

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, September 25, 2012

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, September 25, 2012 at 12:00 PM

Present: Kim Borer, Chairperson; Justin Lundvall; Rick Brasher, Vice Chairperson; Jacob Ivanoff; Mark Musser; Bud McDonald; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant; Utana Dye, Certified Engineering Technician; Rick Manchester, Acting City Administrator; Mayor Nancy Tia Brown;
Excused Absence: None.

Chairperson Kim Borer called the meeting to order at 12:00 PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Bob Senitte to approve the agenda. Vote on the motion was unanimous, motion carried.

Justin Lundvall made a motion seconded by Jacob Ivanoff to approve the minutes of the September 11, 2012 regular meeting with the addition of the project name "Billings Clinic Cody" to the portion regarding Todd Stowell's presentation. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report regarding the request for the vacation of a portion of 7th Street by Allen and Virginia Gee, noting the previous board review, council review, added site plan and a recent traffic study. He explained the staff renderings included in the board packet and the discussions of the one-way versus two-way use of the property.

Dr. Allen Gee of Gee Properties, LLC described his request for the vacation of the portion of 7th Street which borders his property on Platinum Avenue. He reiterated the support of the CMAC property and the neighbors to the west and one north neighbor. A few preliminary elevation drawings were displayed.

Discussions ensued regarding the two-way use of 7th Street, the parking, the calculation of the property value, liability and the asphaltting of the alleyway.

Bud McDonald made a motion seconded by Jacob Ivanoff to recommend to Council the approval of the 7th Street vacation application by Gee Properties, LLC as presented subject to the following:

1. Reserving the area being vacated as a public utility easement.
2. Payment of \$5,999 for the land.
3. Improvement of the remaining right-of-way with asphalt, curb and gutter, and sidewalk. Such construction shall be according to City standards.
4. Commitment to follow the submitted site plan, except as may be necessary to meet City requirements identified through the site plan and building plan review processes.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the proposal by URS Corp to remodel McDonald's Restaurant at 2005 17th Street.

The board discussed the sidewalk issue along 17th Street and Meadowlane Avenue.

Jacob Ivanoff made a motion seconded by Mark Musser to approve the site plan application submitted by URS Corp for property located at 2005 17th Street as presented subject to the following:

1. Reconfiguration of ADA parking/loading space layout to meet current ADA codes.
2. Replacement of any existing landscaping destroyed or removed during the project.
3. Construction of a sidewalk along 17th Street.

Vote on the motion was unanimous, motion carried.

Jolene Osborne presented the approved electronic sign applications from the V.F.W. at 808 12th Street and Yellowstone National Park along West Yellowstone Avenue.

Rick Brasher will not be in attendance at the next meeting.

Steve Miller wished everyone a happy National Dog Week.

Todd Stowell asked for the board to give him a scheduled time and date for the Master Plan Opportunity Activity. He would need 1½ hours. Chairperson Kim Borer asked that he send out an email with some dates that they could choose for a meeting date. Mark Musser will be gone October 4th through October 11th.

Jake Ivanoff made a motion seconded by Bud McDonald to adjourn the meeting. Vote on the motion was unanimous, motion carried.

Meeting adjourned at 12:50 PM

Jolene Y. Osborne
Engineering Administrative Assistant

Utana Dye
Certified Engineering Technician II