

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, May 26, 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, May 26, 2015 at 12:00 PM

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

Absent: Brad Payne; Curt Dansie; Reese Graham

Chairperson Justin Lundvall called the meeting to order at 12:03 PM, followed by the pledge of allegiance.

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

Buzzy Hassrick made a motion, seconded by Mark Musser, to approve the minutes for the May 12, 2015 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the WYDOT Salt Storage Building and Brine Storage Tanks at 2530 Beacon Hill Road. Jim Berry from WYDOT answered questions presented by the Board.

Justin Ness made a motion, seconded by Mark Musser, to approve the WYDOT Salt Storage Building and Brine Storage Tanks at 2530 Beacon Hill Road as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for HGI Properties' architectural and landscape review for the exterior remodel and parking lot improvements at 2702 Big Horn Avenue. Rick Lambert of Precision Plan answered questions presented by the board.

Buzzy Hassrick made a motion to approve HGI Properties' architectural, sign, and parking lot review for 2702 Big Horn Avenue with the following conditions:

1. The hedge, or a similar screen or fence, is to be retained between the parking lot and adjacent residence so long as the residence remains.
2. If light trespass occurs onto the neighboring residential property from the far west light fixture in a manner that disrupts the neighbor's enjoyment of his property, a shield or full-cutoff housing shall be installed to eliminate the issue.

3. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.
4. Landscaping rock shall be provided within a wider space along the property frontage, with boulders to give a 3-D effect, and planters by the building.

Motion failed for lack of a second.

Mark Musser made a motion, seconded by Justin Ness, to approve HGI Properties' architectural, sign, and parking lot review for 2702 Big Horn Avenue with the following conditions:

1. The hedge, or a similar screen or fence, is to be retained between the parking lot and adjacent residence so long as the residence remains.
2. If light trespass occurs onto the neighboring residential property from the far west light fixture in a manner that disrupts the neighbor's enjoyment of his property, a shield or full-cutoff housing shall be installed to eliminate the issue.
3. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.
4. Add five feet more width to the frontage area for landscape rock and gravel.

Vote was 3 for, 1 against. Motion failed for lack of a full majority of the Board.

Justin Ness made a motion, seconded by Mark Musser, to approve HGI Properties' architectural and landscape review for the exterior remodel and parking lot improvements at 2702 Big Horn Avenue with the following conditions:

1. The hedge, or a similar screen or fence, is to be retained between the parking lot and adjacent residence so long as the residence remains.
2. If light trespass occurs onto the neighboring residential property from the far west light fixture in a manner that disrupts the neighbor's enjoyment of his property, a shield or full-cutoff housing shall be installed to eliminate the issue.
3. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.
4. Increase the width of the landscape area five feet, and provide landscaping rock and at least one boulder to add some 3-D element.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the requested modifications to the Site Plan approval for Cody Laboratories Hazardous Materials Warehouse at 119 Road 2AB.

Justin Ness made a motion, seconded by Mark Musser, to approve the requested modifications to the Site Plan approval for Cody Laboratories Hazardous Materials Warehouse at 119 Road 2AB as presented. Vote on the motion was unanimous, motion carried.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Justin Ness made a motion, seconded by Mark Musser, 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 12:46 PM.

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Lynn Stutzman  
Engineering Administrative Assistant