

**City of Cody**  
**Planning, Zoning, and Adjustment**  
**Board Meeting September 10, 2019**

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, September 10, 2019 at 12:00 pm.

Present: Chairman Kayl Mitchell; Erynne Selk; Richard Jones; Sandi Fisher; Stan Wolz; Klay Nelson, Deputy City Attorney Sandee Kitchen; City Planner Todd Stowell; Council Liaison Glenn Nielson; Administrative Coordinator Bernie Butler.

Absent: Buzzy Hassrick

Kayl Mitchell called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Richard Jones made a motion, seconded by Stan Wolz, to amend the order of the agenda items and add an additional item. Vote on the motion was unanimous, motion carried.

Richard Jones made a motion, seconded by Sandi Fisher to approve the minutes from the September 3, 2019 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

A. Todd Stowell presented an amended architectural district sign for the Cody Country Art League located at 836 Sheridan Avenue. The Art League would like to add a sign indicating “Art Gallery/Gift Shop immediately below the approved sign.

Erynne Selk made a motion, seconded by Klay Nelson to approve the amended architectural and sign plan for the Cody Country Art League. Vote on the motion was unanimous, motion passed.

B. Todd Stowell reviewed the amended preliminary plat and final plat for the Park County School District #6 Beacon Hill minor subdivision. Property is located west of Beacon Hill and north of Sheridan Avenue.

Richard Jones made a motion, seconded by Erynne Selk to recommend to City Council to approve the amended preliminary plat and final plat for the Beacon Hill minor subdivision, with variances 1-3 and conditions 1-6 in the staff report, with adding condition #7 that the Development Agreement will be recorded. Vote on the motion was unanimous, motion carried.

C. A new ATM sign at the Wells Fargo Bank was reviewed. The ATM and kiosk will be installed under the branches canopy. Klay Nelson made a motion, seconded by Sandi Fisher to approve the sign for the ATM at Wells Fargo Bank. Vote on the motion was unanimous, motion carried.

D. Todd Stowell reviewed the site plan for the Hampton Inn located at 8 Southfork Road. He went over the status of the preliminary plat conditions. There was a discussion with the board to have the applicant consider using a “warmer” light to reduce the lighting impacts on the “dark sky”. The developer John Koehler spoke to the Board and said he would consider using 3,000 Kelvin exterior lights instead of the proposed 4,000 Kelvin.

Klay Nelson made a motion, seconded by Sandi Fisher to approve the site plan for the Hampton Inn with recommendation 1-17 in the staff report. Kayl Mitchell called for a discussion on the lighting. Erynne Selk asked the applicant if he agreed to 3,000 Kelvin for the exterior lighting. John Koehler said he would agree to it. Richard Jones asked that recommendation #10 be amended to state the reduced light agreement.

Klay Nelson withdrew the motion, seconded by Sandi Fisher.

Klay Nelson made a motion, seconded by Sandi Fisher to approve the Hampton Inn site plan, with recommendations 1-17, and amending #10 to say “No lighting shall cause glare impacts to neighboring properties or drivers on the highways. Utilize landscaping and shielding as needed. Exterior lighting is to be changed from 4,000 Kelvin (a cool white) to 3,000 Kelvin (a warm light).” Vote on the motion was unanimous, motion passed.

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

There being no further business to come before the Board, Chairman Kayl Mitchell adjourned the meeting at 1:10 pm.

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Bernie Butler, Administrative Coordinator