

City of Cody City Council
Executive Session 6:30 p.m. Pursuant to W.S. 16-4-405(a)(ii) &(a)(iii)
Tuesday, March 17, 2026-7:00 PM
Meeting Place: City of Cody Council Chambers-1338 Rumsey Avenue, Cody, WY

Meeting Called to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Mayor's Recognitions and Announcements

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 Minutes from March 3, 2026 and March 10, 2026.
Staff Reference: Tina Gail
- b. Approve Vouchers and Payroll in the amount \$2,436,911.54.
Staff Reference: Leslie Brumage
- c. Approve a request from Yellowstone Beer Fest to close Beck Ave. from 9th to 10th Street and 10th Street from Beck to Sheridan Ave. on Saturday, July 18th for the Yellowstone Beer Fest. Authorize mobile vendors to park and operate within the street closure area, authorize an open container and malt beverage permit and request organizers work with staff on additional provisions. Additionally, requesting permitting for beer service in City Park for the (8) 2026 Concerts in the Park June - July.
Staff Reference: Tina Gail
- d. Appoint Sarah Jacobs to fill the vacancy due to a recent resignation from the Cody Public Art Committee — Member at Large — for a term ending December 31, 2028.
Staff Reference: Tina Gail
- e. Re-Appoint Mayor Reiter to the Wyoming State Shooting Complex Joint Powers Board — Local Government, City of Cody — for a term ending April 30, 2029.
Staff Reference: Tina Gail

2. Public Comments

The City Council welcomes input from the public. In order for everyone to be heard, please limit your comments to five (5) minutes per person. The Guidelines for the Conduct of City Council Meetings do not allow action to be taken on public comments.

3. Public Hearing

4. Conduct of Business

- a. Ordinance 2026-05 Third Reading
An ordinance to rezone Lots 1-12 and the N. 65' 8" of Lots 15-16 of Block 14 from R-3 Medium-High Density Residential to D-2 General Business
Staff Reference: Jenny Cramer
- b. Ordinance 2026-06 First Reading
An ordinance to rezone Lot 1 of Holm View Addition No. 6 Subdivision from R-3 Medium-High Density Residential to R-4 High Density Residential
Staff Reference: Jenny Cramer
- c. Resolution 2026-03 to approve and adopt the 2026 City of Cody Storm Drain Master Plan
Staff Reference: Phillip Bowman

5. **Tabled Items**

6. **Matters from Staff Members**

7. **Matters from Council Members**

8. **Adjournment**

Upcoming Meetings:

Council Work Session — Tuesday, March 24, 2026 5:30 p.m.

Council Meeting — Tuesday, April 7, 2026, 7:00 p.m.

Council Work Session — Tuesday, April 14, 2026 5:30 p.m.

Council Meeting — Tuesday, April 21, 2026, 7:00 p.m.

City of Cody
City Council Proceedings
March 3, 2026

At 6:30 p.m., Council Member Laing made a motion seconded by Council Member Tamblyn to enter into an executive session pursuant to W.S. 16-4-405(a)(ii) & (a)(iii) to discuss legal action and a personnel matter. Vote was unanimous. At 6:47 p.m., Council Member Swett made a motion seconded by Council Member McIsaac to exit the executive session. Vote was unanimous.

A regular meeting of the Cody City Council was held in the Council Chambers at City Hall in Cody, Wyoming on Tuesday, March 3, 2026. Mayor Reiter called the meeting to order at 7:00 p.m.

Present: Mayor Reiter, Council Members, Tim McIsaac, Kelly Tamblyn, Joanna Settineri, Jeremy Laing, Don F. Shreve Jr., and Emily Swett; City Administrator Tony Tolstedt; City Attorney Scott Kolpitzke and Administrative Services Officer Tina Gail.

Absent: None

Council Member McIsaac made a motion seconded by Council Member Settineri to approve the Consent Calendar as presented, including approval of Minutes from the City Council Meeting February 17, 2026, and Work Session on February 24, 2026, approve Vouchers and payroll in the amount of \$1,578,486.56, approve a Resolution of Authorization for Condemnation, approve an agreement for Wings over Wyoming Mural Grant and approve a Contract Agreement for the Coe Statue located at Yellowstone Regional Airport. Vote was unanimous.

Ordinance No. 2026-05 Second Reading

Council Member Tim McIsaac made a motion seconded by Council Member Joanna Settineri to approve Ordinance 2026-05 to rezone Lots 1-12 and the N 65' 8" of Lots 15-16 of Block 14 from R-3, Medium Density Residential General Business (D-2). Vote was unanimous.

