

City of Cody Planning, Zoning and Adjustment Board

Thursday, February 5, 2026-12:00 PM

Meeting Place: City of Cody Council Chambers -1338 Rumsey Avenue, Cody,
WY

Meeting Called to Order

Pledge of Allegiance

Roll Call

1. Consent Calendar

All items under the consent calendar will be acted upon in one motion unless a Councilmember or member of the public requests that an individual item be taken up under Conduct of Business.

- a. Approval of the Agenda for February 5, 2026
Staff Reference: Jenny Cramer
- b. Approval of the Minutes from the January 15, 2026, meeting.
Staff Reference: Hannah Witwicki
- c. Resolution PZ 25-12 Approval of Request to Create an Accessory Dwelling Unit within a Legally Nonconforming Structure at 1801 Beck Avenue.
Staff Reference: Jenny Cramer
- d. Resolution PZ 25-13 Approval of Commercial Site Plan Review and Approval of Architectural and Landscape Plans for a Temporary Office Structure at 720 Allen Avenue.
Staff Reference: Jenny Cramer

2. Public Hearing

- a. Rezone Lot 1-12 and the N 55' of 15 and 16 of Block 14 of the Original Town of Cody from R-3 Medium Density Residential to D-2 Commercial.
Staff Reference: Jenny Cramer

3. Tabled Items

4. New Business

- a. Rezone Lot 1-12 and the N 55' of 15 and 16 of Block 14 of the Original Town of Cody from R-3 Medium Density Residential to D-2 Commercial.
Staff Reference: Jenny Cramer

5. P & Z Board Matters (announcements, comments, etc.)

6. Council Update

7. Matters from Staff Members

8. Adjournment

Upcoming Meetings:

February 19, 2026

March 5, 2026

March 19, 2026

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning and Adjustment Board Proceedings
January 15, 2026

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, January 15, 2026 at 12:00 PM.

P&Z Board Chairperson Dan Schein called the meeting to order at 12:00 PM.

P&Z Board Chairperson Dan Schein led everyone in the Pledge of Allegiance.

Present: P&Z Board Member C. Daniel Schein, P&Z Board Member Carla Egelhoff, P&Z Board Member Kathryn Kyle, P&Z Board Member Sarah Miles, P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty; City Attorney Scott Kolpitzke; City Planner Jenny Cramer; Public Works Director Phillip Bowman; and Hannah Witwicki Administrative Coordinator Officer.

Absent: Dan C. Holler

Dan Schein introduced Erin Welty to the board.

Carla Egelhoff, seconded by Kathryn Kyle, nominated Dan Schein as Chairperson for 2026.

Carla Egelhoff, seconded by Kathryn Kyle, nominated Dan C. Holler for the position as Vice-chairperson for 2026.

Dan Schein recognized Joseph Burrell's service on the Planning, Zoning and Adjustment Board.

Ian Morrison made a motion, seconded by Sarah Miles, to approve the Consent Calendar. The vote was unanimous. The motion passed.

A public hearing for the creation of an ADU within a legally nonconforming structure at 1801 Beck Avenue.

Public hearing opened 12:05 PM.

No one spoke for or against.

Public hearing Closed 12:05 PM.

City Planner Jenny Cramer presented the Review Request to Create an ADU within a Legally Nonconforming Structure at 1801 Beck Avenue.

Carla Egelhoff made a motion seconded by Kathryn Kyle to approve, Request to Create an

ADU within a Legally Nonconforming Structure at 1801 Beck Avenue with the findings from the Staff report and condition 1 to include the construction of a fire wall. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Commercial Site Plan Review for Temporary Office Structure at 720 Allen Avenue.

Carla Egelhoff made a motion seconded by Sarah Miles to approve, Commercial Site Plan Review for Temporary Office Structure at 720 Allen Avenue with the conditions from the Staff report. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Architectural Review for the Temporary Office Structure at 720 Allen Avenue.

Sarah Miles made a motion, seconded by Kathryn Kyle, to approve Architectural Review for the Temporary Office Structure at 720 Allen Avenue with the conditions from the Staff report. The vote was unanimous. The motion passed.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Sarah Miles to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately.

Hannah Witwicki

Hannah Witwicki, Administrative
Coordinator

**RESOLUTION PZ 25-12
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD**

**TITLE: APPROVAL OF REQUEST TO CREATE AN ACCESSORY DWELLING UNIT
WITHIN A LEGALLY NONCONFORMING STRUCTURE AT 1801 BECK AVENUE**

WHEREAS, Hayden Bales of HSB Properties, LLC 110 requests to convert an existing structure located north of the primary residence at 1801 Beck Avenue into an accessory dwelling unit (ADU); and

WHEREAS, the subject property is zoned Medium-High Density Residential (R-3); and

WHEREAS, the building to be converted into an ADU is classified as a legal non-conforming structure because it does not comply with the minimum 3-foot setback requirement from the east property line, as set out in city code 10-6-2 (it is approximately 1-1/2 feet from the line). Consequently, special permission to convert the building into a dwelling is required under city code 10-13-4 and 10-13-6; and

