

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, February 10, 2015**

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, February 10, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Reese Graham; Curt Dansie; Buzzy Hassrick; Steve Miller-Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent: Brad Payne; Justin Ness; Mark Musser

Chairperson Justin Lundvall called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

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

Curt Dansie made a motion, seconded by Reese Graham, to approve the minutes for the January 27, 2015 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the Accessory Dwelling Unit within the Residential AA Zone for Francis Cocchia at 1035 Bleistein Ave.

A public hearing for the Accessory Dwelling Unit within the Residential AA Zone for Francis Cocchia at 1035 Bleistein Avenue began at 12:07 p.m. Public hearing closed at 12:08 p.m.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the Accessory Dwelling Unit within the Residential AA Zone for Francis Cocchia at 1035 Bleistein Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the 20-foot fence height request at the west ball field in Hugh Smith Park (19<sup>th</sup> Street and Riverview Drive).

Reese Graham made a motion, seconded by Curt Dansie, to approve the 20-foot fence height at the west ball field in Hugh Smith Park (19<sup>th</sup> Street and Riverview Drive) as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Final Plat of Rebel Row Minor Subdivision, a 4-lot subdivision on the west side of Stone Street and north of Cougar Avenue.

Buzzy Hassrick made a motion, seconded by Reese Graham, to recommend the approval of the Final Plat of Rebel Row Minor Subdivision, a 4-lot subdivision on the west side of Stone Street and north of Cougar Avenue with the following conditions:

1. Applicable utility fees (three water taps and the electrical estimate) shall be paid prior to the mayor signing the final plat.
2. Provide a minimum 5-foot by 5-foot utility easement on Lot 9 of the Rocky Mountain Business Park, for the new transformer. The easement must be recorded prior to, or with the final plat.
3. All utility work for sewer, water, power, and storm water must be completed as noted on the preliminary plat prior to issuance of a building permit. The work must conform to city standards.
4. Comply with Condition 5 of the preliminary plat approval, relating to constructing or providing a cash deposit for construction of sidewalk along the west side of Stone Street prior to issuance of a building permit.

Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: None

Council Update: None

Staff Items: Todd Stowell spoke on the following subcommittees needing volunteers from the Planning and Zoning Board:

1. Boundary Line Adjustment/Lot Consolidation ordinance rewrite - Justin Lundvall, Reese Graham, and Curt Dansie.
2. Landscaping ordinance for commercial corridors committee needs three volunteers - Buzzy Hassrick, Justin Lundvall and Justin Ness. Todd will check with Brad Payne to see if he is interested.

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

There being no further business to come before the board, Chairperson Lundvall adjourned the meeting at 12:23 PM.

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Lynn Stutzman  
Engineering Administrative Assistant