Council Member Laing motioned to approve the Standard Agreement for Independent Contractor Services between the City of Cody and Pawnee Irrigation Evergreen Landscapes for the Dorse Miller Sprinkler Irrigation Replacement Project, seconded by Council Member Swett. Vote was unanimous.

Council Member McIsaac made a motion seconded by Council Member Laing to approve the substantial completion and retainage release with Engineering Associates for the Tree Streets Waterline Replacement Project, Phase. Vote was unanimous.

Council Member Shreve made a motion seconded by Council Member Swett to approve Change Order No. 3 with Western Municipal Construction for the North Lift Pump Station Project. Vote was unanimous.

Mayor Reiter adjourned the meeting at 7:09 p.m.

Mayor Reiter

Tina Gail, Administrative Services Officer

City of Cody
City Council Proceedings
March 10, 2026

Mayor Reiter called the meeting to order at 5:30 p.m.

Present: Mayor Lee Ann Reiter, Council Members, Joanna Settineri, Jeremy Laing, Kelly Tamblyn, Don F. Shreve Jr, Tim McIsaac, Anthony Tolstedt, City Administrator and Tina Gail, Administrative Services Officer.

Absent: Emily Swett

A representative from Court Appointed Special Advocates (CASA) addressed the Council regarding a recent request to place pinwheels on City property in recognition of Child Abuse Prevention Month in April. The display is intended to raise community awareness.

Leslie Brummage, Finance Officer, in coordination with Utility Billing conducted a joint audit of accounts with Itron 16S meters and identified 18 accounts with electrical services of 200 amps or less that had been incorrectly billed at commercial demand rates rather than standard commercial rates. Because the error resulted in overcharges due to a billing classification issue under the City's control, the City must issue refunds to the last customer served by the meter for the period covered by available computerized records. This report was given to the Council for information purposes only; no formal action is requested at this time.

Leslie Brummage, Finance Officer, presented information provided to Council regarding a water and wastewater billing correction resulting from a mis-calibrated remote meter reading. The report was given to the Council for information purposes only; no formal action is requested at this time.

Jenny Cramer, Community Development Division, provided the governing body with information related to the rezone request for Lot 1 Holm View Addition No. 6 from Medium-High Density Residential (R-3) to High Density Residential (R-4). Staff was directed to move this item to the next regular meeting for council consideration.

Mike Scholl of Ayres Associates, presented an overview to the Council regarding a potential improvement project at the Cody Auditorium.

Mayor Reiter adjourned the meeting at 7:36 pm.

Mayor Reiter

Tina Gail, Administrative Services Officer

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
2910 BIGHORN LLC				
	2026-1	2910 Bighorn Easement	02/27/2026	5,282.00
Total 2910 BIGHORN LLC:				5,282.00
2921 BIG HORN AVE LLC				
	22726	2921 Big Horn Ave EASEMENT PAYMENT	02/27/2026	5,540.00
Total 2921 BIG HORN AVE LLC:				5,540.00
ALG LAW				
	23599	LEGAL SERVICES - POST	03/31/2024	90.00
	23634	LEGAL SERVICES - POST	04/30/2024	720.00
	23664	LEGAL SERVICES - POST	05/31/2024	225.00
	23805	LEGAL SERVICES - POST	06/30/2024	45.00
	23864	LEGAL SERVICES - POST	07/31/2024	315.00
	23898	LEGAL SERVICES - POST	08/31/2024	1,575.00
	23946	LEGAL SERVICES - POST	09/30/2024	877.50
	24046	LEGAL SERVICES - POST	10/31/2024	495.00
	24084	LEGAL SERVICES - POST	11/30/2024	2,400.00
	24127	LEGAL SERVICES - POST	12/31/2024	3,069.75
	24206	LEGAL SERVICES - POST	01/31/2025	2,920.50
	24293	LEGAL SERVICES - POST	02/28/2025	90.00
	24353	LEGAL SERVICES - POST	03/31/2025	157.50
	24383	LEGAL SERVICES - POST	04/30/2025	67.50
	24447	LEGAL SERVICES - POST	05/31/2025	540.00
	24479	LEGAL SERVICES - POST	06/30/2025	1,552.50
	24532	LEGAL SERVICES - POST	07/31/2025	1,035.00
	24584	LEGAL SERVICES - POST	08/31/2025	1,305.00
	24638	LEGAL SERVICES - POST	09/30/2025	2,216.10
	24706	LEGAL SERVICES - POST	10/31/2025	17,237.93
Total ALG LAW:				36,934.28
AMERICAN WELDING & GAS INC				
	0011502135	BOTTLE RENTAL	02/28/2026	37.68
Total AMERICAN WELDING & GAS INC:				37.68
ANIXTER INC				
	6552285-05	3/4 SHORT SHANK PINS	02/24/2026	213.90
	6552285-05	3/4 SHORT SHANK PINS	02/24/2026	641.70
Total ANIXTER INC:				855.60
ARDURRA GROUP INC				
	250005-20894	PRV UPGRADE AND REPLACEMENT PROJECT - PHASE 2	03/03/2026	3,748.75
Total ARDURRA GROUP INC:				3,748.75
ARMAND'S BOBCAT SERVICE				
	2026.01	STUMP GRINDING SERVICE	03/04/2026	320.00
Total ARMAND'S BOBCAT SERVICE:				320.00
ASPHALT RESEARCH TECHNOLOGY, INC.				
THE EZ STREET COMPANY	20042780	POTHOLE PATCH	02/27/2026	1,204.00

