

City of Cody
Planning, Zoning, and Adjustment
Board Meeting April 26, 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 26, 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; Cayde O'Brien; Karinthia Herweyer; Mathew Moss; Scott Richard; Andrew Murray; Ian Morrison; City Attorney Scott Kolpitcke; Council Liaison Andy Quick City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Ian Morrison moved to approve the agenda for April 26, 2022, seconded by Cayde O'Brien. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the April 12, 2022 meeting, seconded by Andrew Murray. Vote on the motion was unanimous, motion passed.

A Public Hearing opened at 12:03 to consider rezoning 1614, 1626, & 1634 Alger Avenue from Residential (R-3) to Limited Business (D-1). There were no comments from the public. The hearing closed at 12:04. Staff reviewed the rezone request, stating that the owner of 1608 Alger Avenue withdrew their request to rezone their property and the associated special exemption related to the parking. As the owners of 1614, 1626, and 1634 Alger Avenue signed a petition, their requests must still be considered by the Planning and Zoning Board and City council. Staff recommended no action be taken on the rezone request, and allow it to die for the lack of motion. There were no motions from the Board, therefore the Board is not recommending any action on the rezone by the City Council.

A Public Hearing opened at 12:07 pm for the rezone of 2310 and 2302 Mountain View Drive from Industrial (E) to General Business (D-2). Applicant James Blair commented that there is a house on 2310 Mountain View Drive, in addition to the two houses at 2302. Maurice Bent of 2125 23rd Street, addressed the Board with concerns about water if the area was developed with several houses. The Public Hearing closed at 12:10 pm.

Todd Stowell reviewed the rezone request for 2302 and 2310 Mountain View Drive from Industrial (E) to General Business (D-2). The existing dwellings on the properties are presently non-conforming uses in the Industrial (E) zone, but would become permitted uses under the proposed General Business (D-2) zone. The rezone would development of additional housing at 2310 Mountain View Drive. The property to the west is also zoned General Business (D-2).

Scott Richard made a motion, seconded by Ian Morrison to recommend to City Council the approval of the rezone request for 2310 and 2302 Mountain View Drive, from Industrial (E) to General Business (D-2). Vote on the motion was unanimous, motion passed.

Board member Ian Morrison recused himself from item 6 E on the agenda, the preliminary Plat for the Sunridge Minor Subdivision, due to a conflict of interest.

Todd Stowell reviewed the preliminary plat for the Sunridge 2-lot minor subdivision, located at 1937 29th Street. The vacant lot is a 1.88-acre parcel which would be divided into two lots, consisting of a 7,515 square foot lot and a 1.7-acre lot. The property owner would like to divide the large lot into additional lots in the future, and is providing access and utility easements with that intent, based on the conceptual plan.

The City subdivision regulations were reviewed by staff. A pathway is planned on 29th Street. The

property owner may make a payment to the City for the pathway in lieu of constructing the asphalt pathway. The two subdivision variances would be to waive the alley requirement, and waive the block length requirement. It is recommended that the applicant provide an updated preliminary plat before the it is taken to City Council for approval.

Scott Richard made a motion, seconded by Cayde O'Brien to recommend to City Council the approval of the preliminary plat for the Sunridge minor subdivision, with variances 1-2, and conditions 1-10 in the staff report. Add a condition (11) to recommend that the easement be drawn to extend to the west boundary of the neighboring property, to continue the 30-foot access. Vote on the motion was unanimous. (Board member Ian Morrison did not vote on the motion).

Todd Stowell reviewed the preliminary plat for the McKinney 31st Street 2-lot minor subdivision. The proposal is to divide a 0.46-acre property into two lots. Lot A would be 10,000 square feet and is planned for a duplex. Lot B would be about 9,985 square and is planned for a single-family dwelling and accessory dwelling unit. The two mobile homes that are on the property will be removed. The property is zoned R2 Manufactured Home (R-2MH).

The City subdivision regulations were reviewed by staff. Todd suggested a one-inch water line instead of a three-quarter inch line for the duplex. If there is a gas line that goes across the middle of the property, it will need to be noted on the plat. The recommended variances to the subdivision would be to the alley requirement, streetlighting requirement, and the block length requirement.

Cayde O'Brien made a motion, seconded by Ian Morrison to recommend to City Council the approval of the preliminary plat of the McKinney 31st Street minor subdivision, with variances 1-3, and conditions 1-8 in the staff report. Vote on the motion was unanimous, motion passed.

Cayde O'Brien made a motion, seconded by Ian Morrison to adjourn the meeting. Vote on the motion was unanimous. Carson Rowley adjourned the meeting at 12:41 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator