

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, March 4, 2014**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, March 4, 2014 at 12:00 PM

Present: Justin Lundvall, Chairperson; Justin Ness, Vice Chairperson; Buzzy Hassrick; Brad Payne; Bob Senitte; Bud McDonald; Kim Borer; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II.

Absent: Mark Musser, Sandra Kitchen, Deputy City Attorney

Chairperson Justin Lundvall called the meeting to order at 12:01PM, followed by the pledge of allegiance.

Justin Ness made a motion seconded Kim Borer to approve the agenda. Vote on the motion was unanimous, motion carried.

The meeting was open to the public for comments.

Linda Reynolds thanked everyone on the work they have done. She also wanted to thank everyone for including the arts component in the Master Plan. She was not clear on the relationship between former zoning and the propose zoning.

Todd spoke on the background of the master plan. He went over the future land use map of the Master Plan. He also spoke on the zoning map.

Jolene Osborne spoke on the work that was put into the plan. Hopes that developers see it as an idea book. She is asking as a citizen and representative of several developers that the city continues working forward and promulgating ordinances that reflect these ideas making things clear for developers and staff.

The chairman closed the public hearing.

Justin Ness mention the two letters that were received by Rafter Reverse Four Ranch LLC. and Musser Bros. Inc. He wanted to go over the letters. He wanted to discuss the boundaries of the expansion area that was mentioned in the letters.

Todd presented to the board the staff report on the Master Plan and he also went through each of the items of Musser Bros. Inc.'s letter.

Justin Lundvall mention that at the last meeting there was a discussion about decreasing the boundary in the South Fork area.

Kim Borer comment on the 29<sup>th</sup> Street area and where the church is and the zoning on that property. She feels the mixed use would make more sense. Her comment is to continue to keep the property as is currently laid out.

Justin Ness was asking questions about Musser's property on 29<sup>th</sup> Street. He is fine with changing the use for that property. Then the properties south of Musser's property and the church should be kept residential use. Everything else in that area should stay residential.

Bob Senitte has a question about the properties to the east of the church property. He was wondering if it should be a mixed use rather than high density residential use.

Todd stated that the area in question is a high density use currently so it was kept the same use.

Justin Lundvall asked that Mr. Musser is okay with the change of use to his property.

Justin Ness asked about item 3e the land behind the rodeo grounds to Light Industrial. The current zoning is heavy industrial. He thought that light industrial should be fine. He asked if it would allow for the current use.

Todd spoke on that comment. He stated that they plan to mine it for some time, as long as the zoning is done in a way that allows them to continue. So light industrial would work.

Bob Senitte asked about item 1B Bring the orange area (Long-term Annexation Area) south of the Powell Highway at least back to Sage Creek, as this is a major topographical restraint. Bring it back all the way to the crest of the hill between East Cooper Lane and Beacon Hill Road. That would not include anything north of the highway.

Todd explained that the boundary would follow sage creek. He explained that all the pink would be eliminated and the orange would be brought back to the boundary to sage creek.

Justin Ness would support in leaving at Sage Creek get rid of the pink and bring the annexation back to Sage Creek and leaving it there so that it is consistent along both sides of the highway.

Buzzy Hassrick spoke about an email that she had sent to the board members on some ideas. She would like to recognize the Shoshone River as an amenity for the City. On page 21 of the Master Plan. She recommends a principle 2.2.f Shoshone River. Recognized the Shoshone River Corridor as an amenity for residence and visitors alike encourage compatible development. She also recommended on page 43 of the Master Plan she would like to continue the river theme. She would like to add the Shoshone River corridor under the objective 13.1. She feels that the river qualifies as a scenic landmark and should be noted in the Master Plan.

Justin Ness asked if the Shoshone River stated anywhere else in the Master Plan.

Buzzy Hassrick mentioned that on page 42, Objective 11.2.d. River Access. Support increased public access to the Shoshone River corridor.

Bud McDonald spoke and said that any of his concerns that he had been considered and dealt with. He felt that the overall Master Plan that is here with some minor corrections that are in there, that it is a good document that the city needs to move forward with and has already been said in this meeting today. That when this has been adopted then we need to move into the ordinances and start looking into each zoning district to make sure that they follow this document.

Justin Lundvall want to remind everyone that there will be another public hearing at 7:00 pm tonight here in the Council Chambers.

Justin Ness made a motion seconded by Kim Borer for staff to recommend the changes as shown on the recommended changes in the staff report for the following changes:

1. Page 26 & 27, Expansion Area Map:
  - a. Remove all of the pink area (Potential Future Annexation Area), as it is not discussed in the plan.
  - b. Bring the orange area (Long-term Annexation Area) south of the Powell Highway at least back to Sage Creek, as this is a major topographical restraint.
  - c. Color the triangle area next to Road 2AC as orange.
2. Page 35, Neighborhood Mixed Use description. The “nine-to-five” language was meant to refer to a typical workday, not necessarily those specific hours of operation. Here is a modified version provided with the intent to clarify.

*“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 ~~“nine-to-five”~~ 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 ~~“nine to five”~~ weekday daytime/weekday-only limitation will be followed. Neighborhood mixed use ~~These~~ 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.”*
3. Page 39, Future Land Use Map.
  - a. Map the former Sunset elementary property as “Civic”.
  - b. Map the recent Reesy Road rezone area as “Heavy Industrial”.
  - c. Extend the commercial area on the west side of Beacon Hill Road 250 feet to the south.
  - d. Change the area north of Pioneer Avenue and east of the Cedar Mountain Apartments to Commercial Mixed use.
  - e. Rodeo Grounds to be zoned Light Industrial.
  - f. Cougar Avenue--Willow Creek minor subdivision/apartments and lot to east to be changed to High Density Residential.
  - g. The Neighborhood Mixed Use on 29<sup>th</sup> Avenue, shall include Mr. Musser and the church property only. The remaining properties be High Density Residential.
4. Page 52. Reduce the sidewalk widths on the Local and Minor Residential Street cross sections (Option B) from six feet to five feet.
5. Page 56, Master Street Plan.
  - a. Modify the future local street in the Holm View subdivision to reflect the approved preliminary plat (a cul-de-sac layout).
  - b. Delete the future Minor collector from the area west of the South Fork Highway.
6. To add the Shoshone River corridor comments in items 2.2.f and 13.1.c as assessed by a fellow board member.

Vote on the motion was unanimous, motion carried.

Councilman Miller wanted to invite everybody again to the meeting tonight at 7:00PM.

Buzzy Hassrick made a motion seconded by Brad Payne 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 12:40PM.

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Utana L. Dye  
Certified Engineering Technician II