

City of Cody
Planning, Zoning and Adjustment Board
Wednesday, November 12, 2014

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Wednesday, November 12, 2014 at 12:00 PM

Present: Justin Lundvall-Chairperson; Robert Senitte; Buzzy Hassrick; Kim Borer; Brad Payne; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Certified Engineering Technician II.

Absent: Justin Ness and Mark Musser.

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

Kim Borer made a motion, seconded by Robert Senitte, to approve the agenda. Vote on the motion was unanimous, motion carried.

Brad Payne made a motion, seconded by Buzzy Hassrick, to approve the minutes for the October 28, 2014 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A public hearing for the Special Exemption Request to reduce the front setback requirement at 1050 Park Avenue began at 12:01 p.m. Public hearing closed at 12:02 p.m.

Todd Stowell presented the staff report for the Special Exemption Request to reduce front setback requirement at 1050 Park Avenue.

Brad Payne made a motion, seconded by Buzzy Hassrick, for the Special Exemption Request to reduce front setback requirement at 1050 Park Avenue as presented, noting the following:

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by certified mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(B)(2) are met.

Vote on the motion was unanimous, motion carried.

A public hearing for the Greenwing Addition Plat Amendment request to remove the 20-foot buffer limitations at 310 Robert Street began at 12:06 p.m. Public hearing closed at 12:17 p.m.

Two residents spoke.

Maureen Murphy who lives at 2955 Kent Avenue spoke about the drainage on Robert Street. She had concerns that if the berm was removed there would be more of a drainage issue.

Paul Boone who lives at 2850 Kent Avenue spoke about the drainage issues.

Todd Stowell presented the staff report for the Greenwing Addition Plat Amendment request to remove 20-foot buffer limitations at 310 Robert Street.

Kim Borer made a motion, seconded by Robert Senitte, to recommend to Council the Plat Amendment for Greenwing Addition buffer with the following conditions: To allow the removal of the berm on Lot 15, but still require that the buffer remain in place with no buildings within the buffer, and for no open storage taller than six (6) feet in height.

Vote on the motion was unanimous, motion carried.

A public hearing for the rezone request for 4.0 acres located south of Cougar Avenue and immediately east of Shadow Mountain Subdivision to Residential "B" zone (multi-family) began at 12:44 p.m. The public hearing closed at 12:49 p.m.

Todd Stowell presented the staff report for the rezone request for 4.0 acres located south of Cougar Avenue and immediately east of Shadow Mountain Subdivision to Residential "B" zone (multi-family).

Kim Borer made a motion, seconded by Brad Payne, to recommend to Council the rezone for 4.0 acres located south of Cougar Avenue and immediately east of Shadow Mountain Subdivision to Residential "B" zone (multi-family) subject to the execution of a development agreement by the property owner to abide by the density and building type restrictions of the "medium-density residential" master plan designation—meaning no more than four attached units per building, and no more than 32 dwelling units on the 4.0 acres.

Buzzy Hassrick and Robert Senitte voted against the motion. Kim Borer, Justin Lundvall, and Brad Payne voted in favor of the motion. Motion failed.

Brad Payne made a motion, seconded by Kim Borer, to table the item until the next meeting.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Burger King restaurant remodel at 1902 Mountain View Drive.

Buzzy Hassrick made a motion, seconded by Kim Borer, to approve the request for the Architectural and Sign plan review for the remodel of Burger King located at 1902 Mountain View Drive, with encouragement that landscaping be improved.

Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: None

Robert Senitte made a motion, seconded by Buzzy Hassrick, to adjourn the meeting.
Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Justin Lundvall adjourned the meeting at 1:22 PM.

Utana Dye
Certified Engineering Technician II