

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, June 9, 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, June 9, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Buzzy Hassrick; Brad Payne; Curt Dansie; Reese Graham Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Utana Dye, Certified Engineering Technician II; Tasa Brost, Management Analyst.

Absent: Mark Musser, 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 Brad Payne, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the minutes for the May 26, 2015 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Utana Dye presented the staff report for the Canyon Real Estate freestanding sign at 1327 Rumsey Avenue.

Brad Payne made a motion, seconded by Curt Dansie, to approve the Canyon Real Estate freestanding sign at 1327 Rumsey Avenue as presented. Vote on the motion was unanimous, motion carried.

Utana Dye presented the staff report for Legend's Bookstore wall sign and suspended sign at 1350 Sheridan Avenue.

Curt Dansie made a motion, seconded by Buzzy Hassrick, to approve the Legend's Bookstore wall sign and suspended sign at 1350 Sheridan Avenue as presented with recommendation of WYDOT approval prior to projecting sign installation. Vote on the motion was unanimous, motion carried.

Utana Dye presented the staff report for the Site Plan Review for a 15-unit storage facility at 1913 Big Horn Avenue, by Rick Cook.

Brad Payne made a motion, seconded by Buzzy Hassrick, to approve the Site Plan Review for a 15-unit storage facility at 1913 Big Horn Avenue subject to the following conditions:

1. That the water line and hydrant is installed, the work is accepted by the city, and the utility easement is recorded prior to occupancy of the building. The applicant is responsible for providing a legal description for the utility easement.

2. That the cul-de-sac bulb and a gravel lane to the fire hydrant are surfaced with gravel in the same manner as the access road. The gravel surfaces must have sufficient base to support the trucks and other vehicles that will use them, during all weather conditions.
3. That once constructed, the applicant's engineer provide a certification that the storm water facilities have been constructed as designed prior to occupancy of the building.
4. That the project otherwise comply with the submitted site plan and applicable building, fire, and electrical codes.

In addition certificate of occupancy to be issued once used car lot has been removed or is in compliance with City Ordinance for parking lot.

Vote on the motion was unanimous, motion carried.

Utana Dye presented the staff report for the request for a zone change by the Wild Sheep Foundation to rezone property at 720 Allen Avenue to Limited Business (D-1).

A public hearing for the request by the Wild Sheep Foundation to rezone property at 720 Allen Avenue to Limited Business began at 12:25 p.m. Public hearing closed at 12:44 p.m.

1. Dale Schmoltdt spoke in regards to objection of rezoning and submitted letter of objection.
2. Letter received from James Klessens of Forward Cody in support of rezoning.
3. Wild Sheep Foundation Representative spoke in favor of rezoning
4. Ken Stockwell spoke in regards to objection of rezoning.
5. Harold Musser spoke in support of rezoning.

Buzzy Hassrick made a motion, seconded by Brad Payne, to table the item until the next meeting request by the Wild Sheep Foundation to rezone property at 720 Allen Avenue to Limited Business (D-1). Vote on the motion was unanimous, motion carried.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Brad Payne 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 12:51 PM.

Tasa Brost
Management Analyst