WHEREAS, the Planning, Zoning and Adjustment Board held a public hearing on January 15, 2026, to consider the request to convert a legally nonconforming structure into an ADU and made the following findings:

1. The public hearing for this request was advertised to neighboring properties within 140 feet via U.S. mail on December 29, 2025, and by publication in the Cody Enterprise on January 1, 2026 as required by city code.
2. Removal and reconstruction of the structure would cause the applicant significant hardship and this hardship reasonably outweighs the benefit the public would receive from denial of the request.
3. The primary impact of the nonconforming setback is reduced fire protection for neighboring properties, which impact can be addressed through construction of a fire-rated wall as part of the remodel process—thus resulting in greater fire protection for the neighboring property than the current situation.
4. The proposed creation of an ADU aligns with both the Master Plan's future land use designation for this neighborhood and the property's R-3 zoning.
5. The proposal is compatible with the character of the neighborhood to the extent that it does not jeopardize the future development or use of the surrounding area in compliance with this title and the master plan.
6. The project will meet all necessary development standards and codes, including those for fire-rated construction.

7. The proposal will not be significantly detrimental to the public health, safety, or welfare.
8. No letters in objection to the request were received by city staff.

WHEREAS, the Planning, Zoning and Adjustment Board concludes this request to create an ADU within a legally nonconforming structure substantially complies with the general standards outlined in the City of Cody Code;

NOW, THEREFORE, BE IT RESOLVED, based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the request to create an ADU within a legally nonconforming structure at 1801 Beck Avenue, with the following condition:

1. The applicant shall construct a fire-rated wall as part of the remodel process, and obtain all required building permits prior to commencing construction.

By the Planning, Zoning and Adjustment Board on the 15th day of January, 2026.

**PLANNING, ZONING AND ADJUSTMENT BOARD
CITY OF CODY, WYOMING**

C. Daniel Schein, Jr., Chairman

Date

ATTEST:

Tina Gail, City Clerk

**RESOLUTION 2025-13
CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD**

TITLE: APPROVAL OF COMMERCIAL SITE PLAN REVIEW AND APPROVAL OF ARCHITECTURAL AND LANDSCAPE PLANS FOR A TEMPORARY OFFICE STRUCTURE AT 720 ALLEN AVENUE

WHEREAS, Neal Stelting, on behalf of WhoDat, LLC, (property owner) submitted a commercial site plan review application, as required by City of Cody Code Section 9-2-3, for the placement of a temporary 500 sq-ft mobile office structure to be used as office space for an insurance agency, during remodeling of the primary structure on the property; and

WHEREAS, architectural plans were submitted by the property owner and business owner in compliance with City of Cody Code Section 10-10C-5; and

WHEREAS, the property is situated in the General Business (D-2) zoning district; and

WHEREAS, the submitted commercial site plan and architectural plans substantially conform to the City of Cody Code regarding commercial development and architectural compatibility; and

WHEREAS, the Planning, Zoning and Adjustment Board convened a regular meeting on January 15, 2026, to review the commercial site plan and architectural plans and established the following findings:

1. The General Business (D-2) zoning district does not permit the use of a manufactured home for commercial purposes. However, the temporary manufactured office will be removed within 6-months, therefore temporary use is appropriate.
2. The general site plan and layout are adequate.
3. Access to the property is existing from Allen Avenue, and the interior access drive is in place.
4. Access and traffic flow are deemed adequate concerning public safety.
5. The temporary structure and parking will be on an existing asphalt driveway. Therefore, no new impermeable surface will be created and consequently, a runoff plan is unnecessary.
6. The site plan notes existing landscape to the east of the proposed office and parking lot provides stormwater infiltration, protect in place.
7. Treated Water and Sanitary Sewer will not be connected to the temporary office structure.
8. Temporary electric service will be connected to the temporary structure from the existing building/service.

9. A portable toilet will be placed onsite while the temporary office structure is in place, or until such time as a bathroom within the main structure is remodeled and can serve the use.
10. The portable toilet must be ADA compliant and serviced regularly.
11. Lighting on the temporary structure will be compliant with city code.
12. No new commercial signage is proposed.
13. Four parking spaces, and an ADA-compliant access ramp into the structure, have been designated.
14. Off-street parking requirements have been satisfied.
15. Adequate garbage and refuse containment facilities to serve the use exist on-site and in close proximity on the city street.
16. The structure plans appear to be appropriate.
17. The proposed addition and project are not anticipated to negatively impact neighboring properties.
18. The proposed structure colors are neutral and appear compatible with the surrounding area.
19. No additional landscaping is proposed.

WHEREAS, the Planning, Zoning and Adjustment Board concluded that the commercial site plan and architectural plans are generally consistent with the standards and procedures set forth in the City of Cody Code;

NOW, THEREFORE, BE IT RESOLVED, based on the foregoing findings, the Planning, Zoning and Adjustment Board recommends approval of the commercial site plan and architectural plans for a temporary 500 sq-ft mobile office structure to be used as office space for an insurance agency, subject to the following conditions:

1. The applicant shall obtain a moving permit and an electrical permit prior to placement of the temporary structure;
2. All lighting fixtures on the temporary structure must be exchanged to meet city code requirements;
3. The structure must be removed from the property within six months of placing the temporary structure;
4. The portable toilet shall be ADA compliant, serviced regularly and removed as soon as possible, not to exceed six months after placing the temporary structure;
5. If the temporary office structure and/or portable toilet is needed on-site for more than six-months, the applicant must request and obtain an approved extension of time with the Planning, Zoning and Adjustment Board; and
6. Permits must be obtained within three years or this authorization will expire.

By the Planning, Zoning and Adjustment Board on the 15th day of January, 2026.

**PLANNING, ZONING AND ADJUSTMENT BOARD
CITY OF CODY, WYOMING**

C. Daniel Schein, Jr., Chairman

Date

ATTEST:

Tina Gail, City Clerk

Meeting Date: February 5, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Rezone Lot 1-12 and the N 55' of 15 and 16 of Block 14 of the Original Town of Cody from R-3 Medium Density Residential to D-2 Commercial.

PROPOSED ACTION:

Recommend approval, approval with modification(s) or denial of zone change request.

SUMMARY OF INFORMATION:

Sarah Skiffington, together with Jan Riley, Thomas Brolin, Mary Moorehouse, Rand Flory and Douglas & Gale Sunderland, submitted a request to rezone Lots 1,2,3,4,5,6,7,8,9,10,11,12 and the N. 65'8" of Lots 15 & 16, of Block 14, of the Original Town of Cody from Medium-High Density Residential (R-3) to General Business (D-2). The properties are located on the south side of Beck Avenue. Seven of the nine properties have requested the rezone to D-2 (see the red with black hatched properties on the map for reference). The blocks to the north, east and west of the subject properties are zoned D-2. The properties to the south are zoned R-3.



Neighboring Properties:

<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North	Medical Office, Church, Residential	General Business (D-2)
East	Residential, Short-term rentals	General Business (D-2)
South	Residential, Short-term rentals	Medium-density Residential (R-3)
West	Commercial Retail, Restaurant	General Business (D-2)

Existing Zoning vs. Proposed

The existing R-3 residential zoning of the property allows for residential development. The developable acreage per dwelling is 4,000 square feet and the properties seeking the rezone are approximately 7,200 sq-ft or less in size. The maximum number of stories is 2 stories and 30 feet above finished grade. The minimum size of a dwelling in gross floor area excluding garage is 600 square feet.

The proposed General Business (D-2) zoning is the next step up from a D-1 zone of the four commercial zoning districts. Residential density is not limited in the D-2 zone,

other than by the need to provide access and parking. Height is limited to 40' and shall not have more than three (3) stories.

The D-2 zone also includes any uses permitted in the D-1 District, along with Dry Cleaning stores, drive-in food services, service stations; automobile garages, including sales, service and repairs; automobile body and paint shops, including upholstery and reconditioning; automobile leasing office; new and used car lots, including storage; car washes; golf courses; canvas sales and fabrications; banks and financial institutions; fur sales, repair and storage; employment services; bottling plants; blacksmith or welding shops; boat sales and repairs; bookbinding; broadcasting studios without towers; plumbing, heating and roofing supply and workshops; building material sales and lumber yards; clothes cleaning and laundromats; small equipment leasing and storage; art foundries; mobile home sales; pet shops; greenhouses and nurseries; post offices; pottery manufacturing facilities; printing and publishing shops; sign shops; swimming pool sales and supplies; wholesale bakeries; warehouses; wireless communication facilities. Stores and services may be permitted but expressly excluding those listed in D-3 Districts.

10-10B-3 Buffer Zone: Where any business or commercial district is adjacent to any residential district, there shall be provided on the business or commercial district a buffer zone with a visual screen. *There is no such requirement in a residential zone for a visual screen or buffer zone.*

10-10B-4 Architecture and Landscaping:
All structures within the district shall be architecturally compatible. Architectural and landscaping plans shall be submitted to the Planning and Zoning Commission for approval. Architectural and landscaping details shall be maintained as shown by the approved plans.

Note: *In a residential zoning district no review by the Planning and Zoning Commission is required.*

PROCEDURE:

The following section relating to rezoning is found in the City of Cody code.

