

City of Cody
Planning, Zoning, and Adjustment
Board Meeting April 12, 2022

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 12, 2022 at 12:00 pm.

Carson Rowley called the meeting to order at 12:00 pm, followed by the pledge of allegiance.

Present: Carson Rowley; Mathew Moss; Scott Richard; Andrew Murray; Ian Morrison; Council Liaison Andy Quick; City Planner Todd Stowell; Administrative Coordinator Bernie Butler; City Deputy Attorney Sandee Kitchen (present by phone).

Absent: Cayde O'Brien; Karinthia Herweyer

Ian Morrison moved to approve the agenda for the April 12, 2022 regular meeting, seconded by Scott Richard. Vote on the motion was unanimous, motion passed.

Scott Richard moved to approve the minutes from the March 29, 2022 special meeting, seconded by Andrew Murray. Vote on the motion was unanimous, motion passed.

Board member Ian Morrison recused himself from the meeting for the Pederson Minor Subdivision review.

City Planner Todd Stowell reviewed the final plat for the 2-lot Pederson Minor Subdivision, located at 225 Robert Street. The property will divide a 1.5-acre property into two lots. The lot is zoned R-3 medium-high density residential.

The subdivision ordinance requirements were reviewed with the preliminary plat. Todd gave the status of the preliminary plat conditions along with the variances approved.

A pathway improvement plan for the subdivision was included with the final plat. The applicant could make a payment to the City for the estimated cost of the pathway and the City would include its construction as part of a larger project.

The water distribution plan has been approved by Cody Canal. Construction will need to be completed prior to a building permit being issued for Lot 16B or any additional dwelling on Lot 16A, whichever occurs first. The piping of the irrigation ditch has also been approved by Cody Canal.

Scott Richard made a motion, seconded by Mathew Moss to recommend to City Council the approval of the final plat for the 2-lot Pederson Minor Subdivision, with recommendations 1-7 in the staff report. Vote on the motion was unanimous, motion passed. Board member Ian Morrison abstained from voting.

City Planner Todd Stowell discussed the initial draft amendments to the Zoning Ordinance. The Board members will review the proposed edits, and analyze the accompanying sections of the code to identify any additional modifications that should be made. Discussion of the draft changes will continue at the Planning, Zoning, and Adjustment Board meetings as the agenda allows.

Ian Morrison made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. Chairman Carson Rowley adjourned the meeting at 12:43 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator