

City of Cody
Planning, Zoning and Adjustment Board
Tuesday, February 26, 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, February 26, 2013 at 12:00 PM

Present: Kim Borer; Justin Lundvall, Vice Chairperson; Bud McDonald; Rick Brasher, Chairperson; Justin Ness; Bob Senitte; Steve Miller, Council Liaison; Sandra Kitchen, Deputy City Attorney; Todd Stowell, City Planner; Jolene Osborne, Engineering Administrative Assistant;

Excused Absence: Mark Musser;

Chairperson Rick Brasher called the meeting to order at 12:04 PM, followed by the pledge of allegiance.

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

Bud McDonald made a motion seconded by Bob Senitte to approve the minutes of the February 12, 2013 regular meeting. Vote on the motion was unanimous, motion carried.

PRESENTATION OF COMMUNICATIONS:

Todd Stowell presented the staff report regarding the proposed mural for Whole Foods Trading Co. located at 1134 13th Street. He stated that under the sign code, the mural was not considered a sign. The board informally agreed with that interpretation.

Kay Chandler of Whole Foods Trading Co. described the project, including details of the proposed painting depicting Heart Mountain and some local outdoor activities. He stated that the mural will cover the entire side of the building. Additionally, he has conducted a community comment poll and has received support for the project, with a couple comments requesting he integrate Cody's western heritage.

Kim Borer made a motion seconded by Bob Senitte to approve the proposed mural for Whole Foods Trading Co. located at 1134 13th Street with the addition of a fifth character incorporating wildlife and/or western heritage.

Justin Ness opposed the motion. Kim Borer, Justin Lundvall, Bud McDonald, Rick Brasher, and Bob Senitte approved the motion. Motion carried.

Todd Stowell presented the Downtown Architectural District sign application submitted by The Orchid Boutique.

Darcy Burke stated that the original awning was in poor condition and needed to be removed, and further described the proposal.

Justin Lundvall made a motion seconded by Kim Borer to approve the wall sign for The Orchid Boutique at 1371 Sheridan Avenue as presented. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report regarding the proposal by Chamberlin Inn at 1032 12th Street to install a conservatory on the north side of the existing inn. The conservatory will primarily act as additional seating area for the lounge.

H.R. Coe of Coe Construction described the proposal to upgrade the property. The owners currently have no intentions of selling the condominium units individually. The structure is almost entirely glass. The remaining portions will match the existing building with black and red. The contractor was agreeable to the lighting restrictions.

Justin Ness made a motion seconded by Kim Borer to approve the installation of a conservatory at 1032 12th Street for the Chamberlin Inn subject to the following:

1. That the building permit only be issued after the property is exempted from providing any additional parking through adoption of the pending parking ordinance, or the parking is waived through the appropriate variance/special exemption process.
2. That use of the sunroom maintains compliance with any applicable liquor license requirements.
3. That any exterior lighting be of a full-cut off design or shielded.
4. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Vote on the motion was unanimous, motion carried.

Justin Lundvall recused himself from the following proposal.

Todd Stowell presented the staff report regarding the proposal by Ed Higbie to construct an addition at 313 Blackburn Avenue for Baker Hughes.

Ed Higbie described the project. Baker Hughes needs more space for new equipment as they replace obsolete equipment. He answered questions from the board to clarify the proposal.

Bud McDonald made a motion seconded by Justin Ness to approve the addition to the Baker Hughes Centrilift building at 313 Blackburn Street for Ed Higbie subject to the following:

1. That details of the roof drainage be submitted no later than at the time of building permit review, for approval by the Building Official and City Engineer upon demonstration that storm water from the middle of the roof will flow to the west as proposed, or otherwise be directed to the infiltration trench.
2. That prior to issuance of a building permit, the lot line must be removed or relocated.
3. That the storm water facilities be inspected and certified by the applicant's engineer prior to building occupancy.
4. That any exterior lighting be of a down-lit style.
5. That a second ADA parking space and loading area be provided in accordance with ADA standards.
6. That the project must otherwise comply with the submitted site plan and applicable building, fire, and electrical codes. A building permit application is required.

Vote on the motion was unanimous with Justin Lundvall abstaining, motion carried.

A joint meeting between the Planning & Zoning Board and the City Council is scheduled for Wednesday, February 27th at 4:00PM to review the first draft of the Master Plan.

Steve Miller announced that the last council meeting amended the parking ordinance to remove the hard surface parking requirements and approach. They will be voting on the ordinance as amended next meeting.

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 12:49 PM.

Jolene Y. Osborne
Engineering Administrative Assistant