

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, February 24, 2015**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, February 24, 2015 at 12:00 PM

Present: Justin Lundvall-Chairperson; Justin Ness; Reese Graham; Curt Dansie; Buzzy Hassrick; Brad Payne; Mark Musser; Steve Miller-Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Lynn Stutzman, Engineering Administrative Assistant.

Absent:

Chairperson Justin Lundvall called the meeting to order at 12:02 PM, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the agenda. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Reese Graham, to approve the minutes for the February 10, 2015 meeting. Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the Site Plan Review of the Walmart Liquor Store located at 321 Yellowstone Avenue.

Justin Ness made a motion, seconded by Brad Payne, to approve the Site Plan Review of the Walmart Liquor Store located at 321 Yellowstone Avenue with the following conditions:

1. A Special Exemption for the signage;
2. Create the ADA parking space using the southernmost parking spaces on the east side of the proposed liquor store;
3. There is adequate parking as presented.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the Sign Plan Review of the Wells Fargo ATM kiosk located at 1401 Sheridan Avenue.

Reese Graham made a motion, seconded by Mark Musser, to approve the Sign Plan Review of the Wells Fargo ATM kiosk located at 1401 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the outstanding issues of the Site Plan Review of the FedEx Ground project located at 701 33<sup>rd</sup> Street.

Comments were received by Tom Quick regarding the finished floor elevation being too high for the surrounding area. He is concerned that the trees used to screen the building will look too small and provide an insufficient screen. He also stated concern regarding the 16' high access gate being too tall.

Roy Holm, the project engineer, responded that the finished floor elevation has been set from the beginning and all interested parties had reviewed the plans. Also, the finished floor elevation was set to accommodate the delivery and receiving trucks trailer floor elevation when parked at the docks and to provide drainage away from the loading docks.

Justin Ness made a motion, seconded by Buzzy Hassrick, to address the outstanding items of the FedEx Ground facility site plan located at 701 33<sup>rd</sup> Street as follows:

1. That the applicant creates a revised landscaping plan making changes from Rocky Mountain Juniper to a blue spruce, and addressing the issue relating to the height of the trees in relation to the finished floor elevation. (Elevate trees in drainage swale and elsewhere as possible.)
2. The perimeter fence is approved to be 8' in height—includes the ornamental fence, pedestrian turnstile, and pedestrian gate.
3. The entrance gate is limited to 8' in height.
4. The revision of 17 lineal feet in the masonry requirement is acceptable.
5. The change in the overhead door color is acceptable.
6. Complete the irrigation plan as required.
7. That the Board take no action regarding the light poles that are 42'—keeping all light posts at a maximum of 33'.
8. That the ADA accessible sidewalk be provided, as required.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the 10-foot fence height request at the east ball field in Hugh Smith Park (19<sup>th</sup> Street and Riverview Drive).

Brad Payne made a motion, seconded by Justin Ness, to approve the 10-foot fence height at the east ball field in Hugh Smith Park (19<sup>th</sup> Street and Riverview Drive) as presented. Vote on the motion was unanimous, motion carried.

Approved Signs by Staff: None

P&Z Board Matters: Productive meeting on landscaping committee. And the lot line adjustment ordinance has been completed. Buzzy Hassrick requested that the Applicants send a representative to the Planning and Zoning meetings on which they are on the agenda. Buzzy Hassrick requested that applicants, when they are on the agenda, send a representative to Planning and Zoning meetings.

Council Update: None

Staff Items: None

Buzzy Hassrick made a motion, seconded by Curt Dansie, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairperson Lundvall adjourned the meeting at 1:06 PM.

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Lynn Stutzman  
Engineering Administrative Assistant