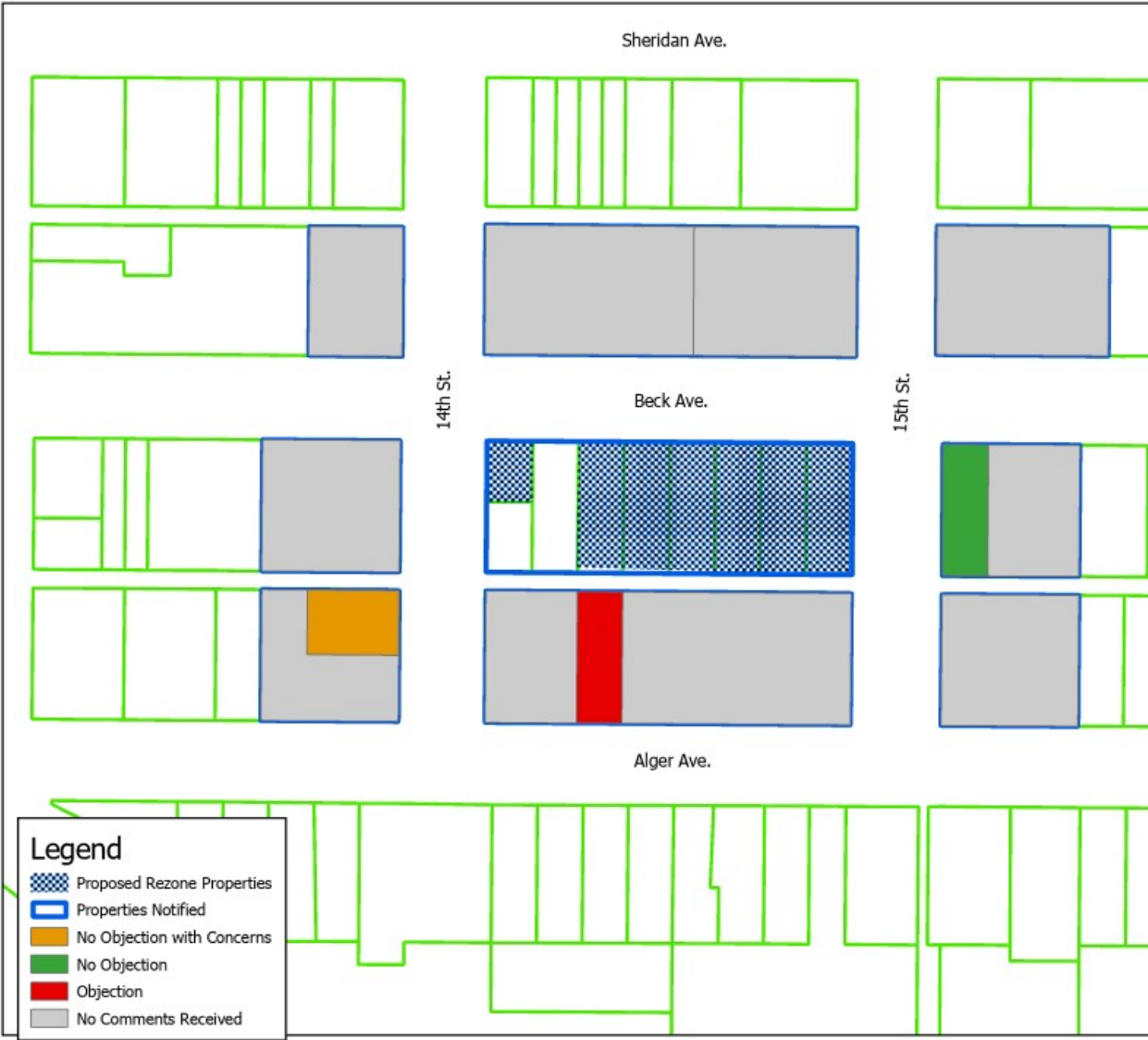
10-5-1: CITY COUNCIL AUTHORITY: The city council may by ordinance at any time, on its own motion or petition, or upon the recommendations by the planning and zoning commission, amend, supplement or change the regulations or districts herein or subsequently established; provided, however, that a public hearing shall first be held in relation thereto, after one publication of notice of the time, place and purpose of such hearing, in an official newspaper, at least fifteen (15) days prior to such hearing.
The public hearing was advertised as required by posting an advertisement in the Cody Enterprise on January 15, 2026 and by mail on January 12, 2026. All written comments received by the time this report was issued are attached at the end of this report.

Pursuant to state law and City code, rezones are accomplished by ordinance.

10-5-2: PROTEST: If there is a protest against any change signed by the owners of twenty percent (20%) or more of the area of the lots included in the proposed change, or of those immediately adjacent within a distance of one hundred forty feet (140'), the amendment shall not become effective except upon the affirmative vote of three-fourths (3/4) of all the members of the city council. In determining the one hundred forty feet (140'), the width of any intervening street or alley shall not be included. The provisions for public hearings and notice apply to all changes or amendments.

Below is a map and a summary of public responses for the properties notified within 140' of the requested rezone as required by city code:

- **Total adjacent properties notified: 32**
 - **Total lots included in the proposed change: 7 (all have consented in writing to the rezone)**
 - **Total written objections by adjacent properties: 1**
 - **Total responses of no objection by adjacent properties: 2**
 - **Total adjacent properties notified who did not provide comment: 27**
- *Note: 20% of the 32 adjacent properties within 140' is six (6). There are two properties within Block 14 that did not wish to re-zone to commercial. If they are considered to object to the rezone, the total number of objections from adjacent properties within 140', at the time this staff report was drafted, is three (3).**



REVIEW CRITERIA:

Rezoning is a legislative action, subject to the full discretion of the governing body. The Cody Zoning ordinance does not have specific criteria outlined for granting or denying rezoning requests.

For the purpose of providing guidance, staff will refer to the following general standards for zoning that are found in Wyoming state law, Section 15-1-601(d) and complies with these standards.

Staff has provided some information based upon zoning codes, and the Master plan for board review.

