

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, October 8, 2013

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, October 8, 2013 at 12:00 PM

Present: Rick Brasher, Chairperson; Justin Lundvall, Vice Chairperson; Kim Borer; Bud McDonald; Mark Musser; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Excused Absence: Justin Ness;

Chairperson Rick Brasher called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Kim Borer made a motion seconded by Bud McDonald to approve the agenda. Vote on the motion was unanimous, motion carried.

Bud McDonald made a motion seconded by Bob Senitte to approve the minutes of the September 24, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report outlining the proposal by Morgan Lee for the construction of the Lee Plumbing and Heating shop building to be located at 238 Yellowstone Avenue.

Morgan Lee answered questions from the board regarding the WYDOT approach application. He is seeking a variance from WYDOT to be allowed both approaches, the existing residential approach on the west and the proposed shop access across from the existing western Wal-Mart approach. If the second access is denied a combined approach will need to be used.

Bud McDonald made a motion seconded by Bob Senitte to approve the site plan application submitted by Morgan Lee for the construction of the Lee Plumbing and Heating shop building to be located at 238 Yellowstone Avenue with the following conditions:

1. That final utility details be reviewed and approved by the Public Works Director. City utility fees will be collected with the building permit.
2. The approach location must be approved by WYDOT prior to development of the site, and construction of the approach shall be to WYDOT standards. If closure of the existing approach is required as part of the new permit, it must be physically removed and replaced with standard curb, gutter, and sidewalk to WYDOT standards prior to occupancy of the shop building. If the existing residential access is used for the shop, the site plan must be updated to remove the unpermitted access and relocate the asphalt entry to the existing access.
3. That parking blocks be added to the two parking spaces next to the building.
4. That the gravel used for the parking area meet Grade GR or W specifications.
5. That the project otherwise comply with the site plan and applicable building, fire, and electrical codes. Landscaping shall follow the site plan prepared by Precision

Plan & Design. Storm water infiltration design shall follow the Holm, Blough site plan.

6. That the storm water facilities and retaining wall be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to building occupancy.

Vote on the motion was unanimous, motion carried.

Jolene Osborne presented the approved electronic message board signs for the Good 2 Go convenience stores to be located at 1200 17th Street and 217 Yellowstone Avenue.

Kim Borer will be absent from the next meeting.

Todd Stowell explained the issue of ADA improvements for business, such as ramps, and requested that the board grant staff the authority to approve such improvements, without requiring board review. The Board agreed.

The amendments proposed by the subcommittee regarding the industrial zone are being reviewed by the City Attorney. Additionally, the accessory dwelling code has been drafted and will be sent to the City Attorney for review before being presented to the subcommittee. The master plan has been edited by that subcommittee and the document is being prepared for the public hearing process.

Mark Musser made a motion seconded by Bob Senitte to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:25 PM.

Jolene Y. Osborne
Engineering Administrative Assistant