

City of Cody
Planning, Zoning, and Adjustment
Board Meeting July 14, 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, July 14, 2020 at 12:00 pm.

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

Absent: Kayl Mitchell

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

Klay Nelson made a motion, seconded by Rodney Laib to approve the agenda for the July 14, 2020 meeting. Vote on the motion was unanimous, motion carried

Klay Nelson made a motion, seconded by Rodney Laib to approve the minutes from the June 23, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell reviewed the site plan for Legacy Enterprise Storage Units to construct two storage buildings, located at 601 14th Street. The property is zoned Industrial (E). Todd reviewed the zoning regulations. The application did not include a landscaping plan. Staff suggested some landscaping, along with weed barrier, and gravel.

Jim Atnip spoke on behalf of the applicant, and answered questions from the Board.

Klay Nelson made a motion, seconded by Wade McMillin to approve the site plan for Legacy Enterprise Storage Units with staff recommendations 1-10. Vote on the motion was unanimous, motion carried.

B. Todd Stowell reviewed a site plan for the Buffalo Bluff RV Park, a 43-space RV park, located 137 Belfry Highway. This property was recently annexed into the City of Cody and is zoned General Business (D-2). Todd reviewed the zoning regulations.

The existing landscape is well over the 5% entryway required, with several trees and grass. There is some concern about the visibility of the RV park from the highway. Staff would like to see a hedge along the northeast side of the RV park. Staff would allow the access road to be reduced from 24 feet wide to 20 or maybe 18 feet wide if hedges were installed.

The Board has concerns about the access/approach from the highway to the property. The property has a commercial approach permit from WYDOT for the proposed use. WYDOT has jurisdiction over the highway. Staff has some concerns with the access/approach but will be addressed in an updated set of plans.

The sign height will need to be reduced to meet the sign code.

Property owner Kelly Hunt answered question from the Board.

Klay Nelson made a motion, seconded by Sandi Fisher to approve the site plan for the Buffalo Bluff RV Park with staff recommendations 1-8, with an additional recommendation (#9) to be added to the staff report to say "DEQ storm water plan permit will be required". Vote on the motion was unanimous, motion carried.

C. Todd Stowell reviewed the site plan for Yeezy Apparel to complete the construction of the former Cody Labs site with modifications, located at 125 Road 2AB.

The facility was originally approved and constructed as a pharmaceutical production facility and warehouse, but will now be used for apparel/shoe manufacturing. The pharmaceutical facility was not fully completed. The modifications are to remove items that are not needed for the new use. Some rearrangement of the parking and utilities will be done, and slightly modify the site grading.

Wade McMillin made a motion, seconded by Rodney Laib to approve the site plan improvements as proposed with staff recommendations 1-9. Vote on the motions was unanimous, motion carried.

Klay Nelson made a motion, seconded by Wade McMillin to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned the meeting at 12:52 pm.

Bernie Butler, Administrative Coordinator

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