(i) In accordance with a comprehensive plan...;

The current comprehensive plan was adopted by the City in March of 2014. Per the master plan “*The Future Land Use Map...will be the guide for future zoning and development within the city*”. The Future Land Use Map designates the subject property as Downtown Mixed Use.

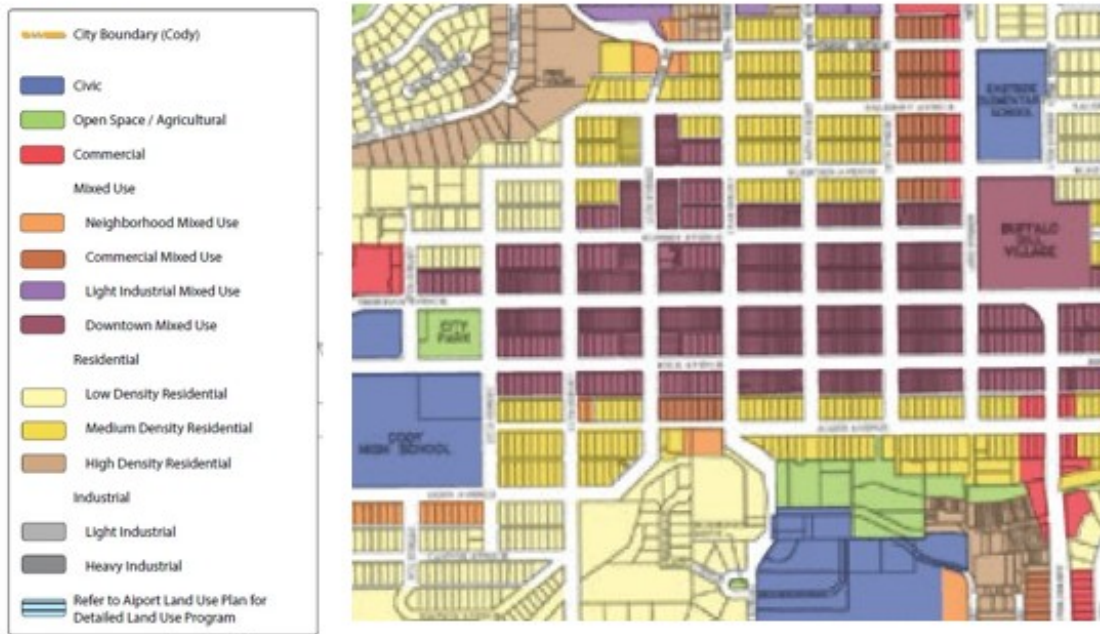
Downtown Mixed Use: The downtown mixed use designation is intended to provide abundant opportunities for retail, hospitality, personal service, and residential uses in a compact, pedestrian-friendly setting. This area should offer a range of things for both residents and visitors to do and see, both during the day and in the evening. Uses should include a diverse mix of office, finance, civic, government, entertainment, retail, restaurants and housing. Land use regulations for downtown should have a form-based component to help ensure compatibility of form, function, and design for a vibrant and busy environment. *One highlight of the Master Plan is the enhancement of community gateways, an expanded downtown, a focus on attracting targeted industries and employers will ensure a more robust, year-round local economy.*

Commercial: This designation allows a variety of retail, service, and office uses. Residential units may be incorporated into a commercial development as accessory uses, in the manner(s) specified by ordinance.

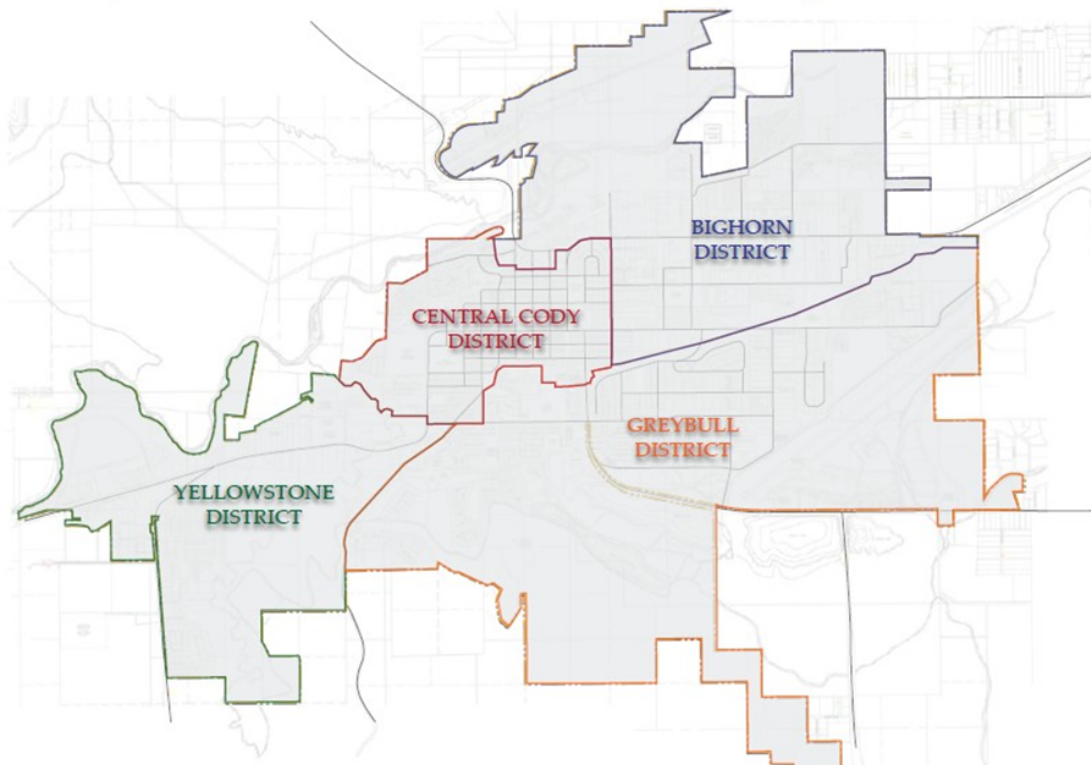
9.2.a. *Downtown Vitality.* Allow a concentration of visitor attractions, community amenities, and mixed-use housing downtown to increase visitation and enhance the vitality of the downtown area.

