

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, December 16, 2014

A special meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, December 16, 2014 at 4:00 PM

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

Absent: Justin Ness; Mark Musser

Chairperson Justin Lundvall called the meeting to order at 4:39 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.

Robert Senitte made a motion, seconded by Kim Borer, to approve the minutes for the December 9, 2014 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the Site Plan Review for Cody Laboratories Phase 2A, located at 125 Road 2AB. James Klessens of Forward Cody and David Hall of IPS also presented information for the Cody Laboratories proposal.

Brad Payne made a motion, seconded by Robert Senitte, to approve the site plan for Cody Labs Phase 2A conditional on the twelve comments made by staff, as follows:

1. The final construction plans (i.e. the final versions of the sheets currently under review) shall be submitted for Planning and Zoning Board Review, to allow review of those features not yet fully detailed on the plans, verification that the concepts presented at this time are fully implemented in the final plans, and that any alternations are acceptable. The final plans are to include all modifications noted in the staff report (landscaping plan changes, additional roof drainage/storm water details, spill containment details, etc.). Please note that any Phase 2b site plan or utility improvements not detailed on the final construction plans shall be subject to future application and review.
2. Prior to issuance of a building permit, the property line between Lots 7 and 8 must be moved to the east of Phase 2, or be eliminated; and, if there are underlying financing agreements (mortgage, deed of trust, etc.) that could result in building, fire, or zoning code violations in the case of foreclosure or repossession, then those financial agreements will need to be satisfied, or altered in what area they encumber to follow an established property line.

3. If the lots are not combined, the construction/right-to-drain easement will need to be maintained across the east lot.
4. No change to the initial wastewater disposal plan (only domestic wastewater discharged to the City sewer system) is to occur without further site plan review and approval by the Planning and Zoning Board and Public Works.
5. The solid waste stream shall be managed so that only non-hazardous wastes are sent through the City garbage collection system.
6. For the final Board review, provide the list of state and federal permits/authorizations for the project and their status.
7. Utility fees applicable to sewer, water, and electrical service from the City are to be paid no later than at the time of the Building Permit fees. The City will provide the fee amounts once the applicant believes they have the final usage estimates.
8. All utilities shall be installed per the requirements and schedules of the providers.
9. Necessary approvals must be obtained from WY DEQ for the water main extension, prior to construction of the main.
10. The storm water facilities are to be inspected and certified by the applicant's engineer that they were completed according to approved plans, prior to issuance of a certificate of occupancy.
11. The emergency response plan must be submitted for review and approval prior to use of the facility (certificate of occupancy). The emergency response plan will be reviewed and approved by the Fire Marshal.
12. The project must otherwise comply with the site plan drawings, application materials, and applicable City codes.

Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: None

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 5:25 PM.

Lynn Stutzman
Engineering Administrative Assistant