

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, September 9, 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, September 9, 2014 at 12:00 PM

Present: Justin Lundvall-Chairperson; Robert Senitte; Buzzy Hassrick; Kim Borer; Brad Payne; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Administrative Assistant.

Absent: Justin Ness, Mark Musser, Steve Miller, Council Liaison.

Chairperson Justin Lundvall called the meeting to order at 12:00 PM, followed by the pledge of allegiance.

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

Kim Borer made a motion, seconded by Buzzy Hassrick, to approve the minutes for the August 26, 2014 meeting with the corrections noted. Vote on the motion was unanimous, motion carried.

The public hearing on the restroom at the tennis complex was opened at 12:02 PM. There being no comment from the public, the public hearing was closed at 12:04 PM.

NEW BUSINESS:

Todd Stowell presented the staff report to reduce the setback requirements for the tennis complex restroom at Cody Middle School, 2901 Cougar Avenue.

Kim Borer made a motion, seconded by Buzzy Hassrick for approval to reduce the setback requirements for the tennis complex restroom at Cody Middle School, 2901 Cougar Avenue:

- a. The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. This is the school area and the tennis courts and the restroom facility are under the same use as the middle school.
- b. The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood. The location is relatively well separated from the neighboring uses. It is adequate and meets ADA requirement by being close to the sidewalk.
- c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use. The restroom still has a 5' set back and Planning and Zoning are looking at civic properties not residential.
- d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption. No other locations are feasible.
- e. Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use. The tennis courts will be open beyond school hours.
- f. The special exemption is consistent with the goals, policies and future land use map of the master plan. Anticipating the installation of a football field, the restroom facility will be used at that time too.

- g. Applicant will include the landscaping recommendations from staff.
- h. The permit has to be filed with the County Clerk within 10 days.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the banner for Cody High Style at Buffalo Bill Center of the West at 720 Sheridan Avenue.

Brad Payne made a motion, seconded by Kim Borer, to approve the Cody High Style Banner at Buffalo Bill Center of the West at 720 Sheridan Avenue to be installed at the museum Pow Wow grounds as requested, and authorize the banner to be installed at the same location each subsequent year for up to two weeks before the event, provided the event is held at that location and the sign code otherwise continues to allow it. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Seasonal Enclosure at the Irma Hotel at 1192 Sheridan Avenue. Kim Borer made a motion, seconded by Robert Senitte, to approve the Seasonal Enclosure at the Irma Hotel at 1192 Sheridan Avenue with installation of the structure no earlier than November 1, 2014 and the structure is to be removed by March 31, 2015. Buzzy Hassrick opposed the motion. Kim Borer, Justin Lundvall, Brad Payne, and Robert Senitte approved the motion. Motion carried.

OLD BUSINESS:

Buzzy Hassrick made a motion, seconded by Robert Senitte, to remove Storage Sheds at Buffalo Bill Center of the West from the table. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Storage Sheds at the Buffalo Bill Center of the West. Bob Senitte made a motion, seconded by Buzzy Hassrick, to approve the two sheds with the brown roof and with the understanding as the buildings need recovering in the future the Buffalo Bill Center of the West will change the color to a grey color to match the surrounding buildings. Kim Borer opposed the motion. Buzzy Hassrick, Justin Lundvall, Brad Payne, and Robert Senitte approved the motion. Motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: Todd discussed repainting of 1209 Sheridan Avenue. This project does not require any building permits and no Planning and Zoning review. They are attempting to match the existing colors with two-toned gray and salmon similar to the color of the Irma Hotel.

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 12:53 PM.

Lynn Stutzman
Administrative Assistant