

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
TUESDAY, May 26, 2015  
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

**AGENDA**

1. Call to Order by Chairman Justin Lundvall
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Minutes of the May 12, 2015 Regular Meeting
6. NEW BUSINESS:
  - A. Site Plan Review: WYDOT Salt Storage Building and Brine Storage Tanks at 2530 Beacon Hill Road.
  - B. Architectural and Landscape Review: Exterior remodel and parking lot improvements at 2702 Bighorn Avenue by HGI Properties.
  - C. Requested Modifications to Site Plan Approval for Cody Laboratories Hazardous Materials Warehouse (SPR 2014-10), 119 Road 2AB.
7. P&Z Board Matters (announcements, comments, etc.)
8. Council Update: Steve Miller
9. Staff Items
10. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, May 12, 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, May 12, 2015 at 12:00 PM

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

Absent: Justin Ness; Reese Graham

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 Curt Dansie, to approve the agenda. Vote on the motion was unanimous, motion carried.

Brad Payne made a motion, seconded by Buzzy Hassrick, to approve the minutes for the April 28, 2015 meeting. Vote on the motion was unanimous, motion carried.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the minutes for the April 14, 2015 meeting (missing vote). Vote on the motion was unanimous, motion carried.

**NEW BUSINESS:**

Todd Stowell presented the staff report for the Downtown Sign Review for the replacement of the "Sticks and Stones" awning signs with Cowtown Candy signs for Cowtown Candy located at 1323 Sheridan Avenue.

Brad Payne made a motion, seconded by Buzzy Hassrick, to approve the Downtown Sign Review for the replacement of the "Sticks and Stones" awning signs with Cowtown Candy signs for Cowtown Candy located at 1323 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for Downtown Sign Review for a wall sign for WYogurt located at 1362B Sheridan Avenue.

Curt Dansie made a motion, seconded by Mark Musser, to approve the Downtown Sign Review for a wall sign for WYogurt located at 1362B Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report for the downtown architectural district review for the new entry and exterior modifications to the Rocky Mountain Discount Sports and former Family Dollar buildings at 1526 Rumsey Avenue.

Brad Payne made a motion, seconded by Buzzy Hassrick, to approve the downtown architectural district review for the new entry and exterior modifications to the Rocky Mountain Discount Sports and former Family Dollar buildings at 1526 Rumsey Avenue. Vote on the motion was unanimous, motion carried.

P&Z Board Matters: None

Council Update: None

Staff Items: None

Buzzy Hassrick made a motion, seconded by Brad Payne, 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 12:13 PM.

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Lynn Stutzman  
Engineering Administrative Assistant

**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	MAY 26, 2015	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	WYDOT SALT STORAGE BUILDING AND BRINE TANKS, SPR 2015-18	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION:**

WYDOT has submitted a proposal to construct a 30 ft. by 40 ft. metal sided storage building at their facility on 2530 Beacon Hill Road. The building would store salt used to make the salt brine that is applied to the highway system. Three plastic brine tanks and the brine mixing equipment would be installed next to the salt storage building. The facility is to be located directly next to an existing sand/salt storage building on the north end of the WYDOT property. Please see the attached site plan and the photos below.

Existing Conditions:



**REVIEW CRITERIA:**

The property is in the "E" Industrial zoning district. Section 10-10E-3 of the zoning ordinance states:

*All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the planning and zoning commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.*

In addition, Section 9-2-3 states:

*Before the issuance of any permit under the international building code for commercial buildings situated within the city, the applicant, property owner and*

*occupant shall meet with the planning, zoning and adjustment board to review the application and plans insofar as they pertain to the exterior of a commercial building and site plan conditions. The issuance of a permit shall be conditioned upon the applicant receiving an affirmative vote of a majority of the planning, zoning and adjustment board members in attendance at said meeting.*

**STAFF COMMENTS:**

The surrounding area is as follows:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Vacant City land (Beacon Hill)	"E" Industrial
East	Animal Shelter on other side of the WYDOT work yard	"E" Industrial
South	Veterinarian across highway (1,000')	"D-2" General Business
West	Vacant business park	"E" Industrial

**Architecture:**

The building will be approximately 21 feet tall and the storage tanks are about the same. For reference, the existing building next to it is about 20 feet tall. The architecture of the proposed building is primarily functional. The metal siding will match the siding of the adjacent building, which is tan/beige in color.

Due to the relatively small size of the building, its utility nature, and the Industrial zoning of the property and surrounding area, a high level of architectural detail or design is not expected.

**Landscaping:**

No new landscaped area is proposed. Landscaping immediately next to the building could be problematic due to the salt. Landscaping along Beacon Hill Road may be an option if justified by the proximity to the Airport's business park.

**Storm Water Plan:**

There is currently one infiltration trench along the west side of the site. A new infiltration trench (dry pit) is proposed along the south side of the project area, with a capacity of 720 cubic feet—well above the minimum required, but based on runoff from the last storm event probably a good idea. The storm water plan meets the city's requirements.

**Lighting:**

No new exterior lighting is proposed.

**Parking, Buffer, and Signage:**

No parking, buffer, or signage is required or proposed.

Utilities:

A new water line has been installed for the facility. No other new services are needed. For the applicant's information, a reverse pressure backflow preventer will be needed on the water line at the building. Detail should be included on the building plans.

**ATTACHMENTS:**

Application materials.

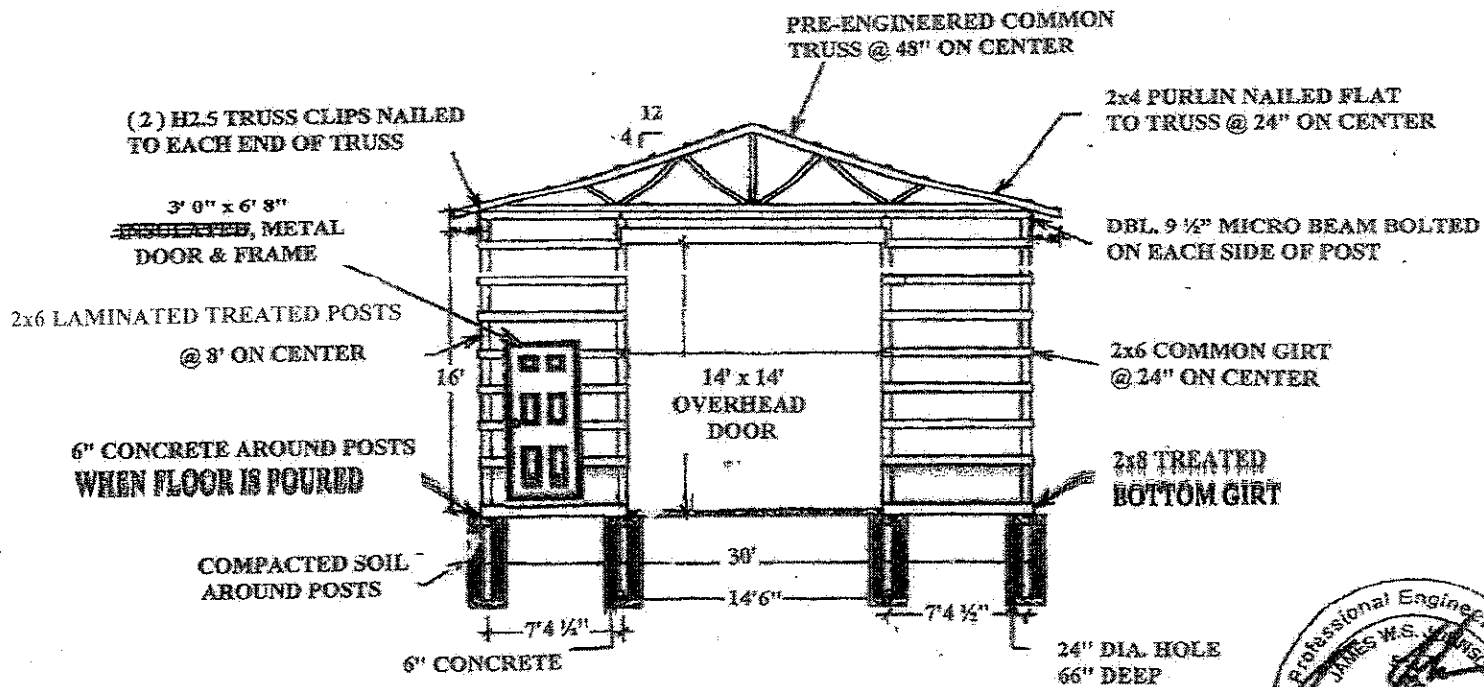
**ALTERNATIVES:**

Approve or deny the site plan.