9.2. b. *New Downtown Development.* Encourage new types of buildings and offices that are consistent with the historic character of downtown while attracting leading edge firms and employees, including flex spaces and shared office facilities.

9.2.c *Mixed Use Downtown.* Allow mixed use development along Sheridan Avenue, Beck Avenue, Rumsey Avenue, and connecting streets within the downtown district. Mix retail, office and/or residential uses on blocks and within multi-story buildings.



The Master Plan also designates and discusses the Character Districts.



District 1: Central Cody District

EXISTING CHARACTER:

The Central Cody District consists of the historic downtown commercial core, historic downtown neighborhoods, and newer development along the river. Community

amenities and attractions are heavily concentrated in this district, and include the Buffalo Bill Center of the West, West Park Hospital, the Senior Center, Cody High School, Eastside elementary School, Park County Courthouse, Chamber of Commerce, City Hall, Cody Auditorium, and City Park. Lodging, restaurants, and visitor-oriented retail dominate the storefronts along Sheridan Avenue (Main Street) and its side streets. Most traffic passes directly through Central Cody, making it the busiest area of the city.

DESIRED FUTURE CHARACTER:

Central Cody’s character should represent the retail, service, governmental, social and cultural heart of Cody. Residential, office, retail, entertainment and civic uses should be balanced in a way that allows for easy access to destinations and services by all modes of transportation. Downtown should be accessible and pedestrian-friendly, a welcoming place for both residents and visitors, and the central hub for shopping, dining, lodging, entertainment, gathering, and socializing. There should be abundant opportunities for outdoor dining, plazas, public art, cultural and special events, live entertainment, and places to congregate. Public investment and land use decisions should be consistent with the long-term economic health of the downtown core.

With the desired General Business D-2 zone, any development would need to follow the zoning district ordinance, commercial development standards, off-street parking ordinance, building codes, and fire codes that would need to be met for adequate protections for securing safety from fire, panic, or other physical dangers.

By changing the zone from Medium-Density Residential (R-3) to a General Business (D-2) zone, opportunity would open for a mixed use residential and commercial use, allowing for more jobs, services, commerce and residential housing to help meet community needs; thereby contributing to personal and community health and welfare.

(ii) With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;

Staff Comment: Due to the proximity of adjacent properties zoned General Business (D-2), it is reasonable to request D-2 zoning. However, public input, particularly an objection letter, suggests that D-1 zoning may be more appropriate for this area, in effort to retain the character of the neighborhood. This may be a reasonable consideration because D-1 zoning would accommodate commercial uses that may be better suited for this location, aligning closely with residential uses. Furthermore, D-1 zoning could create a better transitional zone between the adjacent R-3 zoning district to the south and the D-2 districts to the north, east, and west.

Proximity to Like Zoning:

Staff Comment: General Business (D-2) zoning is adjacent to the north, east and west of the properties requesting the zone change. Medium-High Density Residential (R-3) zoning is to the south.

Pictures from Staff:

From the north side of Beck Avenue, facing west across the adjacent properties to the north of the proposed rezone.



From the north side of Beck Avenue across the street from the properties requesting the rezone, facing west.



Facing southwest across the properties requesting the rezone.



Recommendation:
Planning Staff does not oppose the requested rezone.

FISCAL IMPACT:

ATTACHMENTS:

- 1. Newspaper Proof of Notice
- 2. Letter with Signatures
- 3. Flory Signature
- 4. 1502 Beck No objection
- 5. 1227 14th St Comments
- 6. 1413 Alger Objection
- 7. 1426 Beck Rezone Property
- 8. 1444 Beck Rezone Property
- 9. 1432 Beck Rezone Property
- 10. 1420 Beck Rezone Property

Cody Enterprise



Publication Name:
Cody Enterprise

Publication URL:
www.codyenterprise.com/

Publication City and State:
Cody, WY

Publication County:
Park


Notice Popular Keyword Category:

Notice Keywords:
Beck

Notice Authentication Number:
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1209355131

Notice URL:

[Back](#)

