

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 14, 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, July 14, 2015 at 12:00 PM

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

Absent: Mark Musser, Brad Payne, Reese Graham

Chairperson Justin Lundvall called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

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

Buzzy Hassrick made a motion, seconded by Justin Ness, to approve the minutes for the June 23, 2015 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the new metal awning at 1012 12th Street.

Justin Ness made a motion, seconded by Curt Dansie, to approve the new metal awning 1012 12th Street as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the site plan of Rocky Mountain Equine Hospital at 356 W. Yellowstone Avenue. Ted Vlahos, owner, answered a few questions from the Board.

Buzzy Hassrick made a motion, seconded by Justin Ness, to approve the site plan of Rocky Mountain Equine Hospital at 356 W. Yellowstone Avenue with the following modifications/conditions:

1. Provide a minimum of 158 square feet of landscaping in the project—the plan is to be approved by the City Planner.
2. Gravel the easement to DY Road, to a minimum width of twelve feet.
3. Coordinate the sizing and clean out schedule of the septic tank/debris trap with Public Works.
4. Provide wheel stops, or other approved barrier, for the five gravel parking spaces. The ADA space and loading area will need to be constructed, marked, and signed to ADA standards.
5. Maintain waste management and vector control practices to minimize odor and pest/disease problems.
6. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.
7. A variance to the backup area for the ADA parking spot is granted.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the site plan of Union Wireless temporary communication site at 36 Arrow Avenue (KOA Campground).

Curt Dansie made a motion, seconded by Justin Ness, to approve the site plan of Union Wireless temporary communication site at 36 Arrow Avenue (KOA Campground) with the following recommendations:

1. This zoning authorization is valid for two years from the date of installation of the COW. The site shall be returned to its pre-existing condition, or to another permitted use, when the communication facility is no longer utilized, or at the end of the two years, whichever occurs first.
2. A building permit and inspection is required for the electrical work and installation of the fence.
3. The project must otherwise comply with the submitted plans, applicable building and electrical codes, and FCC standards for RF protection.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for site plan of the three Union Wireless communication facilities on the intermediate roof of the Paul Stock Aquatic and Recreation Center, 1402 Heart Mountain Street. Chris Manley of Union Wireless answered questions.

Justin Ness made a motion, seconded by Curt Dansie, to approve the site plan for the three Union Wireless communication facilities on the intermediate roof of the Paul Stock Aquatic and Recreation Center, 1402 Heart Mountain Street with the following recommendations:

1. All roof mounted equipment (including the antennas) shall be painted to match the background color noted in the staff report—aquamarine for SW and East sites and beige for NW site. No logos or other advertising signs are permitted on the communication equipment.
2. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.
3. Approval is contingent upon the City Council approving the proposed lease agreement with applicant.

Justin Ness made a motion, seconded by Curt Dansie, to remove from the “table” the request by the Wild Sheep Foundation to rezone the property at 720 Allen Avenue to Limited Business (D-1) that was tabled at the June 23, 2015 Planning and Zoning meeting. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report and background for the rezone of the property at 720 Allen Avenue to Limited Business (D-2) for the Wild Sheep Foundation.

Dale Schmoltdt provided comment in support of the rezone.

Gray Thornton of the Wild Sheep Foundation provided comment and answered questions from the Board.

Justin Ness made a motion, seconded by Curt Dansie to recommend that the City Council approve the application to rezone 720 Allen Avenue to Limited Business (D-2), with a development agreement. Vote on the motion was unanimous, motion carried.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Buzzy Hassrick made a motion, seconded by Justin Ness, 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 12:54 PM.

Lynn Stutzman
Engineering Administrative Assistant