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total ASPHALT RESEARCH TECHNOLOGY, INC.:				1,204.00
BAILEY ENTERPRISES INCORPORATED				
	030326	Fuel	03/03/2026	584.77
	030326	Fuel	03/03/2026	107.59
	030326	Fuel	03/03/2026	311.14
	030326	Fuel	03/03/2026	93.34
	030326	Fuel	03/03/2026	2,395.76
	030326	Fuel	03/03/2026	311.14
	030326	Fuel	03/03/2026	291.70
	030326	Fuel	03/03/2026	111.45
	030326	Fuel	03/03/2026	100.91
	030326	Fuel	03/03/2026	25.75
	030326	Fuel	03/03/2026	37.27
	030326	Fuel	03/03/2026	111.66
	030326	Fuel	03/03/2026	9.90
	030326	Fuel	03/03/2026	29.70
	030326	Fuel	03/03/2026	565.72
	030326	Fuel	03/03/2026	102.05
	030326	Fuel	03/03/2026	274.78
	030326	Fuel	03/03/2026	.75
	030326	Fuel	03/03/2026	25.75
	030326	Fuel	03/03/2026	83.62
	030326	Fuel	03/03/2026	3,141.58
	030326	Fuel	03/03/2026	992.37
	030326	Fuel	03/03/2026	767.28
	030326	Fuel	03/03/2026	106.15
	030326	Fuel	03/03/2026	166.60
	030326	Fuel	03/03/2026	83.62
	030326	Fuel	03/03/2026	357.15
	030326	Fuel	03/03/2026	235.82
	030326	Fuel	03/03/2026	83.62
	030326	Fuel	03/03/2026	261.36
	030326	Fuel	03/03/2026	94.50
	030326	Fuel	03/03/2026	182.14
	030326	Fuel	03/03/2026	946.54
	030326	Fuel	03/03/2026	492.10
Total BAILEY ENTERPRISES INCORPORATED:				13,485.58
BLACK HILLS GAS HOLDINGS LLC				
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	832.86
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	1,052.24
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	947.67
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	.00
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	3,351.87
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	3,351.87
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	659.80
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	.00
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	625.60
BLACK HILLS ENERGY	030326	UTILITIES - NATURAL GAS	03/03/2026	.00
Total BLACK HILLS GAS HOLDINGS LLC:				10,821.91
BOLIVAR, ED				
	14.9955.11	DEPOSIT REFUND	02/26/2026	342.05
	14.9956.11	DEPOSIT REFUND	02/26/2026	160.83