Notice File: Notice Publish Date:
 [cl_24180_34431_fe91.pdf](#) Thursday, January 15, 2026

Notice Content

***PLEASE NOTE:** The following text was electronically converted from the PDF document above, and may not be 100% accurate. Because of this, please view the PDF for the most accurate information.*

PUBLIC HEARING NOTICE

The City of Cody Planning & Zoning Board will hold a public hearing on Thursday, February 5, 2026 at 12:00 p.m. or as soon thereafter as practical at 1338 Rumsey Avenue, in the Cody City Council Chambers to consider a request for the rezoning of Lots 1,2,3,4,5,6,7,8,9,10,11,12 and the N. 65'8" of Lots 15 & 16, of Block 14, Original Townsite, City of Cody, Park County, Wyoming (addressed as 1202 14th St., 1416, 1420, 1426, 1432, 1438 and 1444 Beck Ave.) from Medium-High Density Residential (R-3) to General Business (D-2). Information regarding the requested rezone is available from the Community Development Department in City Hall or by calling 307-527-3482. Written comments shall be directed to the City Planner, P.O. Box 2200, Cody, WY 82414 and must be received prior to the date and time of the public hearing.

Publish Date: January 15, 2026
Legal No: 68

Web display limited to 1,000 characters. Please view the PDF for the complete Public Notice.

[Back](#)

October 28, 2025

To: Cody City Council and Cody Planning and Zoning Board

The undersigned are owners of property in the 1400 Block of Beck Avenue and are asking for a zone change from R3 to D2.

As this area is surrounded by D2 and has been for some time now, we feel this is a reasonable and justifiable request. We have just across the street the Untied Methodist church and Dr. Lisa Williams doctor office.

To the west, we have Napa Auto Parts, Doctor Folkers office, The Colonel Cigar Bar along with the attached Trail Head Restaurant, continuing on to Beartooth Floral and The Heart Mountain building that occupies numerous and a various businesses. Across the street we have Simpson Law Firm. Not to mention in the 1400 block alley between Beck and Alger, there are at least 4 airbnb (short term rental) properties. These are similar to commercial usage. The occupants of these short term rentals come and go at all hours and they are different people every few days.

Head to the east until you reach 17th Street and you have again, numerous short term rentals, Sitz and Meinecke law office, Big Horn Basin Chiropractor, the Bargain Box, Denny Menholt auto dealership, 307 Insurance and a cute little antique shop that just recently has become a real estate office.

The reality is that Beck Ave. west of 17th Street is no longer residential. It makes sense to allow the lone south side of the 1400 block of Beck Ave. to be rezoned. We are truly surrounded by D2.


Wishing that Cody isn't growing and changing and wanting to keep this area residential, simply no longer makes sense nor is reasonable. This zoning change would allow we the undersigned owners desired options and flexibility with our properties. Please review and accept our desired zone change request.

Thank you,


Sarah Skiffington
1432 Beck Ave.
Cody, WY.


_____ Date 10/30/25

Actually I Can, LLC
1426 Beck Ave.
Cody, WY.


_____ Date 10/30/25
SARAH SKIFFINGTON
president

Jan Riley
1438 Beck Ave.
Cody, WY.


_____ Date 31 Oct 25

Douglas and Gale Sunderland
1420 Beck Ave.
Cody, WY.

Date _____
Date _____

Thomas R. Brolin
1202 14th Street
Cody, WY.

Thomas R. Brolin Date 10/31/2025

Mary Moorehouse
1416 Beck Ave.
Cody, WY.

Mary Moorehouse Date 10/31/2025

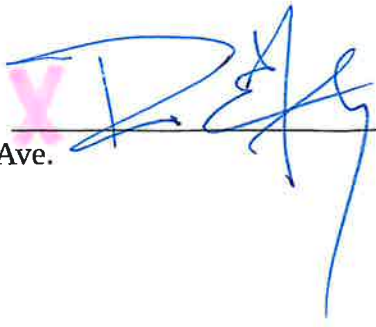
Douglas and Gale Sunderland
1420 Beck Ave.
Cody, WY.

Douglas Sunderland Date 11/7/25
Gale Sunderland Date 11/7/25

Thomas R. Brolin _____ Date _____
1202 14th Street
Cody, WY.

Mary Moorehouse _____ Date _____
1416 Beck Ave.
Cody, WY.

Rand Flory
1444 Beck Ave.
Cody, WY.

A handwritten signature in blue ink, appearing to be 'Rand Flory', written over a horizontal line.

Date

06 JAN 26

Notice to Owners of Neighboring Properties:

Please return your comments by January 26, 2026 to:

Date: January 12, 2026

Cody City Planner
P.O. Box 2200
Cody, WY 82414

RE: **REQUEST FOR REZONING**

OR, send an email to: pandzcontact@codywy.gov

THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property:

Lots 1,2,3,4,5,6,7,8,9,10,11,12 and the N. 65'8" of Lots 15 & 16, of Block 14, Original Townsite, City of Cody, Park County, Wyoming (addressed as 1202 14th St., 1416, 1420, 1426, 1432, 1438 and 1444 Beck Ave.)

