

City of Cody
Planning, Zoning, and Adjustment
Board Meeting June 23, 2020

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, June 23, 2020 at 12:00 pm.

Present: Kayl Mitchell; Richard Jones; Rodney Laib; Klay Nelson; Sandi Fisher; Wade McMillin; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Erynne Selk,

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

Sandi Fisher made a motion, seconded by Rodney Laib to approve the agenda for the June 23, 2020 meeting. Vote on the motion was unanimous, motion carried

Richard Jones made a motion, seconded by Klay Nelson to approve the minutes from the June 9, 2020 meeting with corrections. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell reviewed a downtown architectural district sign for Mercury Leather Works, located at 1356 Sheridan Avenue. Klay Nelson made a motion, seconded by Rodney Laib to approve the sign. Vote on the motion was unanimous, motion carried.

B. Todd Stowell reviewed a downtown architectural district sign for Fern Ridge Counseling, located at 1120 Beck Avenue. Rodney Laib made a motion, seconded by Sandi Fisher, to approve the sign. Vote on the motion was unanimous, motion carried.

C. Todd Stowell review the site plan for two storage buildings for Mike and Carisa Wood, located at 508 and 512 Blackburn Street. The two buildings will be 50' x 75' storage/shop buildings. Mike and Carisa Wood are also the owners of Eagle Recovery located at 534 Blackburn Street. These buildings not intended for use by Eagle Recovery, but will be rented to others. The landscape will be similar to the landscape at the Eagle Recovery Building. Mike Wood answered questions from the Board. The current property on Blackburn Street will used as temporary storage. He told Board that they have purchased 420 acres toward Big Horn Avenue where the majority of the wrecked vehicles will be stored. This will clean up the lots owned by the Woods on Blackburn Street. Mike stated that there would not be outside lights on the buildings.

Wade McMillin made a motion, seconded by Sandi Fisher to approve the site plan for two storage buildings at 508 and 512 Blackburn Street, with recommendations 1-14 in the staff report. Vote on the motion was unanimous, motion carried.

D. Todd Stowell reviewed the final plat for The Landing Subdivision. This is a 55-lot subdivision located at the north end of 37th Street. The subdivision ordinance requirements were reviewed with the preliminary plat review. The developer has an agreement on utilities with adjacent property owners, Park County School District #6 and Harold Musser.

The applicant is requesting a variance to allow issuance of building permits prior to completion of the subdivision infrastructure, with the commitment that no building will be issued a certificate of occupancy and no lot will be sold until the infrastructure is complete. The City has allowed this variance in the past.

The applicant asked for a variance to allow only 88 feet between reverse curves on 38th Street.

The “wetland” as discussed on the preliminary plat can be eliminated. The applicant has obtained a wetland determination from the USACE and WY DEQ that the property does not contain a jurisdictional wetland.

Richard Jones made a motion, seconded by Klay Nelson to recommend to City Council, the approval of the final plat for The Landing Subdivision, with variances A & B, and conditions 1-21. Vote on the motion was unanimous, motion carried.

Kayl Mitchell announced that Erynne Selk has resigned from the Planning and Zoning Board.

Wade McMillin made a motion, seconded by Sandi Fisher to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned the meeting at 12:40 pm.

Bernie Butler, Administrative Coordinator

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