



**PLANNING, ZONING AND ADJUSTMENT BOARD
MAJOR SUBDIVISION APPLICATION**

STAFF USE
File #: SUB2021- _____
P&Z Invoice: _____
Date Received: _____

Owner's Name: _____ Mailing Address: _____ Zip: _____

Phone: _____ Cell: _____ Email: _____

Project Address: _____ Zoning District: _____

Surveying/Engineering Company: _____ Contact Name: _____

Phone: _____ Email: _____

Brief Description of Subdivision Proposal and Proposed Use of Lots: _____

Estimated Construction Start Date: _____

Signature of Property Owner: _____

Signature *Date*

APPLICABLE STANDARDS:

Please refer to the city's subdivision regulations (Title 11), zoning ordinance (Title 10), and street master plan for applicable design standards, improvement requirements, and lot size requirements. The documents are available in the Community Development Department or the City website under the "Municipal Code" link: www.cityofcody-wy.gov

APPLICATION MATERIALS:

Applicants are encouraged to arrange a pre-application meeting with staff to ensure a complete submittal. An incomplete application may result in additional fees and delays in processing. The following items are to be submitted with the application.

FEE: Each application shall be accompanied by the applicable review fee noted below.

Payment may be made by cash, check, or credit card (Visa, MasterCard, Discover).

- Conceptual Plat: \$250.00
- Preliminary Plat: \$350.00, plus \$25.00 per lot.
- Final Plat: \$350.00, plus \$30.00 per lot.

Note: Utility Fees (water tap fee, electrical fees, etc.) may be applicable, payable prior to recording of the final plat.

COPIES:

- Twelve (12) paper copies* of the application materials; AND,
- A digital copy (PDF) of each document.

* For complex projects, or if the applicant wishes, submit only two full-size paper copies and the electronic copy for staff review and wait until staff review occurs before providing the 12 copies for the Planning and Zoning meeting. This allows for corrections and changes to the plans before the 12 copies are printed. The 12 copies and an updated PDF will need to be submitted well before the Planning and Zoning meeting, as coordinated with staff.

Conceptual Plan Information:

(A Conceptual Plan review is recommended when guidance is needed for subdivision design.)

- Map at a scale of not less than 1" = 500'.
- Include subject property and properties within ¼ mile.
- Show existing and proposed streets, highways, natural drainage courses and other major or natural or manmade features.
- Show major use areas for residential, commercial, industrial and public purposes.
- Note any zoning changes, special exemptions, or variances to be requested.
- Proposed lot sizes and intended type of use(s).
- Note any specific requirements or parts of the conceptual plan that you wish to discuss with the Planning and Zoning Board.

Preliminary Plat Application Materials (see also City of Cody Code 11-3-2):

Plat Components:

- Include all lands to be divided. (All of parent parcel.)
- Proposed name of subdivision. (Cannot duplicate any existing subdivision within Park County.)
- Subdivision location and boundary with bearings and distances, tied to an official government survey.
- Names and address of the subdivider and the designer of subdivision (WY licensed surveyor or PE)
- Date of preparation
- Scale of drawing, which is to be not less than 1" = 100'
- North Arrow
- Total acreage of subdivision
- All lands within and immediately adjacent to (up to 200') the subdivision, with the names of the owners of record noted.
- Proposed locations, dimensions and cross sections of streets and alleys; easements; lot lines; public use areas.
- Proposed street names. (Cannot duplicate or conflict with any existing street name in or near the City.)
- Existing and proposed contour lines.
- Any areas subject to flooding, wetlands.
- Lot designations (numbered consecutively) and lot sizes.

- Proposed area, if any, for uses other than single-family residential (e.g. multi-family residential, commercial, industrial, common areas, pathways, etc.)
- Zoning of subdivision property and adjacent areas.
- Identify and label adjacent subdivisions.

- Existing utility information, including type, location, size, material (if known), approx. depth of bury, and service locations for utilities within and adjacent to the subdivision.

- Preliminary utility plan, including proposed type, location, size, material, approx. depth of bury for utilities within and adjacent to the subdivision.
- A plan for surface runoff drainage (drainage plan)
- Proposed Street and Traffic Signs
- 24" x 36" preliminary plat drawing (Note: 11 of the 12 copies for the P&Z meeting may be size 11"x17" if still clearly legible.)

Supplemental Materials (one copy only)

- Warranty Deed and/or copy of current title report showing applicant as owner.
- Copies of all easements and rights-of-ways of record.
(Note: A subdivision guarantee from a title company, with all referenced easements and right-of-way documents attached, is the preferred method of providing the two items above.)
- Requests for any variances to the subdivision or zoning regulations.
- Identify the planned method of complying with raw water requirements (Install distribution system, or agreement for transfer of water rights to the city.)
- Address any public use area requirements per Cody City Code 11-5-1(N).
- Email, USB flash drive, or other electronic submittal for all digital files of the application materials.

Final Plat Application Materials (see also City of Cody Code 11-3-3):

Final Plat Components:

- Final plat drawing at a scale of not less than 1"=100'.
- Two, 24" x 36" reproducible mylars meeting the requirements of the County Clerk for filing. (Paper copies are acceptable for application, with the mylars printed after approval.)
- Name of subdivision.
- Date of preparation.
- North arrow and scale.
- Legal description of the property to be divided.
- Primary control points, or ties to control points, and basis of bearing.
- Tract boundary lines, right-of-way lines, easements, and lot lines with accurate dimensions and bearings.
- Curve data for curved street alignment and lot lines (central angle, bearing, arch length/chord length, curve radius).
- Right-of-way widths for each street, alley or other right-of-way.

- Names of Streets.
- Location, dimensions and purpose of any easements.
- Number to identify each lot.
- Location and description of all monuments and property corners.
- Owner's Dedication Statement dedicating streets, rights-of-way and any other sites for public use.
- If applicable, agreement to support and participate in a future improvement district.
- Certificate of surveyor or engineer certifying to the accuracy of the survey and plat.
- Certificate for recommendation of approval by the commission, certificate of approval by the council
- Vicinity map at a scale of not more than 1" = 500' and extending at least ¼ mile beyond subdivision.

Supplemental Materials

- All materials necessary to demonstrate compliance with the conditions of preliminary plat approval.
- Statement from the state engineer's office regarding surface water rights; and, if surface water rights exist for the property, submit either an agreement to transfer water rights to the city, or plans for the irrigation system to utilize those water rights.
- Utility company statements (Letters or agreements indicating method and responsibility for installation)
- Three sets of approved plans and specifications for all subdivision improvements to be installed, with appropriate signatures of state agencies, local agencies, and utility companies affected by development (e.g. DEQ approval of utility mains; natural gas plan approved by Energy West; telecommunication plan approved by telecommunications company; sewer, domestic water, power, and raw water plans approved by Public Works.)
- Any covenants (CC&Rs) or maintenance agreements, for common areas or facilities remaining in private ownership.
- Deed for land dedicated to public use (a.k.a. open space) or payment of cash in lieu of dedication.
- Any utility fees required by utility providers are to be paid prior to signing and recording of the Final Plat. (Typically, water tap fees and electrical fees.)

After Final Plat Approval by the City Council

- Electronic copy of the final plat:
Prior to recording the Final Plat, electronic media shall be provided in AutoCAD .dwg or AutoCAD .dxf format, which contains the physical features of the survey for this development. The drawing shall be referenced to a known coordinate system. A Projection (PRJ) file should be submitted. If not, include a text file with all the parameters describing the datum, projection and coordinate system used for the project. The drawings must include either a data dictionary to explain the layers, or a self-explanatory layering system.
- Submit two mylar copies of the final plat, signed by the owner and surveyor. The mylars will be signed by the P&Z Chairperson and the Mayor, and returned to the owner's representative for filing at the courthouse. Both copies are to have the recording information completed. The County will keep one mylar and the other is to be returned to the City.

PROCESS SUMMARY

1. The owner, or representative, submits all of the required information as outlined on the application to the Community Development Department. If you choose to submit a conceptual plat it will only receive comments from the P&Z Board, it will not go before the City Council.
2. The Community Development Department staff distributes your plans to all divisions for review (electric division, water, wastewater, sanitation, streets and engineering staff).
3. The Community Development Department provides a response to your request within 4 weeks of your submittal. Each phase of development is reviewed (i.e. conceptual, preliminary and final plats.)
4. If necessary, the Community Development Department sets up a meeting between the owner, or representative, with appropriate city staff to review the project and address any questions or ambiguity.
5. Your proposal for a preliminary or final plat is added to a Planning and Zoning Board meeting agenda, where the proposal will be reviewed and a recommendation made by the Board to the City Council.
6. The application and Board recommendation are presented to City Council for review. After preliminary plat approval is granted, the final plat is submitted and follows the same review process.
7. After a final plat is approved, the applicant has 100 days to pay any utility fees and record the plat at the courthouse. After recording, the lots may be sold or transferred; however, building permits will not be issued until all subdivision improvements are installed as required (e.g. streets, utility services, etc.), or a security is provided to guarantee their installation.