Applicant Name(s): Sarah Skiffington, Jan Riley, Thomas Brolin, Mary Moorehouse, Rand Flory and Douglas & Gale Sunderland



Description of Request: The applicants would like to rezone the subject properties (shown in red with black hatching on the map to the right) from Medium-High Density Residential (R-3) to General Business (D-2). To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.

This request will be considered at a public hearing held by the City of Cody Planning & Zoning Board at their regularly scheduled meeting on Thursday February 5, 2026 at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have **NO OBJECTION** to the rezone request.

Name Michael Zigmant, Trustee

Address: 2501 SE California Ave Topeka, KS 66605

Comments: _____

I **OBJECT** to the rezone:

Name: _____

Address: _____

Reason for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: jobs@plan11c.org



Jenny Cramer <jcramer@codywy.gov>

[P&Z Contact] Request for Rezoning along Beck and 14th Streets

1 message

Andrew A Victors <happyype@att.net>

Mon, Jan 26, 2026 at 1:32 PM

To: "pandzcontact@codywy.gov" <pandzcontact@codywy.gov>

Cc: Mark Victors <squaresail88@gmail.com>, Andrew A Victors <happyype@att.net>

My name is Andrew Victors and I am the Manager for 1227 Cody LLC, at [1227 14th Street](#) in Cody. Regarding the request for rezoning for 1202 14th Street and 1416 thru 1444 Beck Avenue, I have no significant objection to the rezoning request. However I do have two concerns; first, any potential redevelopment of this area consider mimicking the low-density conditions along the North side of Beck with respect to the nature of this block's current use and its landscaping. Essentially the appearance of the South side of Beck between 13th and 14th streets should not be copied as it has a hard edge of commercial buildings against the sidewalk and no landscaping or trees visible. My second concern is that for the owners and residents of the accessory use dwellings at the alley between Beck and Alger, there be some consideration regarding any development that is adjoining, and does not affront the residential nature of this part of the block. Thank you for reaching out and considering my comments; please include any Board agenda materials for this request; I can be reached via email or 908.255.6119.

Notice to Owners of Neighboring Properties:

Please return your comments by January 26, 2026 to:

Date: January 12, 2026

Cody City Planner

P.O. Box 2200

RE: **REQUEST FOR REZONING**

Cody, WY 82414

OR, send an email to: pandzcontact@codywy.gov

THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property:

Lots 1,2,3,4,5,6,7,8,9,10,11,12 and the N. 65'8" of Lots 15 & 16, of Block 14, Original Townsite, City of Cody, Park County, Wyoming (addressed as 1202 14th St., 1416, 1420, 1426, 1432, 1438 and 1444 Beck Ave.)



Applicant Name(s): Sarah Skiffington, Jan Riley, Thomas Brolin, Mary Moorehouse, Rand Flory and Douglas & Gale Sunderland

Description of Request: The applicants would like to rezone the subject properties (shown in red with black hatching on the map to the right) from Medium-High Density Residential (R-3) to General Business (D-2). To view the zoning and development standards for each zone see Title 10 of the City of Cody Code, available at codywy.gov under Government > Municipal Code.

This request will be considered at a public hearing held by the City of Cody Planning & Zoning Board at their regularly scheduled meeting on Thursday February 5, 2026 at 12:00 p.m. in the City Hall Council Chambers, at 1338 Rumsey Ave. Anyone is welcome to attend and comment at the public hearing. After the public hearing, the Board will make a recommendation for consideration by the City Council.

Response Letter from Owner of Neighboring Property:

(Responses may be submitted in any written format. The following form is provided for your convenience.)

Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have NO OBJECTION to the rezone request.

Name _____

Address: _____

Comments: _____

I OBJECT to the rezone:

Name: Zimune and Ryan Selk

Address: 1413 Alger Ave. Cody, WY 82414

Reason for Objection: A re-zone to D-1 makes sense to us, given the zoning regulations. Let's review what is allowed in each zone - D-2 vs D-1.

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have NO OBJECTION to the rezone request.

Name ACTUALLY I CAN LLC - SMART Skiffington

Address: 1426 Beck Ave.

Comments: Please honor our request to change zoning R3 TO D2.

I OBJECT to the rezone:

Name: _____

Address: _____

Reason for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have NO OBJECTION to the rezone request.

Name _____

RAND FLORY

Address: _____

1444 BECK AVE, CODY, WY 82414

Comments: _____

I OBJECT to the rezone:

Name: _____

Address: _____

Reason for Objection: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have **NO OBJECTION** to the rezone request.
 Name: Sarah Skiffington
 Address: 1432 Beck Ave.
 Comments: please PASS this request.

I **OBJECT** to the rezone:
 Name: _____
 Address: _____
 Reason for Objection: _____

If you would like to receive a copy of the Planning and Zoning Board agenda materials for this request, please provide your email address: E-mail address: _____

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Dear Planning and Zoning Board Members:

I am familiar with the proposed rezone.

I have NO OBJECTION to the rezone request.

Name Gale + Douglas Sunderland

Address: 18 Manning Rd

Comments: _____

I OBJECT to the rezone:

Name: _____

Address: _____

Reason for Objection: _____

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