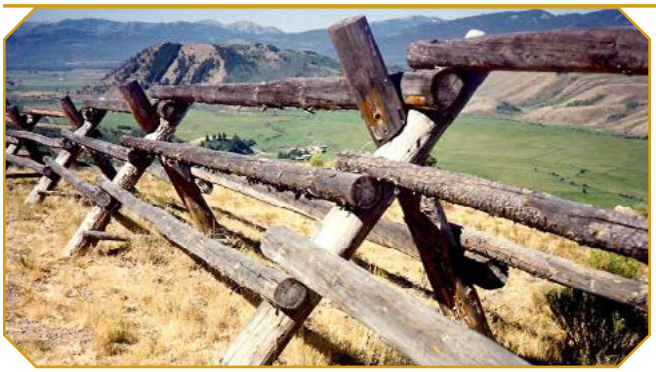
Preservation

Transition

Change



Enhancement of the western corridor approaching downtown Cody.



Plan Administration & Monitoring

ADMIN 1: Master Plan Administration

ADMIN 1.a. ***Authority and Jurisdiction***

This Master Plan sets forth the manner in which the community desires future growth and development to occur within the City of Cody and surrounding areas. The community supports well-planned and organized growth. This goal is to be implemented through various tools; including community, neighborhood and developer requests addressing such topics as zoning, development standards, capital facility planning, city budgeting, and partnerships with federal, state, and local entities.

ADMIN 1.b. City-County Cooperation/Joint Planning

The City of Cody will coordinate with the Park County Planning and Zoning Commission and Park County Board of Commissioners on how this plan is to be utilized when making land use decisions within the one-mile jurisdictional area around Cody.

ADMIN 1.c. ***Citizen Participation***

The City of Cody will cultivate ongoing, meaningful public involvement in its continued master planning process. Cody residents and property owners will be notified of all community events and hearings related to long-term planning and new development projects.

Plan Highlights

The Policy Frameworks and Character Districts describe desired future conditions throughout the city, focusing on both the location and type of new development.

