

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, April 12, 2016

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 12, 2016 at 12:00 PM

Present: Justin Ness-Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Engineering Technician II.

Absent: Brad Payne; Reese Graham, Richard Jones,

Chairman Ness called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

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

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the minutes for the March 22, 2016 meeting. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Minor Site Plan Review for the storage building for Best Western at 1601 8th Street.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the Minor Site Plan Review for the storage building for Best Western at 1601 8th Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue. The applicant was not there to respond to Board questions.

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to table the Downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Landscaping/Parking Plan Modification for Pinnacle Bank at 1702 Sheridan Avenue.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the Landscaping/Parking Plan Modification for Pinnacle Bank at 1702 Sheridan Avenue with the following conditions:

1. The owner and their contractor must work closely with City staff to make sure the improvements meet City standards and standard engineering practices. Drawings and specification sheets may be required.

2. A plan for accommodating parking demand during construction must be presented and approved.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Architectural/Site Plan Review for Crossfit Cody Gym at 804 Blackburn which is the lot southeast of the Blackburn Street and Cougar Avenue intersection.

Curt Dansie made a motion, seconded by Heidi Rasmussen, to approve the Architectural/Site Plan Review for Crossfit Cody Gym at 804 Blackburn Street with the following conditions:

1. Provide an updated site plan with the building permit which identifies the exact utility service connection methods, pipe materials, pipe/conduit sizes, and depth of bury. Provide an as-constructed plan set after construction is inspected and complete.
2. Provide an asphalt or concrete approach to Blackburn Street that extends the width of the approach and runs at least 25 feet. The asphalt must be installed on a suitable base. Provide details with the plans submitted with the building permit.
3. The exterior light fixtures must have lighting patterns and illumination levels that result in modest lighting levels and largely confine illumination to within the property. Lighting details will be reviewed by staff prior to issuance of a building permit.
4. Submit a Class V permit application to the Wyoming DEQ Underground Injection Control Program for the infiltration trenches.
5. The parking lot cannot be paved unless further review and approval relating to the storm water system is completed.
6. Pay applicable utility fees in conjunction with the building permit fee.
7. Identify size and depth of landscape rock and use of weed mat in the landscape areas.
8. Prior to issuance of a certificate of occupancy, the drainage facilities must be inspected and certified by the applicant's engineer that they were completed according to approved plans.
9. Prior to occupancy, the property owner must complete and record with the County Clerk's office an agreement for future construction of sidewalk along Blackburn Street.
10. The applicant shall be responsible for landscaping the area between the property line and the Cougar Avenue sidewalk.
11. The facility shall be operated such that noise from inside the facility shall not be clearly discernable at any neighboring building that currently exists. (There is some concern with the potential for open garage doors and loud music.)
12. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Chairman Ness opened the public hearing at 12:40 p.m. for the Special Exemption for the 2-foot sideyard setback to permit a two-story addition at 943 Simpson Avenue.

Chairman Ness closed the public hearing at 12:42 p.m.

Todd Stowell presented the Special Exemption Review for the 2-foot side yard setback to permit a two-story addition at 943 Simpson Avenue.

Curt Dansie made a motion, seconded by Buzzy Hassrick, to approve the Special Exemption Review for the 2-foot sideyard setback to a two-story addition at 943 Simpson Avenue with the following findings and conditions:

Findings:

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by certified mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(B)(2) are met.

AND,

Approve the Special Exemption request for the reduced side setback of approximately 2.0 feet to allow construction of a two-story addition at 943 Simpson Avenue, as proposed.

Vote on the motion was unanimous, motion carried.

Chairman Ness opened the public hearing at 12:46 p.m. for the Special Exemption for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue.

Tony Beaverson owner of Big Horn Cinema commented on the parking request. He has no problem with the restaurant in its current size. He has concerns about the parking on Blackburn and the traffic problem it will create if restaurant is expanded.

Chairman Ness closed the public hearing at 12:53 p.m.

Todd Stowell presented the Special Exemption Review for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue.

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to table the Special Exemption Review for the parking requirement at 2425 Big Horn Avenue in hopes that the applicant makes a good faith effort to obtain an off-site parking agreement with either Big Horn Cinemas or Baker Hughes. Vote on the motion was unanimous, motion carried.

Heidi Rasmussen 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, Chairman Ness adjourned the meeting at 1:10 PM.



Utana Dye, Engineering Technician II, GISP