

City of Cody
Planning, Zoning, and Adjustment
Board Meeting October 12, 2021

A meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the City Hall Council Chambers on Tuesday, October 12, 2021 at 12:01 pm.

Present: Richard Jones; Carson Rowley; Cayde O'Brien; Sandi Fisher; Karinthia Herweyer; City Attorney Scott Kolpitcke; City Planner Todd Stowell; Council Liaison Andy Quick; Administrative Coordinator Bernie Butler.

Absent: Rodney Laib, Scott Richard

Richard Jones called the meeting to order at 12:01 pm, followed by the pledge of allegiance.

Carson Rowley made a motion, seconded by Sandi Fisher, to approve the agenda the October 12, 2021 meeting. Vote on the motion was unanimous, motion passed.

Cayde O'Brien made a motion, seconded by Sandi Fisher, to approve the minutes from the September 28, 2021 meeting. Vote on the motion was unanimous, motion passed.

Todd Stowell reviewed the site plan for Pollen Landscapes, to develop a retail nursery and garden center at 601 Stone Street. The site plan includes a 30' wide x 104' long retail building / greenhouse, with the front 32 feet of the building used for retail sales and the rest of the building for a greenhouse. There will be a 30' x 32' perennial greenhouse, and a 14' x 26' lean-to greenhouse off the south side of the retail building. The rest of the property would be for an outdoor nursery and parking.

Applicant Kendra Morris answered questions from the Board about the color of the building and the fence height.

Cayde O'Brien made a motion, seconded by Carson Rowley, to approve the site plan for Pollen Landscapes at 601 Stone Street, with recommendations 1-7 in the staff report. Vote on the motion was unanimous, motion passed.

Staff reviewed the final plat of the 4-lot Bromley Minor Subdivision, for the property at 1719 29th Street. The property is 0.64 acres. It is in a residential R-3 zoning district.

The subdivision ordinance requirements were reviewed with the preliminary plat approval. A variance to the alley requirement was granted and the preliminary plat was approved with conditions. Todd Stowell gave the status of each condition. The developer is still working out the details of the irrigation distribution plan. Cody Canal and the McMillan Irrigation Company will need to approve the plan. This will need to be completed before it goes to the City Council for the final plat approval.

Carson Rowley made a motion, seconded by Sandi Fisher, to recommend to City Council the approval of the Bromley Minor Subdivision with findings 1-3, and conditions 1-5 in the staff report. Vote on the motion was unanimous, motion passed.

Todd Stowell reminded Board members that would like to renew their seat on the Board, to return the renewal form sent to them.

Sandi Fisher made a motion, seconded by Cayde O'Brien, to adjourn the meeting. Vote on the motion was unanimous, motion passed. Meeting was adjourned at 12:35 pm.

Bernie Butler

Bernie Butler, Administrative Coordinator