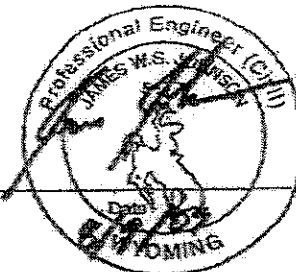
**RECOMMENDATION:**

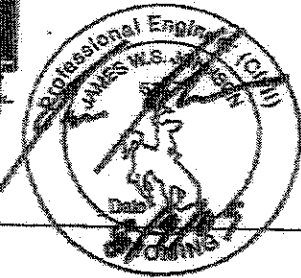
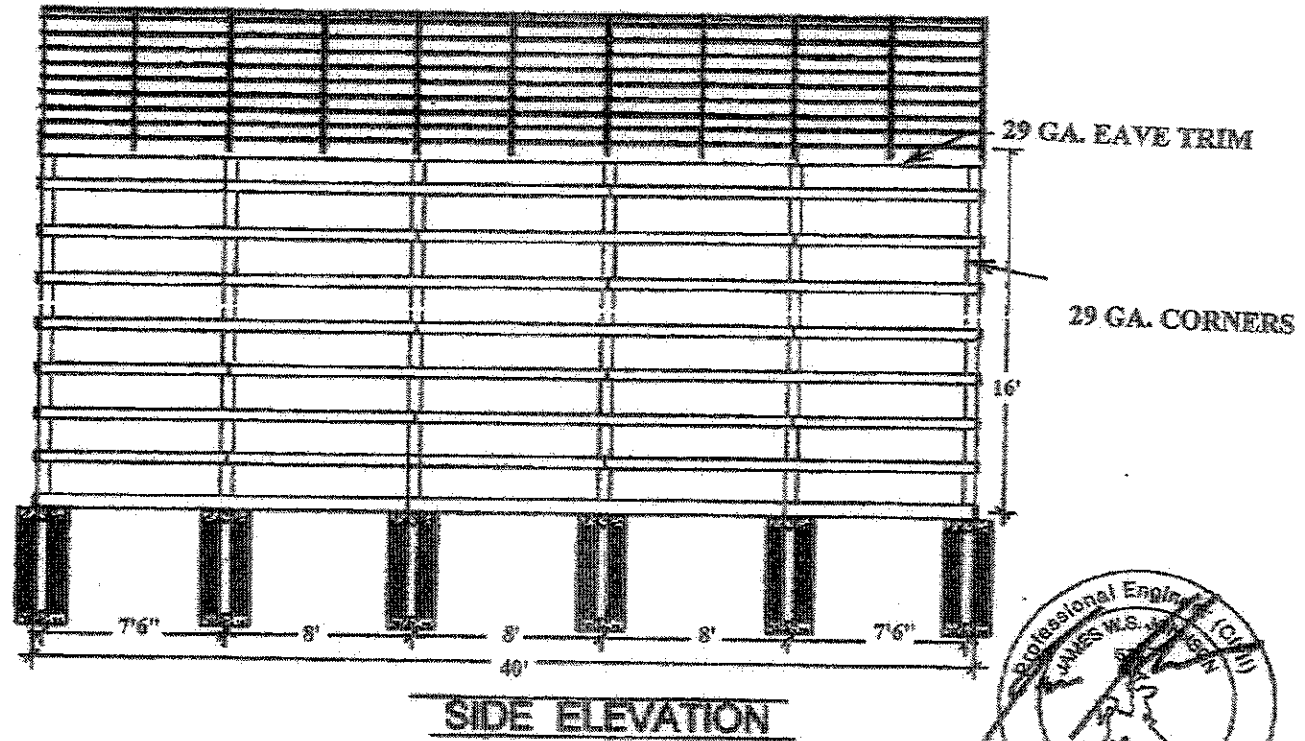
Approve the proposal as submitted.

A building permit application will be needed.



**END ELEVATION**







FACILITY PLAN

