

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, June 27, 2017

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 27, 2017 at 12:00 pm.

Present: Steve Miller, Chairman, Kayl Mitchell, Buzzy Hassrick, Heidi Rasmussen, Richard Jones, Reese Graham, Curt Dansie, Glenn A. Nielson, Scott Kolpitcke, City Attorney, Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Curt Dansie

Chairman, Steve Miller called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Heidi Rasmussen made a motion, seconded by Richard Jones, to approve the agenda for June 27, 2017. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Kayl Mitchell, to approve the minutes for the June 13, 2017 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented a site plan review for the Elks Storage Building, located at 1202 Beck Avenue.

Buzzy Hassrick made a motion, seconded by Reese Grahams, to approve the Elks storage building, located at 1202 Beck Avenue, subject to the following:

1. That all existing utilities be identified and protected, and a note requiring such to be added to the site plan.
2. That the drywell be sized per the City storm water policy manual (220 cubic feet), and the size be noted on the site plan.
3. That vegetative screening be maintained near the north side of the building—the existing vegetation is sufficient, but if it is ever removed, replacement screening must be installed.

Vote on the motion was unanimous, motion carried.

B. The Public Hearing for the Conditional Use Permit to allow an Accessory Dwelling Unit in a R-1 Zone, located at 2507 Carter Avenue, began at 12:06 p.m.

There were comments from the public as follows:

Vince Hopkins, 2526 Beartooth Drive, opposed due to lack of privacy in backyard and violation of covenants.

Linda Hopkins, 2526 Beartooth Drive, opposed due to lack of privacy in backyard.

Greg Kincheloe, 2532 Beartooth Drive, opposed and feels it is an invasion of his privacy.

Sandra Kincheloe, 2532 Beartooth Drive, opposed due to covenants which she had to follow years ago, and the applicant is not following.

James Morgan, 2507 Carter Avenue, applicant, stated that his intention is to have his mother-in-law move into the accessory dwelling and help with child care of their new baby.

The Public Hearing for the Conditional Use Permit to allow an Accessory Dwelling Unit in a R-1 Zone, located at 2507 Carter Avenue, was closed at 12:20 p.m.

C. Board Member, Kayl Mitchell asked to be recused from discussion and voting, due to a business and personal conflict. Todd Stowell presented a request for a conditional use permit from James Morgan, located at 2507 Carter Avenue, for an Accessory Dwelling Unit in a R-1 zone. Todd Stowell reviewed the procedure and criteria for accessory dwellings in a R-1 zone which are met, and the criteria for Conditional Use Permits.

The Board asked Mr. Morgan several questions regarding his intent for the ADU, and if he was willing to work with his neighbors to try to minimize their concerns over the invasion of privacy. Ideas such as privacy glass, fixed shutters, and vegetation were discussed. He stated that he is doing this addition for his mother-in-law to live in, and he is willing to make the necessary adjustments to minimize privacy impacts to his neighbors.

Richard Jones made a motion, seconded by Reese Graham, to approve the conditional use permit to allow an Accessory Dwelling Unit in a R-1 Zone, as recommended by staff, without mitigation.

Vote on the motion was 4-1 to approve, with Buzzy Hassrick voting against due to lack of mitigation, and Kayl Mitchell abstaining from the vote, motion carried.

P & Z Board Matters – The next meeting will be moved from July 11th to July 5th.

Council Updates – none

Staff Items – none

Heidi Rasmussen made a motion, seconded by Kayl Mitchell to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairman Miller adjourned the meeting at 1:20 p.m.

Bernie Butler, Administrative Assistant