

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 26, 2016

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, July 26, 2016 at 12:00 PM

Present: Justin Ness - Chairman; Buzzy Hassrick; Richard Jones; Reese Graham; Sandra Kitchen, Deputy City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Brad Payne, Heidi Rasmussen, Curt Dansie

Chairman Justin Ness called the meeting to order at 12:25 PM, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Richard Jones, 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 July 12, 2016 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented a site plan review for the storage buildings proposed at 2502 Cougar Avenue. Dan Hunter answered questions from the Board about fencing, landscaping and lighting.

Buzzy Hassrick made a motion to table the site plan review for the storage building proposed at 2502 Cougar Avenue, seconded by Richard Jones.

Vote on the motion was unanimous, motion carried.

The Board asked the applicant for additional information on the following: Architectural or Landscaping modifications, Lighting, and Fencing.

B. Todd Stowell introduced the Special Exemption request to the side yard and street frontage requirements at 1302 32nd Street.

The Public Hearing for a Special Exemption to the side yard and street frontage requirements at 1302 32nd Street began at 12:56 p.m.

There were no comments from the public.

The Public Hearing for a Special Exemption to side yard and street frontage requirements at 1302 32nd Street was closed at 12:57 p.m.

Todd Stowell went over the staff report for the Special Exemption request.

Richard Jones made a motion, seconded by Reese Graham, to approve the Special Exemption located at 1302 32nd Street with the following findings:

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by certified mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(B)(2) are met.

Vote on the motion was unanimous, motion carried

Todd Stowell briefly introduced the draft zoning ordinance amendments (Conditional Uses, Special Exemptions, and Airport Overlay Special Permits) and asked that the board review the document for future discussion.

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – Todd Stowell - none

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

There being no further business to come before the board, Chairman Ness adjourned the meeting at 1:25 PM.

Bernie Butler, Administrative Assistant