

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, September 22, 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, September 22, 2015 at 12:00 PM

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

Absent: Brad Payne; 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 Curt Dansie, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the minutes for the September 8, 2015 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

Todd Stowell presented the staff report for the downtown sign review for the Buckin Burger located at 1385 Sheridan Avenue. Todd noted that he had not received the color rendering of the proposed sign.

Buzzy Hassrick made a motion, seconded by Reese Graham, to table the downtown sign review for the Buckin Burger located at 1385 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Downtown Architectural Review for an awning on the north side of the Sheridan Building located at 1291 Sheridan Avenue.

Reese Graham made a motion, seconded by Curt Dansie, to approve the Downtown Architectural Review for an awning on the north side of the Sheridan Building located at 1291 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Architecture, Sign and Landscaping review for the Rolling Rawhide Coffee Kiosk located in the parking lot of 1526 Rumsey Avenue.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the Architecture, Sign and Landscaping review for the Rolling Rawhide Coffee Kiosk located in the parking lot of 1526 Rumsey Avenue with the following conditions:

1. Coordinate electrical service installation with the City electrical department. The applicant is responsible for payment of the electrical estimate before the work can be done.

2. Any exterior lighting is to either be cut-off style, or of a low intensity (no brighter than the equivalent of a 60 watt incandescent bulb).
3. Remove the parking spaces that conflict with the drive-thru lanes.
4. Directional signs and/or pavement markings must be used if it is observed that there are traffic circulation issues. Any directional signs or pavement markings must be reviewed and authorized by City staff.
5. A building (electrical) permit is required.

Vote on the motion was unanimous. Motion carried.

Todd Stowell presented the staff report for the Architecture, Sign, and Landscaping review for the Gottsche Rehab Center located at 1526 #2 Rumsey Avenue.

Kathy Dallman from Gottsche Rehab answered questions.

Curt Dansie made a motion, seconded by Reese Graham, to approve the Architecture, Sign, and Landscaping review for the Gottsche Rehab Center located at 1526 #2 Rumsey Avenue with the following recommendations:

1. Paint the storage container the color of the wall against which it will be placed.
2. Locate the storage container a couple of feet away from the electrical box.
3. The wall sign is limited to 150 square feet in size
4. If the spotlight fixtures are used, they are to be directed downward so that they primarily illuminate the sign and awning area.
5. Provide parking blocks as needed to meet code. Coordinate with city staff.
6. The side landscaping area must include a sufficient amount of landscape items (vegetation and hardscape items such as seating) so as to clearly give the appearance of a fully improved landscape area. (It is recognized that flowers won't be planted until spring, but the trees and other features need to be installed now, or a financial security held by the City until they are installed next spring.)
7. The project must otherwise comply with the submitted plans and applicable building, fire, and electrical codes.

Vote on the motion was unanimous. Motion carried.

Todd Stowell presented the compiled results of the Draft Residential Land Use Table from the "homework" assignment. He also gave additional background for some of the zoning districts and context for some of the categories in the table. He asked that the committee members review the compiled results and let him know by the end of the week if they have concerns with any particular part of the table.

P&Z Board Matters: None

Council Update: None

Staff Items: Equipment changes were presented for Cottonwood Avenue Verizon Cell Tower. Landscaping, architecture, and sidewalk changes were presented for Moss Orthodontics.

Buzzy Hassrick made a motion, seconded by Curt Dansie, 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 1:06 PM.

Lynn Stutzman
Engineering Administrative Assistant