

City of Cody
Planning, Zoning, and Adjustment
Board Special Meeting May 31, 2022

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, May 31, 2022 at 12:00 pm. (The meeting date was changed from the regular scheduled meeting on May 24, 2022.)

Scott Richard called the meeting to order at 12:04 pm, followed by the pledge of allegiance.

Present: Scott Richard; Cayde O'Brien; Andrew Murray, Karinthia Herweyer; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Carson Rowley; Ian Morrison; Mathew Moss

Cayde O'Brien moved to approve the agenda for May 31, 2022, seconded by Karinthia Herweyer. Vote on the motion was unanimous, motion passed.

Andrew Murray moved to approve the minutes from the May 10, 2022 meeting, seconded by Cayde O'Brien. Vote on the motion was unanimous, motion passed.

A Public Hearing opened at 12:06 for a special exemption to reduce the garage setback requirement from Park Avenue at 944 Simpson Avenue. There were no comments from the public. The Public Hearing was closed at 12:07.

City Planner Todd Stowell reviewed the special exemption to reduce the garage setback requirement from Park Avenue at 944 Simpson Avenue. The garage setback requirement from the Park Avenue right-of-way be reduced from 22 feet to 15 feet, for the property at 944 Simpson Avenue. The property owner plans to remove the existing house and construct a new residence with an attached garage.

Todd discussed the curb cut and sidewalks in that area. The driveway and associated sidewalk will need to be constructed so that the sidewalk meets ADA requirements.

The neighbor responses were all in favor of the special exemption.

Cayde O'Brien made a motion, seconded by Andrew Murry to approve the special exemption request for reducing the garage setback from 22 feet to 15 feet, with findings 1-4 and the recommendation in the staff report. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the site plan for Bailey Enterprises (Sinclair) Fueling Station located at 2019 Big Horn Avenue.

The plan is to re-develop the existing fuel station (formerly Hobo Oil). The project would remove the existing buildings and fuel dispensers, install new fuel dispensers on two islands, install a new 8' x 12' equipment building, install a new 7' x 24' freestanding sign, and include associated piping, electrical and surfacing repair.

The property is within the entry corridor overlay zone, which has a 5% landscaping requirement for new development of more than 75%. The developed portion of the property has no landscaping, yet the property extends 40 feet north of the concrete curb along the north side of the pavement. That area has grass and a few trees. With that existing landscaping, the property is approximately 30% landscaped and the requirement is met. Reorganizing the landscaping can be considered with any future expansion of the fueling area.

The exterior lighting proposed will be one light fixture at each island. One light at each island will be sufficient. The Board discussed the blue light impact of 4,000 Kelvin color option, rather than the 5,000 Kelvin option. Bailey Enterprises representative Mark Sehnert told the Board they have already ordered the 5,000K lights and is okay with the other recommendations.

Andrew Murry made a motion, seconded by Cayde O'Brien to approve the site plan with conditions 1-6 in the staff report, and modifying 2a) to say color temperature of 5,000K or less. Vote on the motion was unanimous, motion passed.

Staff reviewed a site plan for Rocky Mountain Granite located at 525 Stone Street. The application is for a new facility for the business. The business manufactures granite and quartz countertops. The property is zoned D-3, Open Business / Light Industrial, which permits light manufacturing.

The proposed access parking will need some minor modifications as noted in the staff report.

The lighting specifications indicated a proposed color temperature of 5,000 Kelvin. The Board would like the to be 4,000 Kelvin or less to minimize the impacts of blue light. The Board suggested the main entrance light be on a timer, with the light off during the night. The sign light can remain on.

Andrew Murray made a motion to approve the site plan for Rocky Mountain Granite, with recommendations 1-8 in the staff report. The number of parking spaces must be at least 7, and the gravel spaces must be at least 10 feet wide, as delineated by parking blocks spaced 10 feet on center. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed a downtown architectural for the exterior update to 1021 14th Street.

The proposed plan is to install new siding and trim on the building. Six window awnings on the second story would be removed. The building will be sided with vertical seam metal siding in a dark gray color. The trim (fascia, soffits, trim gutters, and downspouts) will be a copper color.

The Board discussed with owner Kerry Pae the proposed plan. The owner stated that he may also put some whiskey barrels with plants along the back side of the building. The siding is ready to be ordered with a proposed installation date in June. The owner stated it is a warehouse and he was not open to modifying the color scheme of the siding to visually break up the back of the building.

Karinthia Herweyer made a motion, seconded by Andrew Murry to approve the exterior update at 1021 14th Street as proposed. Vote was unanimous, motion passed.

The next Board meeting will be held on June 14, 2022.

Cayde O'Brien made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 1:04 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator