

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, April 14, 2015

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, April 14, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Justin Ness; Reese Graham; Curt Dansie; Buzzy Hassrick; Brad Payne; Mark Musser; Steve Miller-Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: None

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

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

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the minutes for the March 24, 2015. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the Architecture and Landscape Review for four semidetached dwellings in the D-3 Zone, on Rebel Row Lots 1-4, Stone Street. Tom Quick answered additional questions from the Board and indicated his intent to install storm water retention features, landscaping, and a fence to meet city requirements.

Mark Musser made a motion, seconded by Justin Ness, to approve the Architecture and Landscape Review for four semidetached dwellings in the D-3 Zone, on Rebel Row Lots 1-4, Stone Street as presented and the applicant will provide a 15' buffer and a 6' fence along west property line. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Downtown Architectural and Sign District Review for Berkshire Hathaway Home Services at 1432 Sheridan Avenue.

Justin Ness made a motion, seconded by Buzzy Hassrick, to approve the Downtown Architectural and Sign District Review for Berkshire Hathaway Home Services at 1432 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the House Move Request from 507 Olive Glenn Drive to 713 Links View Drive, in the Residential AA zone. Kim Wagler of Cedar Mountain Builders answered additional questions from the Board.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the House Move Request from 507 Olive Glenn Drive to 713 Links View Drive. The house must be moved within one year and all exterior work is to be completed within 4 months of the move. It was recommended that an entryway be added or enhanced. Vote on the motion was unanimous, motion carried.

Todd presented the staff report for the Site Plan Review for Moss Orthodontics located at 613 Yellowstone Avenue, in the D-3 zone.

Justin Ness made a motion, seconded by Curt Dansie, to approve for the Site Plan Review for Moss Orthodontics located at 613 Yellowstone Avenue with the following conditions:

1. Provide a detail of the water service line, meters, and RPZ backflow preventer with the building permit application.
2. Pay applicable city utility fees prior to building permit issuance.
3. The Burr oak tree in the landscaping plan is not authorized. A suitable replacement tree and location can be authorized by staff.
4. Obtain a sign permit for any exterior signage. The former Walmart sign must be reduced in height to comply with the 25-foot maximum height requirement. If a building permit is not obtained for the freestanding sign within one year, the former Walmart sign components must be removed in their entirety (including footings) by April 15, 2016.
5. The drainage facilities must be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.
6. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Todd presented the staff report from Walmart for a reduction in the number of parking spaces and modifications to their parking lot and east entrance, 525 Yellowstone Avenue. Steve Kendall from Carlson Consulting answered additional questions from the Board.

Brad Payne made a motion, seconded by Justin Ness, to approve for the request from Walmart for the reduction in the number of parking spaces and modifications to their parking lot and east entrance, with the following conditions:

1. Submit verification of WYDOT approval (encroachment permit) prior to altering the east entrance.
2. Install and maintain landscaping vegetation in the form of trees and/or shrubs in the landscape islands being constructed, as discussed with the Board.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the draft Entry Corridor Overlay Zone (Landscaping Ordinance) for review and recommendation to Council. The Board discussed possible changes to the map and ordinance language.

Justin Ness made a motion, seconded by Brad Payne, to recommend to Council the Entry Corridor Overlay Zone (Landscaping Ordinance) with the following map changes:

- Include the non-aviation areas of the airport that are along the highway.
- Only show part of the Stu Allen property in the overlay.
- Include all of the Rocky Mountain Discount Sports property.
- Include the hospital area to 9th Street.

Vote for the motion was Reese Graham, Justin Ness, Brad Payne and Curt Dansie. Vote against the motion was Buzzy Hassrick, Mark Musser, and Justin Lundvall. Motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: None

Reese Graham 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 Lundvall adjourned the meeting at 1:10 PM.

Lynn Stutzman
Engineering Administrative Assistant