

City of Cody
Planning, Zoning and Adjustment Board
Wednesday, July 5, 2017

A special meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Wednesday, July 5, 2017 at 12:00 pm.

Present: Steve Miller, Chairman, Kayl Mitchell, Heidi Rasmussen, Richard Jones, Reese Graham, Curt Dansie, Sandra Kitchen City Deputy Attorney, Todd Stowell, City Planner; Bernie Butler, Administrative Assistant.

Absent: Buzzy Hassrick, Glenn A Nielson

Chairman, Steve Miller called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Reese Graham made a motion, seconded by Heidi Rasmussen, to approve the agenda for July 5, 2017. Vote on the motion was unanimous, motion carried.

Kayl Mitchell made a motion, seconded by Reese Graham, to approve the minutes for the June 27, 2017 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. The Public Hearing for the Conditional Use Permit to allow a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street, began at 12:02 p.m.

There were no comments from the public.

The Public Hearing for the Conditional Use Permit to allow a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street, was closed at 12:03 p.m. with no additional public comments submitted.

B. Todd Stowell presented a request for a conditional use permit from Kimberly Fowler, to install a single-wide manufactured home that does not meet the residential architectural standards, located at 240 C Street.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the conditional use permit to allow installation of the current manufactured home as requested, on a temporary foundation, on the condition that the land and home be under the same ownership; and, the foundation requirement attaches to the manufactured home (i.e. approval for the temporary foundation is limited to the proposed manufactured home only). Vote on the motion was unanimous, motion carried.

C. Todd Stowell presented a Site Plan Review for a new addition for Rawhide Mechanical, located at 3401 Big Horn Avenue.

Kayl Mitchell made a motion, seconded by Heidi Rasmussen, to approve the site plan for an addition to the Rawhide Mechanical building, located at 3401 Big Horn Avenue, subject to the following items:

1. The storm water plan must be modified to comply with the City storm water policy manual. Identify the chosen method (drywells or percolation trench), location, and sizing with the site plan submitted with the building permit.
2. The landscaping must be completed prior to a certificate of occupancy, unless extended due to weather in accordance with the entry corridor overlay code.
3. Maintain emergency pedestrian access to the west side of the building, as coordinated with the Fire Marshal.
4. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.
5. A building permit must be obtained within three years or this authorization will expire.

Vote on the motion was unanimous, motion carried.

D. Todd Stowell presented a Site Plan Review for a new steel building (6000 sq. ft.) located at 183 Blackburn Avenue.

Heidi Rasmussen made a motion to table the site plan application for a new steel building, located at 183 Blackburn Avenue, until the next meeting on July 25, 2017, seconded by Reese Graham, Vote on the motion was unanimous, motion carried.

E. Board Member, Reese Graham, asked to be recused from the discussion and voting, due to being employed by Y-Tex, Corp. Todd Stowell presented a Site Plan Review for a new storage bay for Y-Tex Corp., located at 1825 Big Horn Avenue.

Richard Jones made a motion, seconded by Curt Dansie, to approve the site plan application, subject to the following:

1. That storm water from the addition be directed to the vacant field north of the building, or otherwise managed in accordance with the storm water policy manual. Identify the plan with the building permit application.

Vote on the motion was unanimous, with Reese Graham, abstaining from the vote, motion carried.

P & Z Board Matters – none

Council Updates – none

Staff Items – The regular meeting for July 11, 2017 has been cancelled.

Heidi Rasmussen 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, Chairman Miller adjourned the meeting at 12:45 p.m.

Bernie Butler, Administrative Assistant