

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, July 28, 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, July 28, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Brad Payne; Buzzy Hassrick; Curt Dansie; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Asst.

Absent: Mark Musser, Justin Ness, Reese Graham

Chairperson Justin Lundvall called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Brad Payne made a motion, seconded by Buzzy Hassrick, 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 July 14, 2015 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the downtown sign review for a wall sign at Allstate Insurance located at 1139 Rumsey Avenue.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the downtown sign review for a wall sign at Allstate Insurance located at 1139 Rumsey Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the subdivision review for Canyon Oak Ranchettes No. 3, a 2-lot county subdivision at 4395 Cooper Lane. The applicant's representative, Ben McDonald of Holm, Blough and Co., presented a letter from the county engineer and requested a variance to the recommended road construction requirement.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the subdivision review for Canyon Oak Ranchettes No. 3, a 2-lot county subdivision at 4395 Cooper Lane with the following variances and recommended conditions:

**Variances:**

- A. From City street improvement requirements—the existing access easement, which shall be improved to a 20-foot wide all-weather surface (e.g. gravel) is determined adequate.
- B. From the alley requirement.
- C. From the agreement for future annexation (Section 11-2-3(B) of City Code).
- D. From providing a fire hydrant.

Recommended Conditions of Approval:

1. Comply with applicable County requirements.
2. Note the variances granted on the final plat.
3. Prior to the Mayor signing the final plat:
  - A. Add easement dedication language to the Certificate of Dedication.
  - B. Add the following "Platting Condition": The subdivider is responsible to widen Quick Lane to a minimum width of twenty feet along the full frontage of both lots with an all-weather surface capable of supporting emergency vehicles, prior to any development of Lot 2.
  - C. Verify water service for Lot 2 in accordance with County requirements.

Vote on the motion was unanimous, motion carried.

Approved Signs: Heart Mountain Dental at 1426 Stampede Avenue. Cody Custom Cycle at 556B Yellowstone Avenue.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Buzzy Hassrick made a motion, seconded by Curt Dansie, 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 12:35 PM.

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Lynn Stutzman  
Engineering Administrative Assistant