

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, December 9, 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 Tuesday, December 9, 2014 at 12:00 PM

Present: Justin Lundvall-Chairperson; Robert Senitte; Buzzy Hassrick; Kim Borer; Brad Payne; Mark Musser; Scott Kolpitcke, City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: Justin Ness

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

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

Kim Borer made a motion, seconded by Brad Payne, to approve the minutes for the November 25, 2014 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the Special Exemption Request for Cody Laboratories to construct a 108.5' tall building at 125 Road 2AB.

A public hearing for the Special Exemption Request for Cody Laboratories to construct a 108.5' tall building at 125 Road 2AB began at 12:16 p.m. Public hearing closed at 12:17 p.m.

Kim Borer made a motion, seconded by Buzzy Hassrick, to recommend to Council the approval of the Special Exemption Request for Cody Laboratories to construct a 108.5' tall building at 125 Road 2AB:

1. The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties;
2. The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood. This area is zoned heavy industrial.
3. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use as shown by the applicant.
4. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption due to the gravity flow method of manufacturing.

5. Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use.
6. The special exemption is consistent with the goals, policies and future land use map of the master plan.
7. That 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.
8. 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.
9. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
10. 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.

Todd Stowell presented the staff report for the sign for Edward Jones Investments at 1121 13<sup>th</sup> Street. The actual square footage of the sign will be about four square feet less than that shown in the staff report.

Buzzy Hassrick made a motion, seconded by Brad Payne, to recommend approval of the sign for Edward Jones Investments at 1121 13<sup>th</sup> Street.

Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: Advantage Rehab, 1819/1825 Sheridan Avenue.

P&Z Board Matters:

Council Update: None

Staff Items: Todd Stowell and Justin Lundvall thanked Kim Borer and Robert Senitte for their time and efforts while serving on the board. Todd Stowell stated there would be a formal recognition for both members in January 2015.

Kim Borer made a motion, seconded by Robert Senitte, 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 12:28 PM.

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Lynn Stutzman  
Engineering Administrative Assistant