

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, January 22, 2013

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in Council Chambers of City Hall in Cody, Wyoming on Tuesday, January 22, 2013 at 12:00 PM

Present: Kim Borer; Vice Chairperson Justin Lundvall; Bud McDonald; Chairperson Rick Brasher; Mark Musser; Justin Ness; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Steve Payne, Public Works Director; Jolene Osborne, Engineering Administrative Assistant;

Absent: Todd Stowell, City Planner;

Chairperson Rick Brasher called the meeting to order at 12:06 PM, followed by the pledge of allegiance.

Mark Musser made a motion seconded by Bud McDonald to approve the agenda. Vote on the motion was unanimous, motion carried.

Kim Borer made a motion seconded by Bud McDonald to approve the minutes of the January 8, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Steve Payne presented the staff report regarding the proposed Freda SS-216, a simple subdivision located within one mile of the City of Cody limits. The applicant has requested a variance from the annexation requirements. Bud McDonald suggested the addition of Indian Pass Irrigation lateral on the platting.

Steve Follweiler of Holm, Blough and Company clarified that the personal representative, Floyd Gail, was the proper legal signature for the property. He stated that the Indian Pass lateral is part of the Cody Canal system. The county requires that the water distribution plan be approved and it is currently in the approval process. The shared well, driveway and irrigation distribution system agreement is being addressed as it is a requirement of the county as well.

Kim Borer made a motion seconded by Bud McDonald to recommend to council approval of the preliminary and final plat of the Freda SS-216 subdivision submitted by Floyd Gail and the estate of Freda Gail with the variance to the annexation related requirements of Section 11-2-3(b) of City code and subject to the following:

1. Submit an agreement for the use and maintenance of the shared well, driveway, and irrigation distribution system. The agreement must be in a form and with conditions acceptable to the city attorney, and be recorded with the County Clerk no later than at the time of the final plat.
2. Submit proper legal documentation of the person(s) signing the plat and related agreement. Modify the signature blocks as needed.

Vote on the motion was unanimous, motion carried.

Steve Payne spoke regarding the proposed draft parking regulations. He reviewed the location of the downtown architectural district, which is proposed to be exempted from the parking regulations up to 100 spaces.

Kim Borer made a motion seconded by Bud McDonald to modify the proposed Section 10-20-080H(1) to the proposed "*provided, parking lots located immediately adjacent and contiguous and within one hundred forty (140) feet from US Highway 14/16/20, US Highway 14 Alternate or State Highway 120,*" instead of the ten space requirement. Vote on the motion was unanimous, motion carried.

Kim Borer made a motion seconded by Justin Lundvall to recommend to council the proposed off-street parking ordinance as modified. Vote on the motion was unanimous, motion carried.

Councilman Steve Miller thanked the group for their work on the proposed off street parking ordinance.

Steve Payne updated the board regarding the Master Plan update process. The next Master Plan Update Committee meeting is scheduled for February 12th.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:59 PM.

Jolene Y. Osborne
Engineering Administrative Assistant