

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, January 14, 2014

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, January 14, 2014 at 12:00 PM

Present: Justin Lundvall, Vice Chairperson; Justin Ness; Buzzy Hassrick; Brad Payne; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II;

Absent: Kim Borer, Mark Musser, Bob Senitte

Vice-Chairperson Justin Lundvall called the meeting to order at 12:03 PM, followed by the pledge of allegiance.

Justin Ness made a motion seconded by Buzzy Hassrick to approve the agenda. Vote on the motion was unanimous, motion carried.

New Planning, Zoning and Adjustment Board members Buzzy Hassrick and Brad Payne were introduced.

Justin Ness made a motion seconded by Buzzy Hassrick to nominate Justin Lundvall as Planning, Zoning and Adjustment Board Chairperson for 2014. Vice Chairperson Justin Lundvall called for the vote. Vote on the motion was unanimous, the motion carried.

Justin Lundvall made a motion seconded by Buzzy Hassrick to nominate Justin Ness as Planning, Zoning and Adjustment Board Vice Chairperson for 2014. Chairperson Justin Lundvall called for the vote. Vote on the motion was unanimous, motion carried.

Justin Ness made a motion seconded by Brad Payne to table the minutes of the December 10, 2013 until the next regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Justin Ness made a motion seconded by Buzzy Hassrick to remove the Transitional Zone Recommendation from the table. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report with a recommendation for the Board to withdraw the motion for a rezone to Transitional for land on the hillside North of Road 2AB. The property owner has concerns with the Transitional zone, as it would permit residential use, and they want a buffer with no residential use. Additional planning and discussions are needed, and the matter is not pressing. The owner currently has no intent to develop the area. The zoning of the area could be looked at again sometime after the Master Plan is adopted.

Justin Ness made a motion seconded by Brad Payne to recommend withdrawal of the previous motion to recommend to city council the Transitional zone area north of Road 2AB. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report outlining the Minor Architectural proposal by William Holly (Big Bear Motors) for the addition of a new garage door located at 225 Yellowstone Avenue.

Justin Ness made a motion seconded by Brad Payne to approve the application submitted by William Holly for the addition of the garage door to the building located at 225 Yellowstone Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report regarding the proposed Sign Plan located at 720 Sheridan Avenue for Buffalo Bill Center of the West.

Paul Brock of the Buffalo Bill Center of the West answered questions from the board about the proposed signage (illumination of name sign and content and operation of the LED sign display).

Justin Ness made a motion seconded by Buzzy Hassrick to approve the two signs as proposed, subject to compliance with the electronic message board standards and removal of the monument sign, as submitted by Buffalo Bill Center of the West located at 720 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report outlining the Architectural Review by Paul Martin and Tundra Construction for the moving of a duplex to 1208 Wyoming Avenue. The location of the site is within a D-2 commercial zone.

Justin Ness expressed concerned about the area east of the duplex being used as a through drive immediately next to the neighbor.

Andy Cowan answered questions about the architecture, parking, and how access could be configured.

Justin Ness made a motion seconded by Buzzy Hassrick to approve the proposal to locate the duplex at 1208 Wyoming Avenue, subject to:

- 1) Re-siding and re-roofing the structure as proposed prior to occupancy of the building; and,
- 2) No pass thru vehicle traffic will be allowed on the east side of the property.

Vote on the motion was unanimous, motion carried.

The board had a friendly suggestion that they would like to see some additional landscaping on the Wyoming Avenue side of the duplex.

Todd Stowell gave a brief process background of how the proposed Zoning Ordinance Amendment to the Nonconforming Buildings, Uses and Lots was developed. As Kim Borer, a member of the subcommittee that helped develop the proposal was absent, the board wished to postpone discussion on the ordinance itself to when she was in attendance.

Justin Ness made a motion to table the item for the next meeting, which was seconded by Buzzy Hassrick. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the recent approved sign applications to the board.

P&Z Board Matters

Justin wanted to welcome the two new members to the board.

Justin Lundvall asked about the status of the Heavy Industrial Zone changes. Todd Stowell explained that City Council has had two readings on the text and the two areas recommended by the board. The Stampede grounds area was not voted on. So far the Council has approved the entire ordinance so far.

Council Updated by Steve Miller. Mr. Miller just wanted to wish everyone a Happy New Year.

Todd Stowell informed the board about the parking plan for the new Tacos el Taconazo location.

Brad Payne made a motion seconded by Justin Ness to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Justin Lundvall adjourned the meeting at 1:02PM.

Utana L. Dye
Certified Engineering Technician II