

City of Cody
Planning, Zoning, and Adjustment
Board Meeting April 14, 2020

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, April 14, 2020 at 12:00 pm.

Present: Erynne Selk; Richard Jones; Wade McMillin; Rodney Laib; Klay Nelson; Sandi Fisher; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Kayl Mitchell

Erynne called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Richard Jones made a motion, seconded by Sandi Fisher to approve the agenda for the April 14, 2020 meeting. Vote on the motion was unanimous, motion carried

Richard Jones made a motion, seconded by Wade McMillin to approve the minutes from the March 24, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

- A. Todd Stowell reviewed a Downtown Architectural District Sign for Way Back When Photography located at 1307 Sheridan Avenue. Sandi Fisher made a motion, seconded by Richard Jones to approve the sign. Vote on the motion was unanimous, motion passed.
- B. Todd Stowell reviewed a Downtown Architectural District Sign for Queen Bee Gardens, located at 1270 Sheridan Avenue. Wade McMillan made a motion, seconded by Richard Jones to approve the request with staff recommendations on the height of the sign. Vote on the motion was unanimous, motion carried.
- C. Todd Stowell reviewed a minor commercial review for the exterior of Cody Steakhouse, located at 1367 Sheridan Avenue. Richard Jones made a motion, seconded by Sandi Fisher to approve exterior update. Vote on the motion was unanimous, motion passed.
- D. Todd Stowell reviewed a request for a 6-foot vinyl fence in the front yard of 3507 Sheridan Avenue. Richard Jones made a motion, seconded by Wade McMillian to the approve the fence request with staff recommendations, and add the words “if any” regarding a written waiver by the irrigation manager. Vote on the motion was unanimous, motion passed.
- E. Tabled item: Rezone 1913 Stampede Avenue from R-3 Residential to D-1 Limited Business. Neighbors had concerns about the parking. Applicant Shannon Terry answered questions from the Board. There was a discussion with the Board members about the rezone and the history of this property. Erynne Selk called for a motion. There was no motion. Sandi Fisher moved the rezone request go to the City Council without Planning and Zoning recommendation.
- F. Todd Stowell reviewed the request for the annexation of 13.4 acres located at 137 Belfry Highway into the City of Cody. Richard Jones made a motion, seconded by Wade McMillan to recommend to the City Council the approval of the annexation.
- G. Todd Stowell reviewed the request to zone the 13.4 acres located at 137 Belfry Highway to D-2 General Business. Richard Jones made a motion, seconded by Sandi Fisher to recommend to the City Council the approval of the Zoning to D-2.

- H. A public hearing opened at 1:14 for a Planned Unit Development for Cody Legacy Estates, located at 1433 29th Street (west of 29th Street and East Cater intersection). With no comments from the public. The hearing closed at 1:15.
- I. Todd Stowell reviewed a request to develop an 18-unit Planned Unit Development (PUD) at 1433 29th Street. All comments from neighboring property owners were opposed to the PUD. The staff has items that will need to be modified on the preliminary plat, before it goes to City Council for approval.

Staff would to see the parking set backs change from 8' to 10' with a minimum 20' parking stall. Public Works Director Phillip Bowman discussed the street standards are 12' lanes and 24' width. He would like to see asphalt on the street, and no parking on the street.

Cody Legacy Estates developer Bryan Edwards spoke to the Board about his project. He explained why he did a PUD instead of a subdivision. He was opposed to the 24' street width. He would like to keep the original street name of "Louisa Lane", but would use a backup street name of "Legacy Lane" if needed. He believes two raw taps should be enough for the development. He plans to move the trees at the entry to the north.

Richard Jones made a motion, seconded by Sandi Fish to recommend to City Council the approval of the PUD with all recommendation in the staff report, and note that the Planning and Zoning Board took no position on the street plan. Vote on the motion was unanimous, motion passed.

Wade McMillin made a motion, seconded by Rodney Laib to adjourn the meeting. Vote on the motion was unanimous. Acting Richard Jones adjourned the meeting at 2:02pm.

Bernie Butler, Administrative Coordinator