

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, August 9, 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, August 9, 2016 at 12:00 PM

Present: Justin Ness - Chairman; Buzzy Hassrick; Richard Jones; Brad Payne, Heidi Rasmussen, Curt Dansie; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Utana Dye, Certified Engineering Tech; Bernie Butler, Administrative Assistant.

Absent: Reese Graham; Todd Stowell, City Planner

Chairman Justin Ness called the meeting to order at 12:03 PM, followed by the pledge of allegiance.

Brad Payne 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 Curt Dansie, to approve the minutes for the July 26, 2016 meeting, with corrections. Vote on the motion was unanimous, motion carried.

TABLED ITEM:

Site plan review for the storage buildings proposed at 2502 Cougar Avenue.

Heidi Rasmussen made a motion to remove this item from the table, seconded by Buzzy Hassrick. Vote on the motion was unanimous, motion carried.

Utana Dye presented a site plan review for the storage buildings proposed at 2502 Cougar Avenue. Updated information on the fencing, landscaping, and lighting was presented.

Curt Dansie made a motion, seconded by Buzzy Hassrick, to approve the site plan for the storage buildings, located at 2502 Cougar Avenue, with the following conditions:

1. N/A (No further architectural or landscaping modifications.)
2. N/A (The updated lighting information provided is appropriate.)
3. The disturbed areas that are not landscaped must be seeded with native grasses, or otherwise maintained to prevent dust and weeds.
4. The area between the Cougar Avenue sidewalk and the buildings must be maintained in a weed free manner.
5. Provide a method for emergency access, as specified by the fire marshal (knock box or lock expected).
6. Prior to a certificate of occupancy, the applicant's engineer must provide a certification that the storm water facilities have been constructed as designed.
7. That the project otherwise complies with the updated plans and applicable building, fire, and electrical codes; provided, sidewalk is not required to be installed along the undeveloped portion

of the lot (west end) for this project, and the south building may be moved away from the south property line if desired.

NEW BUSINESS:

A. Utana Dye reviewed a request for an 8-foot fence, located at 113 Windsor Drive.

Richard Jones made a motion, seconded by Buzzy Hassrick, to approve an 8-foot fence, located at 113 Windsor Drive, with the following staff comments:

In granting fence height exceptions, there should be some justification or physical conditions for why the additional height is requested. In this case, there are some unique characteristics of the proposal and the property.

While the subject property borders the South Fork Highway, the fence location is actually about 30 feet from the west property line, which puts it about 55 feet from the edge of the Highway pavement. The ground level where the fence is proposed is also a couple of feet below the highway in elevation. The combination of these factors reduces the impact of the fence to neighboring properties and the road corridor, while providing a reasonable, but not “fortress-like” level of privacy to the applicant’s residence.

Vote on the motion was unanimous, motion carried.

B. Utana Dye reviewed a Downtown wall sign for “U Blaze”, located at 1209 Sheridan Avenue.

Buzzy Hassrick made a motion, seconded by Heidi Rasmussen, to approve the Downtown wall sign for “U Blaze”, located at 1209 Sheridan Avenue.

Vote on the motion was unanimous, motion carried.

C. Utana Dye review a site plan for 4 dwellings, located at 1521 Rumsey Avenue.

Brad Payne made a motion, seconded by Curt Dansie, to approve the site plan for 4 dwellings, located at 1521 Rumsey Ave, with following recommendations:

1. Remove the large dead tree along the west property line.
2. The two existing lots must be combined into a single lot through the lot combination process of City of Cody Code 11-6B-3.
3. The curb cut replacement and the painting of the diagonal parking spaces along the lot frontage is to occur prior to occupancy. Once painted, the city will accept future maintenance/painting responsibility for the spaces.
4. Either all the exterior light fixtures must be cut off style (e.g. can lights under canopy), or fixture details must be submitted for future Board review.

5. All utility services are to be installed pursuant to the requirements of the utility providers and applicable codes. This includes demonstrating compliance with the fixture count of the plumbing code. Any work within the public right-of-way or alley requires a city encroachment permit.
6. The project must otherwise substantially comply with the submitted plans.

Vote on the motion was unanimous, motion carried.

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – Utana Dye - none

Brad Payne made a motion, seconded by Heidi Rasmussen, 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 12:33 PM.

Bernie Butler, Administrative Assistant