

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, October 25, 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, October 25, 2016 at 12:00 PM

Present: Justin Ness - Chairman; Richard Jones (via phone); Brad Payne, Heidi Rasmussen, Scott Kolpitcke, City Attorney; Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Buzzy Hassrick; Reese Graham; Curt Dansie; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison.

Chairman Justin Ness called the meeting to order at 12:08 PM, followed by the pledge of allegiance.

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

Brad Payne made a motion, seconded by Heidi Rasmussen, to approve the minutes for the September 27, 2016 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented a site plan review for West Park Hospital storage shed, located at 424 Yellowstone Ave.

Heidi Rasmussen made a motion to approve the site plan, seconded by Brad Payne, for West Park Hospital storage shed, located at 424 Yellowstone Avenue, with the following recommendations:

1. That the proposed gas and electrical routes are coordinated with the city and any utilities and improvements are protected and/or replaced in a professional manner.
2. Drywells must be registered with WY DEQ.
3. That the project otherwise complies with the submitted application and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

B. Todd Stowell introduced the Special Exemption request for expansion of a non-conforming building, located at 1619 Alger Avenue.

The Public Hearing for a Special Exemption request for expansion of a non-conforming building, located at 1619 Alger Avenue, began at 12:16 p.m.

There were no comments from the public.

The Public Hearing for a Special Exemption request for expansion of a non-conforming building, located at 1619 Alger Avenue, was closed at 12:17 p.m.

Todd Stowell went over the staff report for the Special Exemption request.

Brad Payne made a motion, seconded by Heidi Rasmussen, to approve the Special Exemption located at 1619 Alger Avenue with the following findings:

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
3. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-13-6 are met.

AND,

Approve the request to construct a 480 square foot addition to 1619 Alger Avenue, as proposed, subject to compliance with applicable provisions of the building code.

Vote on the motion was unanimous, motion carried

P & Z Board Matters – none

Council Updates – none

Staff Items – Todd Stowell – Reminded Board of the neighborhood Proposed Zoning Meetings.

Heidi Rasmussen made a motion, seconded by Brad Payne, 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 12:25 p.m.

Bernie Butler, Administrative Assistant