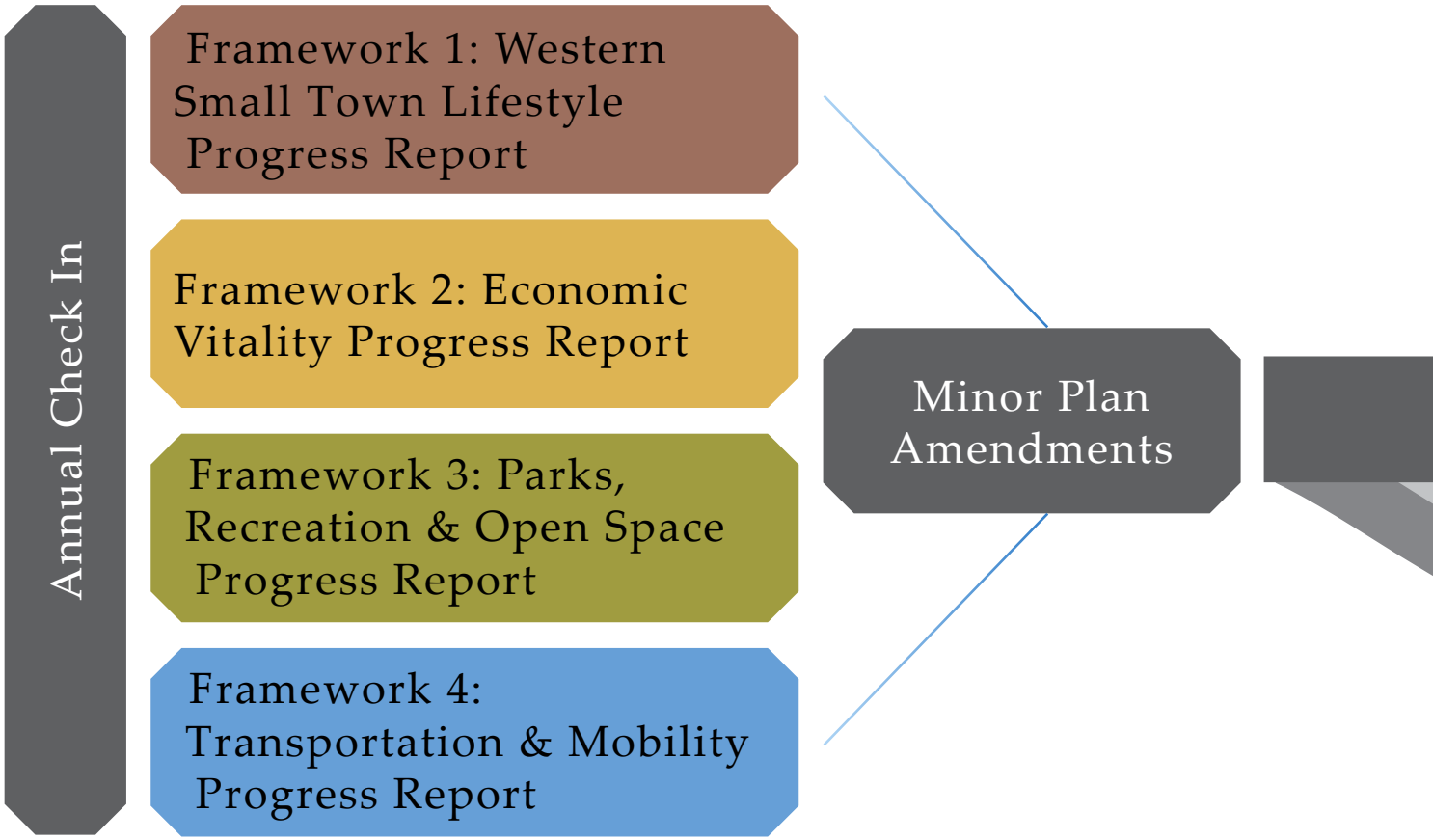
An adaptive monitoring program provides for annual review and minor corrective actions as needed to ensure the plan continues to fulfill the community's vision in the face of changing needs, opportunities, and challenges.

ADMIN 2.a. ***Annual Monitoring Program***

The effectiveness of the Master Plan in guiding future growth, development, and community enhancements depends on its ability to respond to changing needs, opportunities, and unpredictable circumstances. As such, it is essential that the Master Plan remains current and adequately protects Cody's vision and values as conditions shift over time.

To help accomplish this, an Annual Work Program will be developed prior to the beginning of each fiscal year. The Annual Work Program will be directed and prioritized by the City Council in conjunction with the budget process and will identify priority actions and projects for each of the four frameworks. The process of developing the Annual Work Program is to include a review of progress reports and indicators that identify how well the community is achieving the goals of this plan. Sources of such information include: The Chamber of Commerce Annual Statistics (Jan . or Feb. Newsletter) for the "Western Small Town Lifestyle" framework; The Wyoming Economic Analysis Division Reports and the City's 5-year financial trend report for the "Economic Vitality Progress" framework; The Parks and Recreation Annual Report for the "Parks, Recreation & Open