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total BOLIVAR, ED:				502.88
BORDER STATES INDUSTRIES INC				
	932060163	IN-LINE CRIMPERS	03/05/2026	5,598.00
	932060172	ACSR CUTTERS	03/05/2026	449.94
	932060184	1/0 OKONITE CABLE	03/05/2026	13,960.00
	932060184	1/0 OKONITE CABLE	03/05/2026	21,852.00
	932060184	1/0 OKONITE CABLE	03/05/2026	18,662.61
Total BORDER STATES INDUSTRIES INC:				60,522.55
BOWEN COLLINS & ASSOCIATES				
	40860	STORM WATER RATE STUDY TASK ORDER NO. 24-04	02/16/2026	15,250.25
	40993	WATER RATE AND IMPACT FEE STUDY	02/27/2026	4,105.25
Total BOWEN COLLINS & ASSOCIATES:				19,355.50
CAMFIL USA INC				
AIR FILTER SOLUTIONS INC	30617231	FILTER REPLACEMENT	02/09/2026	5,049.57
Total CAMFIL USA INC:				5,049.57
CODY ENTERPRISE LLC				
GILLETTE NEWS RECORD	61220	PUBLICATION FEES	02/24/2026	1,088.00
GILLETTE NEWS RECORD	61394	PERSONNEL ADVERTISING	02/28/2026	99.96
GILLETTE NEWS RECORD	61395	JOB POSITION ADVERTISEMENT	02/28/2026	223.20
GILLETTE NEWS RECORD	61396	ADVERTISING FOR VACANT POSITIONS	02/28/2026	221.34
GILLETTE NEWS RECORD	61397	PERSONNEL ADVERTISING (FACILITIES)	02/28/2026	221.34
GILLETTE NEWS RECORD	61398	ADVERTISEMENT FOR BIDDING - PRV PROJECT	02/28/2026	246.40
Total CODY ENTERPRISE LLC:				2,100.24
COLLECTION SERVICES CENTER				
	22526	GARNISHMENT REMITANCE # 1049403	02/25/2026	461.53
Total COLLECTION SERVICES CENTER:				461.53
COLORADO ELECTRIC EDUCATIONAL INSTITUTE				
	2025-411	LINE DESIGN SCHOOL	03/03/2026	1,700.00
Total COLORADO ELECTRIC EDUCATIONAL INSTITUTE:				1,700.00
ENERGY LABORATORIES INC				
DEPARTMENT 6250	769019	COLIFORM TESTING	02/23/2026	190.00
DEPARTMENT 6250	769020	COLIFORM TESTING	02/23/2026	190.00
DEPARTMENT 6250	769709	OIL AND GREASE TESTING	02/26/2026	117.00
Total ENERGY LABORATORIES INC:				497.00
ENGINEERING ASSOCIATES				
	4602100	TASK ORDER #4 - TREE STREETS WATERLINE PHASE 2	02/19/2026	1,782.92
	4602100	TASK ORDER #4 - TREE STREETS RW PHASE 2	02/19/2026	906.30
	4602102	TASK ORDER #1 - AERATED LAGOON COVER REPLACEMENT	02/19/2026	4,028.00
	4602121	SURVEY SERVICES	02/20/2026	1,571.72
	4602161	TASK ORDER #1 SEPTAGE WASTE RECEIVING FACILITY	02/25/2026	1,258.00

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
	4602162	TASK ORDER #2 SEPTAGE WASTE RECEIVING FACILITY CONSTRUCTION ADMINISTRATION AND OBSERVATION	02/25/2026	4,826.38
Total ENGINEERING ASSOCIATES:				14,373.32
FARLOW, IRENE DBA: CODY CAB LLC	362026	TIPSY TAXI PROGRAM	03/06/2026	810.00
Total FARLOW, IRENE:				810.00
FIRE DISTRICT #2	BLD2025-0205	720 ALLEN AVE	02/05/2026	457.00
Total FIRE DISTRICT #2:				457.00
FRANCK, STEVEN OFF GRID INSPECTIONS	041	2/2026 OFF GRID ELECTRICAL INSPECTION SERVICES	03/01/2026	2,205.00
Total FRANCK, STEVEN:				2,205.00
FRANDSON SAFETY INC	108958	CHLORINE CALIBRATION	03/02/2026	150.00
Total FRANDSON SAFETY INC:				150.00
GROATHOUSE CONSTRUCTION	030626	RESTITUTION FROM MC-2408-014	03/06/2026	50.00
Total GROATHOUSE CONSTRUCTION:				50.00
HANSEN, JOEL	91520	REFUND CREDIT BALANCE	03/02/2026	20.75
Total HANSEN, JOEL:				20.75
HDR ENGINEERING INC	1200804029	NORTH LIFT STATION CONSTRUCTION ADMINISTRATION	02/25/2026	18,846.43
Total HDR ENGINEERING INC:				18,846.43
HEBRLEE, TRENT STEVEN HOTLINE ELECTRICAL SALES & SERV	29898	9S AND 320 3PH METERS	03/04/2026	9,070.23
Total HEBRLEE, TRENT STEVEN:				9,070.23
HENSLEY, CODY W KMG COMMERCIAL REFRIGERATION	3961	FURNACE WORK	03/09/2026	472.50
Total HENSLEY, CODY W:				472.50
HUNTER CLEAN CARE	37702	BASEMENT FLOOD	01/07/2026	17,968.69
Total HUNTER CLEAN CARE:				17,968.69
ILLINOIS TOOL WORKS EH WACHS	INV241683	POWER WRENCH	03/03/2026	11,000.00

