City of Cody
Planning, Zoning, and Adjustment
Board Meeting August 9, 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, August 9, 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; Ian Morrison; Andrew Murray; Cayde O’Brien; Matt Moss; Council Liaison Andy Quick; City Attorney Sandee Kitchen; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Scott Richard; Karinthia Herweyer

Ian Morrison moved to approve the agenda for August 9, 2022, seconded by Andrew Murray. Vote on the motion was unanimous, motion passed.

Ian Morrison moved to approve the minutes from the July 12, 2022 regular meeting, seconded by Cayde O’Brien with changes made to correct Ian Morris to Ian Morrison. Vote on the motion was unanimous, motion passed.

Board Member Ian Morrison recused himself for a conflict of interest on the Schoonover Subdivision agenda item.

Staff reviewed the preliminary plat for the Schoonover Subdivision. This will be a 5-lot subdivision, Lots 1, 2, and 3 are planned for single family dwellings and lot 4 and 5 are planned for two-family dwellings. Lots 1 and 3 are large enough to qualify for accessory dwellings as well.

Subdivision ordinance requirements with staff comments were reviewed. Variances from the standards were noted in the staff report.

Andrew Murray made a motion, seconded by Cayde O’Brien to recommend to City Council the approval of the Preliminary Plat of the Schoonover Subdivision SUB 2021-07 with variances 1-4 listed in staff report and approve the preliminary plat for the proposed subdivision, subject to conditions 1-12 in the staff report. Vote on the motion was unanimous, motion passed.

Staff presented the preliminary and final plat of the 2-lot Benny’s Place Minor Subdivision #2 for the City of Cody. The City of Cody and Yellowstone Regional Airport are proposing a two-lot subdivision of a portion of the airport property. The subdivision would separate a small triangular piece of land east of Arrow Avenue, so that it may be sold. The piece of land has already been released from the FAA jurisdiction. The balance of the property (Lot 102) would remain in City of Cody ownership and subject to FAA and Airport Board management.

Subdivision ordinance requirements with staff comments were reviewed. Variances from the standards were noted in the staff report.

Cayde O’Brien made a motion, seconded by Ian Morrison to recommend to City Council the approval of the Benny’s Place Minor Subdivision #2 (City of Cody SUB 2022-06) preliminary and final plats with variances 1-4 and conditions 1-2 in the staff report. Vote on the motion was unanimous, motion passed.

Staff reviewed the site plan application for Sweet’s Soda Shoppe. Wade and Carisa French have submitted a site plan application to develop a drive-thru soda shoppe at 1831 Sheridan Avenue. All customers will remain outside of the building, whether at the drive thru or the walk-up window. A small patio area will be available for outdoor seating.

The property is located in the General Business (D-2) zoning district, which permits drive-thru food
establishments.

Matt Moss made a motion, seconded by Andrew Murray to approve the proposal with conditions 1-8 and condition 10 of the staff report and add to Item #1 that the rope lighting is not to be flashing. Cadye O’Brien was opposed to the motion. Matt Moss, Carson Rowley, Ian Morrison and Andrew Murray were in favor of the motion. Vote on the motion was opposed, motion passed.

P & Z Board Matters: None

Council Updates: None

Staff Items: None

Ian Morrison made a motion, seconded by Andrew Murray to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 1:15 pm.

Utana Dye
GIS Analyst