Adaptive Monitoring Program



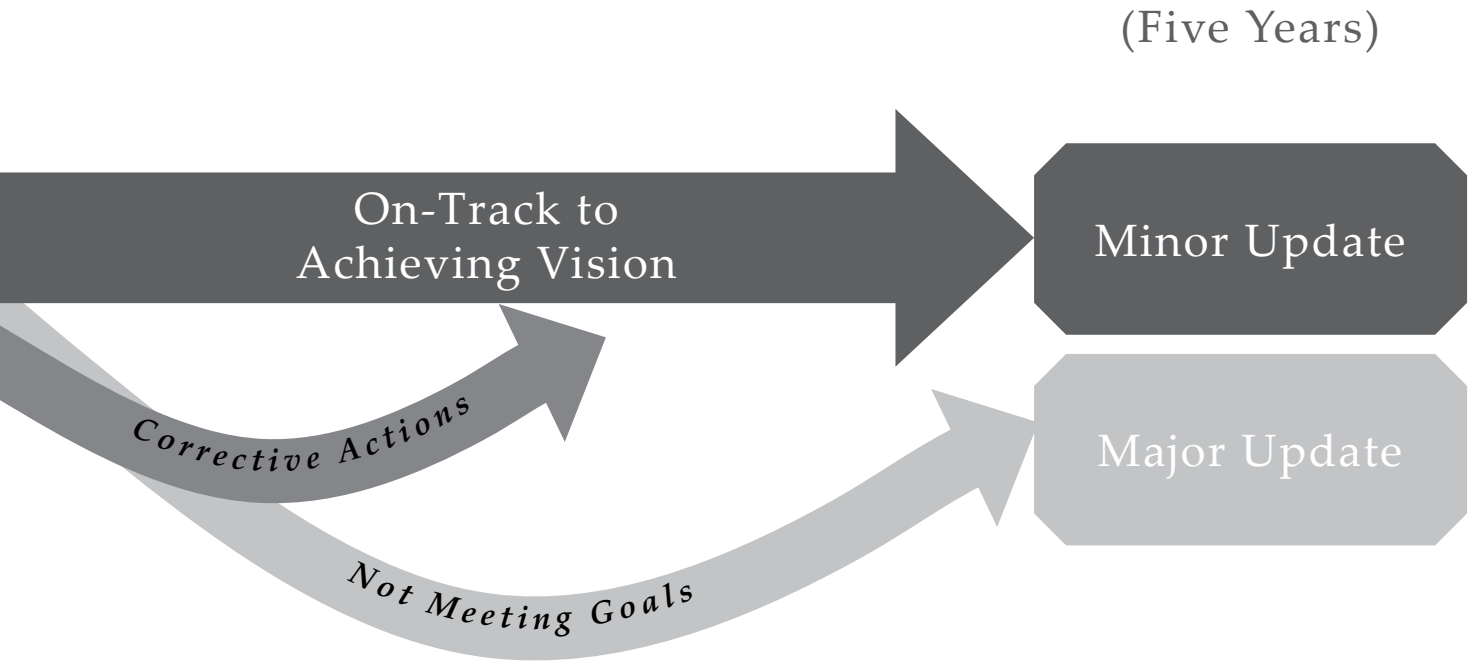
Space" framework, and a summary of Public Works transportation improvements for the "Transportation & Mobility" framework. The sources and data contained in the reports should be consistent from year to year so as to provide accuracy and relevancy.

The process should also include an Annual Review meeting where the effectiveness of the Master Plan will be discussed by staff, the Planning, Zoning and Adjustment Board, City Council, and the Cody community. This meeting will include review and evaluation of:

- *Action items completed in the previous year;*
- *The Annual Work Program proposed for the upcoming year;*
- *Longer-term action items proposed for coming years; and*
- *Proposed updates to sections of the Master Plan to ensure that it continues to meet the community's vision, goals, and needs.*

It is realized that limited city funding and prioritization of life/safety issues over quality of life improvements will require innovative methods, such as community volunteerism, donations, and grant funding to accomplish many of the quality of life improvements envisioned by this plan, such as the level of pedestrian and bicycle connectivity.

ADMIN.2.b. ***Plan Updates***

To maintain the relevance and responsiveness of the Master Plan, minor updates to the Master Plan Frameworks and implementation strategies may be made on an annual basis, as necessary. No substantial change will be made to the Master Plan without the opportunity for public involvement and comment.

A formal review and update of the Master Plan should be performed every five years, with revisions as necessary.