

City of Cody
Planning, Zoning, and Adjustment
Board Meeting June 28, 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, June 28, 2022 at 12:00 pm.

Carson Rowley called the meeting to order at 12:02 pm, followed by the pledge of allegiance.

Present: Scott Richard; Carson Rowley; Ian Morrison; Mathew Moss; Andrew Murray; City Attorney Scott Kolpitzke; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Katrinthia Herweyer, Cayde O'Brien and Andy Quick, Council Liaison

Ian Morrison moved to approve the agenda for June 28, 2022, seconded by Scott Richard. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the June 14, 2022 regular meeting, seconded by Matt Moss. Vote on the motion was unanimous, motion passed.

City Planner Todd Stowell reviewed the staff report for the request to delay installation of parking for the Cody Stampede Rodeo Grounds located at 519 West Yellowstone Avenue.

The Cody Stampede is constructing a deck area at the east end of the rodeo arena. The reason for the delay is that the Stampede Board has a larger plan to redevelop and expand the parking facilities at the rodeo grounds.

Scott Richard made a motion, second by Ian Morrison to allow for the delay of the additional parking, so that it can occur after this season, but before the start of the next rodeo season. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed the request for a height waiver to install a 6-foot-tall privacy fence in the front yard of 821 Canyon Avenue. Two neighbors responded and were agreeable to the height waiver.

The applicant stated in their request that the fence would be installed only on the western third of the property, and approximately 13 feet from the curb along Canyon Avenue.

Andrew Murray made a motion, seconded by Matt Moss to approve the height waiver to allow the 6-foot privacy fence in the front yard of 821 Canyon Avenue as depicted on the site plan (approx. 13' from curb and only the western third of the property). Vote was unanimous, motion passed.

Ian Morrison recused himself from Item C.

Todd Stowell reviewed the staff report for the Final Plat for the Dansie Minor Subdivision. Located at 140 Robertson Street.

Craig and Julie Ann Dansie Family Trust have submitted the final plat application for their 3-lot subdivision. They are subdividing a 116.6-acre parcel into two 0.46 acre lots proposed at the end of Robertson Street and the balance lot. These two lots are vacant and all subdivision improvements pertain to them. Lot 3 contains the owner's residence and farmland, and does not trigger additional improvements.

Scott Richard made a motion, seconded by Matt Moss to recommend approval of the Dansie Minor Subdivision final plat, subject to conditions 1-3 and add condition #4 to approve a variance to allow the

street frontage that is proposed. Vote was unanimous, motion passed.

Todd Stowell discussed the status of the final plat and the construction plans for the West Avenue Duplexes Subdivision located on West Avenue. He has identified several items that need documentation or have not been completed. He would prefer not to take the application to City Council in its present condition.

Ken McKinney has submitted the final plat application and construction plans for his 8-lot subdivision identified as the West Avenue Duplex Subdivision. The property is zoned R-2 residential. Lot 1 is identified as a single-family lot, and the other seven lots are identified as duplex (two-family dwelling) lots.

Scott Richard made a motion, seconded by Andrew Murray to table the item until the next Planning and Zoning Meeting. Vote was unanimous, motion passed.

P & Z Board Matters- Ian asked that the footnote for the minimum frontage for a cul-de-sac be added to the RR zone in the draft changes.

Council Matters- None

Staff Items- Todd asked that the board members let him know their schedule for the end of July, and for August and September so that he can find the best time for the public hearing on the zoning ordinance changes. The initial public hearing would likely be at a regularly schedule Planning and Zoning meeting.

Ian Morrison made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 12:39 pm.

Utana Dye

Utana Dye, GIS Analyst