

City of Cody
Planning, Zoning, and Adjustment
Board Tuesday, January 22, 2019

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, January 22, 2019 at 12:00 pm.

Present: Vice Chairman, Erynne Selk; Sandi Fisher; Klay Nelson; Stan Wolz; Buzzy Hassrick; Todd Stowell, City Planner; Scott Kolpitcke, City Attorney; Bernie Butler, Administrative Coordinator

Absent: Kayl Mitchell, Richard Jones, Sandee Kitchen, City Deputy Attorney, and Glenn Nielson, Council Liaison

Erynne Selk called the meeting to order at 12:05 pm, followed by the pledge of allegiance.

Sandi Fisher made a motion, seconded by Buzzy Hassrick, to approve the agenda with changes (addition of Sunset Subdivision amendment) for January 22, 2019. Vote on the motion was unanimous, motion carried.

Stan Wolz made a motion, seconded by Sandi Fisher to approve the minutes from the January 8, 2019 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell reviewed the amended plat to include additional utility easements for the Sunset Subdivision.

Stan Wolz made a motion, seconded by Buzzy Hassrick to recommend that City Council approve the amended plat for the additional utility easements for the Sunset Subdivision.

B. Todd Stowell presented a site plan review for the City of Cody Wastewater Treatment Facility.

Ian Morrison, Professional Engineer with Engineering Associates, answered questions from the Board about the hillside stability in the area of the UV building. Phillip Bowman, City of Cody Public Works explained the proposed use of the existing cell #1.

Klay Nelson made a motion, seconded by Buzzy Hassrick, to approve the site plan for the City of Cody Wastewater Facility Phase 2, with recommendations 1 and 2 in the staff report. Vote on the motion was unanimous, motion approved.

C. Todd Stowell presented a request from Veritatis Splendor Counseling to rezone 2221 Cougar Avenue from High Density Residential (R-4) to Limited Business (D-1).

Todd Stowell reviewed the criteria requirements for rezoning as noted in the staff report.

The Board allowed public comment.

Love Murray and Dorthy Miller (comments made by Love Murray on her behalf), spoke in favor of limiting the rezone to professional office buildings only. Donna Kenney was concerned about

the security lightning. Harold Musser, owner of property to the north, supported the change to D-1 with a development agreement limiting use as proposed, and noting that the proposed project would be an improvement from the existing vacant house that exists on the property.

Stan Wolz made a motion, seconded by Klay Nelson, to recommend that the City Council rezone 2221 Cougar Avenue to Limited Business (D-1) only if the applicants are agreeable to a development agreement, limiting development to the R-4 uses and professional office type uses only, as recommended in the staff report. Vote on the motion was unanimous, motion approved.

D. Todd Stowell presented a site development plan for the Hampton Inn & Suites, located at 8 Southfork Road.

Todd Stowell listed 17 recommended items / changes needed for this project. We are also waiting for WYDOT to finish reviewing the updated traffic study and make a determination on the approach.

The Board allowed public comment. A few people spoke of concerns with traffic issues, access to the property, and the height of the building.

John Koehler, developer of the Hampton Inn & Suites answered question from the Board. Buzzy Hassrick asked if the developer would consider architectural changes to the building. Stan Wolz noted that in his view any change to the architecture would be entirely voluntary. The Board likes the landscaping plan.

The project will be further discussed at a future Planning, Zoning, and Adjustment Board meeting, when the applicant provides the information on the items noted in the staff report.

P & Z Board Matters – None

Council Updates – None

Staff Items – None

Buzzy Hassrick made a motion, seconded by Sandi Fisher, to adjourn the meeting. Vote on the motion was unanimous, motion approved.

There being no further business to come before the Board, Vice Chairpman Erynne Selk adjourned the meeting at 12:53 p.m.

Bernie Butler, Administration Coordinator