

City of Cody
Planning, Zoning, and Adjustment
Board Meeting April 28, 2020

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 28, 2020 at 12:00 pm.

Present: Kayl Mitchell; Richard Jones; Rodney Laib; Klay Nelson; Sandi Fisher; City Deputy Attorney Sandee Kitchen; City Planner Todd Stowell; Administrative Coordinator Bernie Butler

Absent: Erynne Selk, Wade McMillin

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

Richard Jones made a motion, seconded by Klay Nelson to approve the agenda for the April 28, 2020 meeting. Vote on the motion was unanimous, motion carried

Sandi Fisher made a motion, seconded by Klay Nelson to approve the minutes from the April 14, 2020 meeting. Vote on the motion was unanimous, motion carried.

NEW BUSINESS:

- A. Todd Stowell presented the preliminary plat of Shadow Mountain Phase 2, a 32-lot subdivision, located south of Bass Avenue and Outlook Court. Todd gave an overview of the project. He showed some photos to give a background of the property.

The Public Works has plans to extend the raw water line to the area in the future. This extension will likely not be done before the development of the subdivision. They are hoping it could happen before the subdivision is filled with houses.

The property document shows the property is in a split ownership. The deed will need to be corrected before the final plat is recorded.

The preliminary plat shows the east end of the property as outside of the subdivision, and for future Shadow Mountain Subdivision Addition #3. The future area will need to be part of the survey.

An area of the property was mapped as wetland. The applicant believes he has paperwork verifying that the wetland was non-jurisdictional and was authorized to be eliminated. The City would like confirmation of that. The developer is proposing to give the City Lot 232 for open space. The City staff believes there is a benefit to accepting the open space tract, but will need to ensure that there are no liability issues pertaining to the wetlands.

A geotechnical report has been completed on the property. Those recommendations will need to be followed by future homebuilders. The report identified groundwater levels from 5 to 7 feet below existing grade in some areas. The report recommends continued monitoring. Ed Higbie spoke of the history of the groundwater on the property. He proposed monitoring the groundwater using test core wells. He is not proposing houses with basements.

The abandoned oil/gas line that runs along the west side of the property be removed.

Todd stated the subdivision ordinance for this subdivision were well designed. The staff report noted when a variance from the standard is involved.

The City requires 5' sidewalks, and the applicant submitted a variance of 4' sidewalks. The City does not accept the variance of the 4' sidewalk width. There are no alleys proposed.

Richard Jones made a motion, seconded by Rodney Laib, to recommend to City Council the approval of the preliminary plat for the Shadow Mountain Subdivision Phase 2, with subdivision variances 1-3 and conditions 1-15 in the staff report. Vote on the motion was unanimous, motion passed.

Sandi Fisher made a motion, seconded by Klay Nelson to adjourn the meeting. Vote on the motion was unanimous. Kayl Mitchell adjourned the meeting at 12:58 pm.

Bernie Butler, Administrative Coordinator