

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, September 10, 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, September 10, 2013 at 12:00 PM

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

Excused Absence: Justin Ness;

Chairperson Rick Brasher called the meeting to order at 12:05 PM, followed by the pledge of allegiance.

Bud McDonald made a motion seconded by Bob Senitte to approve the agenda as presented. Vote on the motion was unanimous, motion carried.

Bud McDonald made a motion seconded by Bob Senitte to approve the minutes of the August 27, 2013 regular meeting with the addition of the restaurant to the Good 2 Go motion and the correction of right-of-way terminology. Vote on the motion was unanimous, motion carried.

**PRESENTATION OF COMMUNICATIONS:**

Todd Stowell presented the staff report regarding the additional proposed cryogenic bulk storage tank submitted by West Park Hospital at 707 Sheridan Avenue.

Tim Waldner, Director of Facilities at West Park Hospital, answered questions from the board including lighting, existing underground piping, and the use of the current tank.

Justin Lundvall made a motion seconded by Kim Borer to approve the additional cryogenic bulk storage tank submitted by West Park Hospital at 707 Sheridan Avenue subject to City Council authorization of the use of the Stock Drive right-of-way. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report regarding the proposed new façade for Plains Tire at 2707 Big Horn Avenue, the former location of Cody Feed.

HR Coe of Coe Construction, representing Larry Nicholls of Plains Tire and Battery, answered questions from the board regarding landscaping, ADA parking, and sewer. He agreed it would be prudent to have the health department review the current sewer conditions. The planter and tree on the rendering are planned by the applicant as well. The landscaping on the west frontage can be matched on the east side of the driveway. Eight cut-off lights mounted on the exterior of the building are currently planned by the project electrician.

Justin Lundvall made a motion seconded by Bud McDonald to approve the exterior remodel project and parking lot improvements Plains Tire at 2707 Big Horn Avenue subject to the following:

1. That the dimensions of the van accessible ADA parking space be modified to meet code.
2. That the site plan improvements be completed prior to occupancy of the building.
3. That any exterior lighting be full-cutoff style.
4. That the landscaping be mirrored on the east side of the driveway and the planter and tree shown on the rendering also be included.
5. That the proposed ADA parking spaces be rotated as shown on the rendering.
6. That the existing septic service be allowed, if desired, contingent on the approval of the health department.
7. That the project 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.

Todd Stowell presented the staff report outlining the setback issue at 1401 Wyoming Avenue for property belonging to Art and Rita Lovell.

Mark Musser made a motion seconded by Kim Borer to approve the stairwell enclosure as presently located. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the staff report regarding the possible minor revisions to the previously approved site plan for the new GDA professional office building to be located at 502 33<sup>rd</sup> Street.

Rick Patton, GDA Engineers, stated that while GDA Engineers will not be using the metal roofing, some of the other identified issues may be remain subject to affordability.

Mark Musser made a motion seconded by Bud McDonald to approve the possible revisions proposed for the GDA professional office building to be located at 502 33<sup>rd</sup> Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the issue of convenience signs as proposed by West Park Hospital for visitor parking banners and requested the board's recommendation for review procedures.

The board concluded that convenience signs can be reviewed by staff.

Jolene Osborne presented the following approved sign applications to the board: Cleary Building Corp at 2608 Big Horn Avenue, Mountain Girl Bakery at 205 Trail Avenue, and Wyoming Authentic Products at 2517 Lt. Childers Street.

Mark Musser recommended that the lawn mowing for the Roger Sedam Park not be scheduled during meeting times. Steve Miller stated he would take care of the issue.

Todd Stowell presented the letter from Frank Cocchia which requested a code amendment to allow for a garage apartment in Residential AA zoning. A board formed a subcommittee consisting of Justin Lundvall, Justin Ness, and Bob Senitte.

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

There being no further business to come before the board, Chairperson Rick Brasher adjourned the meeting at 1:02 PM.

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Jolene Y. Osborne  
Engineering Administrative Assistant