

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, April 26, 2016**

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, April 26, 2016 at 12:00 PM

Present: Justin Ness-Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Brad Payne: Reese Graham; Richard Jones; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Accounting Clerk.

Absent: none

Chairman Ness called the meeting to order at 12:00 PM, followed by the pledge of allegiance.

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

Brad Payne made a motion, seconded by Reese Graham, to table the minutes for the April 12, 2016 meeting to add comments of Tony Beaverson. Vote on the motion was unanimous, motion carried.

Brad Payne made a motion, seconded by Richard Jones, to remove Downtown Sign Review for Monies wall sign located at 1149 Sheridan Avenue from the table. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue.

Brad Payne made a motion, seconded by Reese Graham, to approve the Downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue that is no larger than 27 square feet. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the modifications to Site Plan approval for Verizon Cell tower at 3526 Cottonwood Avenue.

Brad Payne made a motion, seconded by Curt Dansie, to dull the roof of the structure and leaving the tower as it is. Vote on motion failed. Voting in favor of Heidi Rasmussen, Brad Payne, Curt Dansie. Voting opposed Buzzy Hassrick, Reese Graham, Justin Ness, Richard Jones. Motion failed.

Richard Jones made a motion, seconded by Buzzy Hassrick, to hold the applicant to the original approval for painting the tower, and accept the dulling method for the roof of the structure for Verizon Cell tower at 3526 Cottonwood Avenue. Voting in favor of Heidi Rasmussen, Buzzy Hassrick, Reese Graham, Justin Ness, Richard Jones. Voting opposed Brad Payne and Curt Dansie. Motion carried.

Todd Stowell presented the Downtown Architecture and Sign Review for Annie's Soda Saloon & Café Soda at 1202 Sheridan Avenue.

Brad Payne made a motion, seconded by Reese Graham, to approve the Downtown Architecture and Sign Review for Annie's Soda Saloon & Café Soda at 1202 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd presented the Architectural Modification to Ancho's Mexican Grill proposal located 17<sup>th</sup> Street.

Curt Dansie made a motion, seconded by Buzzy Hassick, to approve the Architectural Modification to Ancho's Mexican Grill proposal located on 17<sup>th</sup> Street. Vote on the motion was unanimous, motion carried.

Justin Ness excused himself. Brad Payne became acting chairman.

Todd presented the Plat Amendment, to the County Estates Sub #2, Tracts C and F. Location is the Harold Musser Property south of Powell Highway and west of Beacon Hill Road.

Reese Graham made a motion, seconded by Curt Dansie, to recommend that Council approve the Plat Amendment, to the County Estates Sub #2, Tracts C and F. Location is the Harold Musser Property south of Powell Highway and west of Beacon Hill Road. Vote on the motion was unanimous, motion carried.

Justin Ness returned as chairman.

Todd presented the Final Plat Review for the Cedar Mountain Subdivision, a 16 lot subdivision, located off of 12<sup>th</sup> Street.

Reese Graham made a motion, seconded by Brad Payne, to recommend that the City Council approve the Final Plat for the Cedar Mountain Subdivision, a 16 lot subdivision located off of 12<sup>th</sup> Street, with the following conditions:

1. Modify the plans to provide a 24-foot wide driving surface between the street infiltration trenches.
2. Update the electrical plan to relocate the streetlight feed for the northern streetlight, and overlay on the final plat drawing. (It is currently shown on an early version of the preliminary plat that has slightly different lot sizes and easement locations.)
3. Complete conditions 1, 2, 4, and 6 of the preliminary plat approval prior to the mayor signing the final plat. The legal documents (deed, agreements, etc.) must be reviewed by the city attorney to ensure they properly establish ownership and maintenance responsibilities.
4. Utility subdivision fees shall be paid prior to installation of the utilities and before the mayor will sign the final plat.

5. All utility providers must approve the construction plans, as evidenced by their signature on the construction plans, prior to installation of the utilities.
6. WY DEQ approval of the water and sewer plans must be obtained prior to installation of utilities.
7. Any modifications to the infiltration trench designs required by DEQ must be incorporated into the plans. The infiltration trenches must be registered with WY DEQ, prior to the City accepting the infrastructure improvements.

And recommend Council grant a variance to the alley surface width to permit a 16-foot wide surface around the south end of the subdivision, as indicated on the plans.

And recommend Council grant an extension to file the final plat until the subdivision infrastructure is in place, but no longer than one year from the date of Council approval.

Vote on the motion was unanimous, motion carried.

Todd asked for feedback on Draft Residential Zoning Ordinance Amendments (Dimensional Standards, etc). Chairman Ness asked the board to review the draft and email or send comments to Todd in preparation for next meeting.

Signs – none

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – None

Curt Dansie made a motion, seconded by Richard Jones, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairman Ness adjourned the meeting at 12:50 PM.



Bernie Butler, Accounting Clerk