

City of Cody
Planning, Zoning, and Adjustment
Board Meeting August 24, 2021

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the City Hall Council Chambers on Tuesday, August 24, 2021 at 12:00 pm.

Present: Richard Jones; Scott Richard; Carson Rowley; Cayde O'Brien; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Council Liaison Andy Quick; Administrative Coordinator Bernie Butler.

Absent: Sandi Fisher; Rodney Laib

Richard Jones called the meeting to order at 12:03 pm, followed by the pledge of allegiance.

Carson Rowley made a motion, seconded by Cayde O'Brien, to approve the agenda and switch the order of items A & B under "New Business". Vote on the motion was unanimous, motion passed.

Carson Rowley made a motion, seconded by Scott Richard to approve the minutes from the August 10, 2021 meeting. Vote on the motion was unanimous, motion passed.

At the August 10, 2021 meeting the Board approved a conditional use permit authorizing a modular accessory dwelling unit located at 2442 Central Avenue. One condition of approval was to provide some architectural enhancement(s), including a 12" eave such as an awning or other features on one side of the building.

The applicant presented a new drawing of the modular home that had a 4-foot roof extension (awning) on the front side of the building, with 4" x 4" or 6" x 6" posts as needed.

The other condition of approval was the building permit for the accessory dwelling unit would need to be obtained within 2 years. The applicant hopes to have it done within one year.

Scott Richard made a motion, seconded by Carson Rowley, to approve the updated modular ADU with recommendations in the staff report. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed the preliminary plat for the Pederson 2-lot minor subdivision, located at 225 Robert Street. The 1.5-acre lot will be divided into two lots. One lot contains the applicants house and detached garage. The other lot is vacant with utility services on it. The review is based on a single-family home or duplex being installed on the vacant lot.

Subdivision regulations were reviewed, along with variances and conditions of approval.

Applicant Mike Pederson answered questions from the Board. He would like a single-family residence built on the vacant lot. There are no plans to further subdivide the property. Mr. Pederson is willing to install a pathway along the Robert Street frontage of the property. He would like to keep his irrigation water rights with Cody Canal, and will work with them in piping the ditch.

Scott Richard made a motion, seconded by Carson Rowley, to recommend to Council to approve the Pederson 2-lot minor subdivision, with variances 1-4, conditions 1-4, and other findings noted in the staff report. Vote on the motion was unanimous, motion passed.

Richard Jones moved to adjourn the meeting, seconded by Carson Rowley. Vote on the motion was unanimous. Meeting adjourned at 12:54 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator