

City of Cody
Planning, Zoning, and Adjustment
Board Meeting December 29, 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, December 29, 2020 at 12:00 pm.

Present: Richard Jones; Scott Richard; Kayl Mitchell; Rodney Laib; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Wade McMillin; Klay Nelson; Sandi Fisher

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

Richard Jones made a motion, seconded by Rodney Laib to approve the agenda for the December 29, 2020 meeting. Vote on the motion was unanimous, motion carried.

Rodney Laib made a motion, seconded by Richard Jones to approve the minutes from the December 8, 2020 meeting. Vote on the motion was unanimous, motion carried.

BUSINESS:

A. Todd Stowell presented a site plan review for an addition to the Consolidated Electrical Distributor (CED) building, and associated parking and outdoor storage areas, at 2432 Mountain View Drive.

Richard Jones made a motion, seconded by Rodney Laib to approve the addition to the CED building, parking, and outdoor storage area with recommendations 1-2 in the staff report. Vote on the motion was unanimous, motion carried.

Richard Jones made a motion, seconded by Rodney Laib to remove from the table, the Final Plat for Legacy Estates Planned Unit Development (PUD).

B. Todd Stowell reviewed the final plan and plat for Legacy Estates PUD, an 18-unit development west of 29th Street and the East Carter Avenue intersection.

Todd gave a project overview. The review of the edits to the final plat were discussed. The applicant was agreeable with the edits except for the relocation of the raw water line.

Public Works has requested an edit to the construction plan to move the raw water line back to its original location along the Legacy Lane entryway. Public Works Supervisor Phillip Bowman explained the reason for the City's request. The applicant Brian Edward and his engineer Frank Page with Morrision-Maierle, object to moving the raw water line.

Todd said the requested edits to the bylaw/covenants will need further editing. He suggested that the applicant meet with staff before it is presented to City Council.

Scott Richard made a motion, seconded by Richard Jones to recommend to Council the approval of the final plat and final plan for the Legacy Estates Planned Unit Development with the following: Staff report recommendation paragraph on page 4, and conditions 1-8 in the staff report with an amendment to the language in #5 to add "Sale of the entire development to a single party is permitted." Condition #9 will be added to say "Limit the raw water line crossings of the sewer main to two, instead of four."

Vote on the motion was unanimous, motion carried.

C. Todd Stowell reviewed the site plan for Cody Overhead Door, located at 2629 Big Horn Avenue.

The project will renovate and expand the former Large Animal Hospital building. Staff recommends the architectural details of the exterior of the building to be submitted before for approval before they are installed.

Rodney Laib made a motion, seconded by Richard to approve the site plan for Cody Overhead Door with recommendations 2-7 in the staff report. Staff is authorized to approve the architectural features once they are fully determined.

Vote on the motion was unanimous, motion passed.

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

The meeting was adjourned at 1:00 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator