

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, July 10, 2018

A meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, July 10, 2018 at 12:00 pm.

Present: Heidi Rasmussen, Chairperson; Buzzy Hassrick, Richard Jones, Sandi Fisher, Erynne Selk, Kayl Mitchell, Todd Stowell, City Planner; Sandra Kitchen, City Deputy Attorney; Bernie Butler, Administrative Assistant

Absent: Curt Dansie, Glenn Nielson, Council Liaison

Chairperson, Heidi Rasmussen, called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Kayl Mitchell, to approve the agenda for July 10, 2018. Vote on the motion was unanimous, motion carried.

Kayl Mitchell made a motion, seconded by Buzzy Hassrick, to approve the minutes from the June 21, 2018 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

A. Todd Stowell presented the Downtown Architectural District Sign Review for Alpine Services LLC, located at 1349 Sheridan Avenue.

Richard Jones made a motion, seconded by Sandi Fisher, to approve the wall sign and temporary banner for Alpine Services LLC, located at 1349 Sheridan Avenue. Vote on the motion was unanimous, motion approved.

B. Todd Stowell presented a Sign Review for Cody Regional Health Cancer Center, located at 1025 9th Street.

Erynne Selk made a motion, seconded by Buzzy Hassrick, to approve the sign for Cody Regional Health Cancer Center at 1025 9th Street. Vote on the motion was unanimous, motion approved.

C. The Public Hearing for the Sign for Budget Blinds and Vision Stone & Tile, located at 1262 "B" Sheridan Avenue, began at 12:12 p.m.

There were no comments from the public. The Public Hearing was closed at 12:13.

D. Todd Stowell presented a request for a 6-foot privacy fence in the front yard of 1901 14th Street.

Richard Jones made a motion, seconded by Sandi Fisher, to approve the request for a 6-foot privacy fence located in the front yard of 1901 14th Street as presented. Vote on the motion was unanimous, motion approved.

E. The Public Hearing for a request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1, began at 12:16 p.m.

Comments from the public were as follows:

Thea Marx, the applicant and owner of 1219 Sunshine Avenue, spoke about her long-term plan with the property and explained why she was requesting a rezone from R-1 to Limited Business D-1.

Janell Andre of 1213 Sunshine Avenue (next door neighbor to the west) spoke in opposition to the rezoning of 1219 Sunshine Avenue with concerns about future possible businesses, traffic, and parking.

Goldy Dawson of 1244 Sunshine Avenue (next door to 1220 Sunshine Avenue) is opposed to the rezoning of 1219 & 1220 Sunshine Avenue. She spoke of the history of the 1220 Sunshine Avenue medical office building and that she opposed it in the 1980's when it was built. She is also concerned about the property values of the neighborhood decreasing if the rezone is allowed.

Thea Marx further explained her request of the rezone. She would like to use the current property as a short-term rental during the summer months, with a long-term renter for the remaining 8-9 months. The short-term option is expected to generate more revenue than long-term rental. She would like to operate a homeopathic medical clinic at the residence when she returns from medical school in five years.

The Public Hearing was closed at 12:31 p.m.

Board member Sandi Fisher, recused herself from the meeting at 12:31 p.m. for a conflict of interest.

F. Todd Stowell presented a request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1. Todd Stowell answered question from the Board.

Jeff Andre asked if the rezone would allow a multi family residence on the property. Todd Stowell responded that multi-family development is allowed. He stated his concerns with this, and also with the parking impacts that may occur.

Thea Marx addressed the Board explaining that a year-round, long-term rental will only allow her to maintain her home. A short-term rental would bring in the income needed to support her family while they are away.

Discussion occurred about the potential for a development agreement to address some of the neighbor concerns.

Buzzy Hassrick made a motion seconded by Richard Jones, to recommend that the City Council not approve the request to rezone 1219 and 1220 Sunshine Avenue from R-1 to Limited Business D-1. Vote on the motion was unanimous, motion approved.

P & Z Board Matters – Todd Stowell informed Board Members of an open house on Monday, July 16th, 2018, from 5-7 p.m. at the Cody Auditorium regarding the intersection of 17th Street and Sheridan Avenue.

Council Updates – None

Staff Items – None

Erynne Selk 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, Chairperson Heidi Rasmussen adjourned the meeting at 1:02 p.m.

Bernie Butler, Administrative Assistant