

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, May 10, 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, May 10, 2016 at 12:00 PM

Present: Brad Payne -Acting Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Reese Graham; Richard Jones; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Accounting Clerk.

Absent: Justin Ness

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

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

Buzzy Hassrick made a motion, seconded by Richard Jones, to remove tabled the minutes for the April 12, 2016 meeting. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Richard Jones, to approve the minutes for the April 12, 2016 meeting. Vote on the motion was unanimous, motion carried.

Reese Graham made a motion, seconded by Curt Dansie, to approve the minutes for the April 26, 2016 meeting. Vote on the motion was unanimous, motion carried.

Todd Stowell presented Site Plan Review for Playground and Landscaping at the Buffalo Bill Center of the West, located at 720 Sheridan Ave.

Richard Jones made a motion, seconded by Heidi Rasmussen, to approve the Site Plan Review for Playground and Landscaping at the Buffalo Bill Center of the West, located at 720 Sheridan Ave, with the following conditions:

1. In-field modifications to the drainage plan must comply with the intent of the original plan. As required for the food pavilion review, the final drainage facilities will need to be certified by the applicant's engineer that they comply with the city storm water requirements.
2. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Acting Chairman Payne opened the public hearing at 12:10 p.m. for the Special Exemption for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue. There were no comments from the public.

Acting Chairman Payne closed the public hearing at 12:13 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.

Lester Santos commented on the parking request. He has no problem with recommendation from the staff.

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to approve the Special Exemption Review for the parking requirement at 2425 Big Horn Avenue with the following conditions:

1. The permit would be valid for Anna Islas only. (Any future owner or operator would need to apply for their own exemption.)
2. Restaurant seating is limited to 31 seats.
3. That the front area come into compliance with the Building Official with the City of Cody as soon as possible, and no later than 60 days after approval of the exemption, or the exemption shall be null and void.
4. The exemption is contingent on use of the current furniture making business area for storage/warehousing/ or other light industrial activity that does not have a parking demand of more than three vehicles, and which is generally operated at hours that does not conflict with the peak evening restaurant hours.
5. The restaurant operator(s) must display a clearly visible notice at the restaurant entrance that informs patrons of acceptable parking areas (Blackburn Street or restaurant parking lot) and asks patrons that have parked in the Big Horn Cinema lot to move their vehicles. (Sample: Welcome to El Vaquero! Vehicles must be parked in the restaurant parking lot or along Blackburn Street. If you are parked at Big Horn Cinema, please move your vehicle.)
6. If the special exemption is granted, staff will prepare a permit that the Islas must sign and record at the county clerk's office within 10 days of them acquiring the property.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented and had a discussion with the board on the Dimensional Standards for Residential Zoning Districts.

Signs – none

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – none

Curt Dansie made a motion, seconded by Reese Graham, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Acting Chairman Brad Payne adjourned the meeting at 12:59 PM.

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Bernie Butler, Accounting Clerk