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total ILLINOIS TOOL WORKS:				11,000.00
JEFFREY ROLAND				
ALTA PLUMBING	712151	LARGE METER REPLACEMENT	02/20/2026	465.00
ALTA PLUMBING	712151	LARGE METER REPLACEMENT	02/20/2026	465.00
Total JEFFREY ROLAND:				930.00
KINCHELOE PLUMBING AND HEATING				
	007796	Pool	02/28/2026	32.27
Total KINCHELOE PLUMBING AND HEATING:				32.27
LABAN HARVEST LLC				
NO SPOT LEFT BEHIND	1326	CLEANING SERVICES CITY HALL	03/02/2026	1,649.00
NO SPOT LEFT BEHIND	1326	CLEANING SERVICES REC CENTER	03/02/2026	1,999.50
NO SPOT LEFT BEHIND	1326	CLEANING SERVICES AQUATICS	03/02/2026	1,999.50
NO SPOT LEFT BEHIND	1327	PW SHOP CLEANING SERVICES	03/02/2026	149.00
NO SPOT LEFT BEHIND	1327	PW SHOP CLEANING SERVICES	03/02/2026	150.00
NO SPOT LEFT BEHIND	1327	PW SHOP CLEANING SERVICES	03/02/2026	150.00
NO SPOT LEFT BEHIND	1327	PW SHOP CLEANING SERVICES	03/02/2026	150.00
Total LABAN HARVEST LLC:				6,247.00
LEROUX INC				
BOONE'S MACHINE & RENTAL	55615	F01	02/24/2026	52.62
Total LEROUX INC:				52.62
NORCO INC				
	0046093103	BOTTLE RENTAL	02/28/2026	26.32
Total NORCO INC:				26.32
NORTHWEST COLLEGE				
	CC 2026-11	MSHA REFRESHER	11/20/2025	875.00
Total NORTHWEST COLLEGE:				875.00
NORTHWEST PIPE				
	7544572	PORTION OF CAD WELDER	02/23/2026	600.00
	7544572	PORTION OF CAD WELDER	02/23/2026	329.14
	7546581	HIGHLSND PARK RAW WATER	02/23/2026	3,941.61
	7548756	CAD WELD SLEEVES	03/02/2026	109.00
	7551788	GOLF COURSE HYDRANT	03/02/2026	6,252.79
	7552530	ANODES	03/02/2026	315.75
	7552530	ANODES	03/02/2026	315.00
	7552576	BRASS FITTINGS	03/02/2026	1,039.32
Total NORTHWEST PIPE:				12,902.61
OFFICE SHOP INC				
	342042	COPY MACHINE PRINTING AND COPING	02/23/2026	38.75
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.13
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.13
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.14
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.14

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.14
	342043	COPIER CONTRACT PW SHOP	02/23/2026	9.14
	342044	OFFICE SHOP LEASE	02/23/2026	501.15
	342044	OFFICE SHOP LEASE	02/23/2026	501.16
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	41.93
	342045	COPIER CONTRACT - CITY HALL	02/23/2026	45.70
Total OFFICE SHOP INC:				1,477.02
OTIS ELEVATOR COMPANY				
	100402203415	ELEVATOR INSPECTION	01/12/2026	1,499.64
Total OTIS ELEVATOR COMPANY:				1,499.64
PACIFIC HIDE & FUR DEPOT				
PACIFIC STEEL & RECYCLING	886356	SIGNAGE	02/17/2026	162.24
Total PACIFIC HIDE & FUR DEPOT:				162.24
PARK COUNTY				
	11229	LEC CONTRACT - DISPATCH LABOR COSTS	03/01/2026	5,571.56
	11229	LEC CONTRACT - DISPATCH LABOR COSTS	03/01/2026	928.59
	11229	LEC CONTRACT - DISPATCH LABOR COSTS	03/01/2026	24,452.95
	11229	LEC CONTRACT - TECHNOLOGY SERVICES	03/01/2026	3,315.00
	11229	LEC CONTRACT - INSIDE MAINTENANCE SUPPLIES	03/01/2026	878.51
	11229	LEC CONTRACT - INSIDE MAINTENANCE LABOR	03/01/2026	1,900.12
	11229	LEC CONTRACT - OUTSIDE MAINTENANCE CREDIT	03/01/2026	484.16-
	11229	LEC CONTRACT - BUILDING INSURANCE COSTS	03/01/2026	532.15
	11229	LEC CONTRACT - UTILITIES	03/01/2026	1,240.50
Total PARK COUNTY:				38,335.22
PARK COUNTY LANDFILL				
	022826	LANDFIL DISPOSAL FEES	02/28/2026	39,998.35
	022826	BULK ITEM DISPOSAL FEES	02/28/2026	74.75
Total PARK COUNTY LANDFILL:				40,073.10
POMPS TIRE SERVICE INC				
	1780035829	B18	02/05/2026	653.68
Total POMPS TIRE SERVICE INC:				653.68
PRIMROSE OIL COMPANY INC				
	18409	GREASE	02/05/2026	782.25
Total PRIMROSE OIL COMPANY INC:				782.25

