

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, June 10, 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, June 10, 2014 at 12:00 PM

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

Absent: Mark Musser, Brad Payne.

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

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

Kim Borer made a motion, seconded by Buzzy Hassrick, to table the minutes for the May 13, 2014 meeting. Vote on the motion was unanimous, motion carried.

Presentation of Communications:

Todd Stowell presented the staff report for the revised Landscape Plan for the Good 2 Go Gas Station and Convenience Store (1200 17th street).

Kim Borer made a motion, seconded by Buzzy Hassrick, to table the request until the applicant is present to discuss the landscaping for the Good 2 Go Gas Station and Convenience Store located at 1200 17th street. Vote on the motion was unanimous. Motion carried.

Todd Stowell presented the staff report for the site plan review and nonconforming use expansion for the Schultz residential garage in the Industrial E zone. The project is located behind the residence of 9 Road 2AB. Joseph and Betty Schultz have applied to construct a 30-foot by 40-foot residential garage (1200 sq. ft.) behind their residence at 9 Road 2AB. The garage will be for personal use at this time; however, future commercial use could be permitted in accordance with the zoning ordinance and applicable building codes. No sewer or water will be installed and power will come from the existing residential service panel.

Justin Ness made a motion, seconded by Buzzy Hassrick, to approve the nonconforming use expansion and site plan review for the Schultz garage located at 9 Road 2AB as presented. Vote on the motion was unanimous. Motion carried.

Todd Stowell presented the staff report for Juniper Wine & Spirit's sign plan and Downtown Architectural District review. Michele Prevost of Juniper Wine & Spirits has submitted an application to install two signs at 1128 12th Street for her business, and change the color of the brick building. One sign is a 3-foot wide by 7.5-foot tall projecting sign above the entrance. The other sign would be a 14-foot wide by 4-foot tall wall sign (non-illuminated) on the north side of the building. Both signs advertise the business and have brown lettering and borders on a tan background. Renderings of the signs are included.

The proposal to change the color of the building involves a masonry stain to change the existing yellow/blond bricks on the building façade to a more traditional red/rust brick color.

Justin Ness made a motion, seconded by Buzzy Hassrick, to approve the Juniper Wine & Spirits Sign Application, with the condition that the sign and lighting for the sign must be mounted to allow for a minimum of 4'11" separation from the nearest point on the sign to the existing overhead power line. Vote on the motion was unanimous. Motion carried.

Todd Stowell present the staff report for an off-site parking agreement for the Gee Professional Office Building (702 Platinum Avenue) and Sunset Motor Inn.

Fred Bronnenberg with Groathouse Construction spoke on behalf of the applicant.

Kim Borer made a motion, seconded by Buzzy Hassrick, to approve the off-site parking agreement for the Gee Professional Office Building located at 702 Platinum Avenue subject to the following:

1. Final approval of the parking agreement by the city attorney.
2. Execution of the parking agreement and construction of a 4-foot wide gravel pathway and gateway from the concrete sidewalk on the motel property to the paved alley next to the medical office building, prior to occupancy of the medical office building.
3. Contingent upon the insurance company approval for liability coverage for the property owner.

Vote on the motion was unanimous. Motion carried.

Todd Stowell presented the staff report regarding clarification of intent for the Nonconforming Structure proposed ordinance.

Justin Ness made a motion, seconded by Buzzy Hassrick, to revise items "B" and "C" under the Nonconforming Structure Code as described under the alternatives in the staff report.

Vote on the motion was unanimous. Motion carried.

Todd presented the staff report for amending the Zoning Ordinance to correct and clarify residential setback requirements.

Justin Ness made a motion, seconded by Buzzy Hassrick, to recommend to Council the revisions as described by Todd Stowell in the staff report as well as the change to the front yard section of the table by removing the "front half" under all zones. Also, to add the language "or other building for an approved principal use" to 10-7A-3 Yards in the Residential AA district.

Vote on the motion was unanimous. Motion carried.

Approved Signs by Staff: Fast Eddy's, Wyoming Wireless, The Cody Hotel, and Technical Cowboy.

P&Z Board Matters:

Justin Ness had a question relating to the museum digital reader board that was approved. He thought that they approved the sign under the assumption that it would stay constant and only change if they change the sign. Todd will look into the motion.

Justin Lundvall wanted to mention to the board that for the heavier items that come up on the agenda they have the option of having a work session to look at those items before the public hearing. They would have to open the work session to the public. He wanted to know if the board would be interested

in doing the work sessions. The board would like to proceed with doing work sessions on heavier items when needed.

Justin Ness would like to have the minutes emailed out to the board member to look at ahead of time.

Council Update:

There were no Council updates.

Staff Items:

Todd discussed Two Tough Guys changing of the location of their storage/handling building on their previously approved site plan.

Kim Borer 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 12:56 PM.

Utana Dye
Certified Level II Engineering Tech. II