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
PRINT INC				
POWELL TRIBUNE	2390711	ADVERTISING FOR VACANT POSITION	03/03/2026	168.00
Total PRINT INC:				168.00
PYE-BARKER FIRE & SAFETY COMPANY				
MOUNTAIN ALARM	7526770	STREETS ALARM	01/01/2026	67.31
MOUNTAIN ALARM	7526770	WATER ALARM	01/01/2026	67.31
MOUNTAIN ALARM	7526770	WW ALARM	01/01/2026	67.31
Total PYE-BARKER FIRE & SAFETY COMPANY:				201.93
SABER PEST CONTROL LLC				
	AUD209	PEST CONTROL - AUDITORIUM	03/03/2026	100.00
	CH209	PEST CONTROL - CITY HALL	03/03/2026	70.00
	E196	PEST CONTROL - ELECTRIC	03/02/2026	100.00
	P208	WEED/PEST CONTROL	03/02/2026	60.00
	P208	WEED/ PEST CONTROL	03/02/2026	30.00
	P208	WEED/PEST CONTROL	03/02/2026	30.00
	PR133	PEST CONTROL - PARKS	03/02/2026	80.00
	R207	PEST CONTROL - SANITATION	03/04/2026	70.00
	W207	PEST CONTROL - WASTEWATER DEPT	03/04/2026	100.00
Total SABER PEST CONTROL LLC:				640.00
SHOSHONE MUNICIPAL PIPELINE				
	030126	FEBRUARY WATER	03/01/2026	122,518.06
Total SHOSHONE MUNICIPAL PIPELINE:				122,518.06
SHREVE JR, DON				
	2132026	REIMBURSEMENT - WAM FUEL	02/13/2026	53.07
Total SHREVE JR, DON:				53.07
SLETTEN CONSTRUCTION				
	1684	Pay App 11 SEPTAGE WASTE RECEIVING STATION - WORK AUTH 2	03/02/2026	315,456.66
	1684	RET 11 Septage Waste Receiving station	03/02/2026	15,772.83-
Total SLETTEN CONSTRUCTION:				299,683.83
STONEHOUSE DATA SOLUTIONS LLC				
	4670	SHREDDER SERVICE	03/07/2026	129.99
Total STONEHOUSE DATA SOLUTIONS LLC:				129.99
STUEBNER, TABATHA				
	30626	RESTITUTION FROM MC-2412-002	03/06/2026	500.00
Total STUEBNER, TABATHA:				500.00
SYSTEMS GRAPHICS INC				
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	11.67
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	73.94
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	66.15
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	66.15
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	85.61
ADVANCED INFO SYSTEMS	16970	OUTSOURCE BILLS	02/28/2026	85.62

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total SYSTEMS GRAPHICS INC:				389.14
TAMBLYN, KELLY				
	21026	REIMBURSEMENT - WAM FUEL	02/10/2026	112.51
Total TAMBLYN, KELLY:				112.51
THOMSON REUTERS - WEST				
	853284217	CLEAR INVESTIGATIONS MONTHLY PAYMENT	03/01/2026	212.96
Total THOMSON REUTERS - WEST:				212.96
WESTERN MUNICIPACL CONSTRUCTION OF WYO				
	021926	PW SHOP NORTH LIFT STATION IMPROVEMENTS	02/19/2026	592,006.03
	021926	RET 1 PW SHOP NORTH LIFT STATION	02/19/2026	29,600.30-
Total WESTERN MUNICIPACL CONSTRUCTION OF WYO:				562,405.73
WOLFF INDUSTRIES, INC				
KEELE SANITATION	826412	TRAILER ADA TEMP TOILET	02/28/2026	230.00
KEELE SANITATION	826417	PORTABLE RESTROOMS	02/28/2026	170.00
Total WOLFF INDUSTRIES, INC:				400.00
WYOMING CHILD SUPPORT				
	22526	Garnishment Remittance # 227551	02/25/2026	323.07
Total WYOMING CHILD SUPPORT:				323.07
WYOMING HEALTH FAIRS				
	B0079857	BLOOD DRAW	02/12/2026	600.00
	B0079857	BLOOD DRAW	02/12/2026	350.00
	B0079857	BLOOD DRAW	02/12/2026	250.00
	B0079857	BLOOD DRAW	02/12/2026	50.00
	B0079857	BLOOD DRAW	02/12/2026	250.00
	B0079857	BLOOD DRAW	02/12/2026	450.00
	B0079857	BLOOD DRAW	02/12/2026	400.00
	B0079857	BLOOD DRAW	02/12/2026	100.00
	B0079857	BLOOD DRAW	02/12/2026	50.00
	B0079857	BLOOD DRAW	02/12/2026	250.00
	B0079857	BLOOD DRAW	02/12/2026	300.00
	B0079857	BLOOD DRAW	02/12/2026	200.00
	B0079857	BLOOD DRAW	02/12/2026	400.00
	B0080926	BLOOD DRAW	03/03/2026	50.00
	B0080926	BLOOD DRAW	03/03/2026	50.00
Total WYOMING HEALTH FAIRS:				3,750.00
WYOMING MUNICIPAL POWER AGENCY				
	20260201	WMPA - ENERGY USE	03/09/2026	270,782.59
	20260201	WMPA DEMAND CHARGE - COINCIDENT PEAK	03/09/2026	350,745.23
	20260201	WMPA DEMAND CHARGE - NON-COINCIDENT PEAK	03/09/2026	52,794.12
Total WYOMING MUNICIPAL POWER AGENCY:				674,321.94

Secondary Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
WYOMING OFFICE OF STATE LANDS AND INVEST				
	CW169GR	LOAN PAYMENT #1 CW169	03/03/2026	81,284.89
Total WYOMING OFFICE OF STATE LANDS AND INVEST:				81,284.89
Grand Totals:				2,094,987.08
				Payroll Total: 341,924.46
				Total: 2,436,911.54

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.
Invoice Detail.Input date = 03/10/2026
Invoice.Batch = {NOT LIKE} "1"



City of Cody Agenda Request Form



In order to fully prepare the Council for their meetings, individuals wishing to appear before the Council are asked to complete the following information prior to placement on the agenda. You will be notified of the date you have been scheduled to appear. You may also be contacted by City staff prior to the meeting to address concerns or provide additional information. Some requests may not require appearing before the Council for approval.

Please provide the following detailed information relating to your concern or request. **This form (and any relevant attachments) should be submitted in a timely manner, preferably at least 14 days prior to allow sufficient time for internal review. Untimely submission may result in the inability to be considered for approval.** Council packets are prepared in advance prior to Tuesday meetings. Meetings are held the first and third Tuesday of each month. Please complete the following information in full and return to City of Cody PO Box 2200 Cody, WY 82414 (Fax 307-527-6532),

Name of person to appear before the Council Sean Murray

Organization Represented Yellowstone Beerfest

Date you wish to appear before the Council March 17, 2026

Email Address president@yellowstonebeerfest.com Telephone 307.578.7415

Names of all individuals who will speak on this topic Sean Murray

Event Title (if applicable) 2026 Yellowstone Beerfest

Date(s) of Event (if applicable) July 18, 2026

Location of Event (if applicable) City Park

Full description of topic to be discussed (include all relevant information including any street closures, times of event, any special requirements or request etc., attach additional sheet if necessary and map showing location of event where applicable) Provide beer services at each concerts in the park event this summer as well as for Yellowstone Beerfest this year at City Park

Which City employee(s) have you spoken to about this issue? N/A

Signature Sean Murray Date 3/2/26

To: Mayor Reiter & City of Cody Council Members,

My name is Sean Murray and I am the new President of the Yellowstone Beer Fest Board. I am coming before the board to request approval for the 2026 Yellowstone Beer Fest to be held at City Park, scheduled (tentatively, pending approval) for July 18, 2026.

This will be the third year the event has been held at City Park and we have seen the benefits to hosting the Yellowstone Beer Fest at City Park. Among these are:

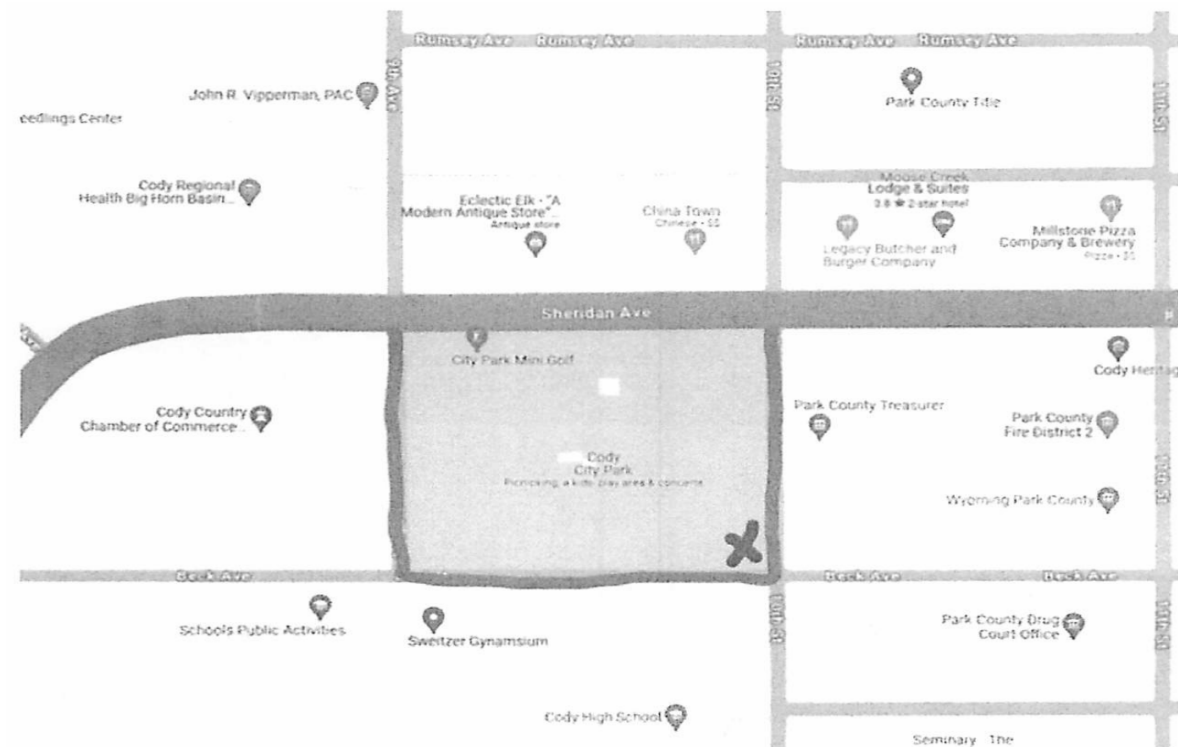
1. Easier access for patrons coming from hotels in the area. This should lessen the number of drivers heading up (and then back down) the hill toward the county complex.
2. Increased foot traffic, with a potential of attendees then spending their time and money at downtown businesses.
3. Use of the existing stage has helped minimize cost, therefore allowing the organization to potentially increase donations to organizations in our community.

Over the last few years, the Yellowstone Beer Fest has grown to be one of the most successful events of this type in the state and we would like to continue that tradition.

Our intended setup would be the same as we have had the past two years:

1. The Yellowstone Beer Fest would request street closure of 9th & 10th, between Sheridan and Beck. In addition, we would request street closure on Beck, between 9th and 10th. The exception to this would be keeping one lane open for emergency vehicle access, should the need arise.
2. Use of the stage for the live bands
3. An open setup, with the entrance being in the park at the corner of 10th and Beck.
 - a. While originally a concern, the lack of fencing has proven not to be an issue. The live music and parks are still accessible to those who may not drink. They take advantage of food trucks as well. They join their families in walking around and see what's there. This is not uncommon at all.
 - b. To address the risk of anyone under the age of 21 trying to go up to a brewer and getting a drink, our plan is to leverage wristbands and breweries will be instructed to not serve to anyone without an official glass and a wristband. The board is looking at wristbands that are not the standard Tyvek / paper wristbands and something that prevents transfer of the wristband itself. This has worked well at other brewfests.
 - c. We want this to be a family event where Mom & Dad can partake and enjoy the live music with their families. As in the past, we'd have volunteers scanning and watching the crowd as well as an LEO presence as there has been for years now.

I have included a map of the proposed street closures below.



Thank you very much for your time and consideration,

Sean Murray
President
Yellowstone Beer Fest Board

Meeting Date: March 17, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Ordinance 2026-05 Third Reading

**An ordinance to rezone Lots 1-12 and the N. 65' 8" of Lots 15-16 of Block 14 from R-3
Medium-High Density Residential to D-2 General Business**

PROPOSED ACTION:

Approve third and final reading of Ordinance 2026-05.

SUMMARY OF INFORMATION:

Update from second reading: Staff has not been provided with any new information regarding this rezone. Furthermore, we have not received any additional comments or objections to the rezone request.

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.



Recommendation from the Planning, Zoning and Adjustment Board:

The Planning, Zoning and Adjustment Board heard the rezone request at a public hearing on February 5, 2026 and after discussion, Erin Welty made a motion to recommend to City Council that 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 be rezoned from Medium-High Density Residential (R-3) to Limited Business (D-1). Dan Holler seconded the motion. Dan Schein, Dan Holler and Erin Welty voted aye. Kathryn Kyle and Carla Egelhoff voted nay. The motion failed because the vote did not constitute a majority of the quorum. Therefore, no recommendation was given to City Council from the Planning, Zoning and Adjustment Board.

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: 29**

***Note: 20% of the 32 adjacent properties within 140' is six (6). The total number of signed objections (protest) from adjacent properties within 140', at the time this staff report was drafted, is one (1). At the Planning, Zoning and Adjustment Board public hearing, there were no members of the public in protest to the rezone. The applicant spoke in support of the rezone at the public hearing.**

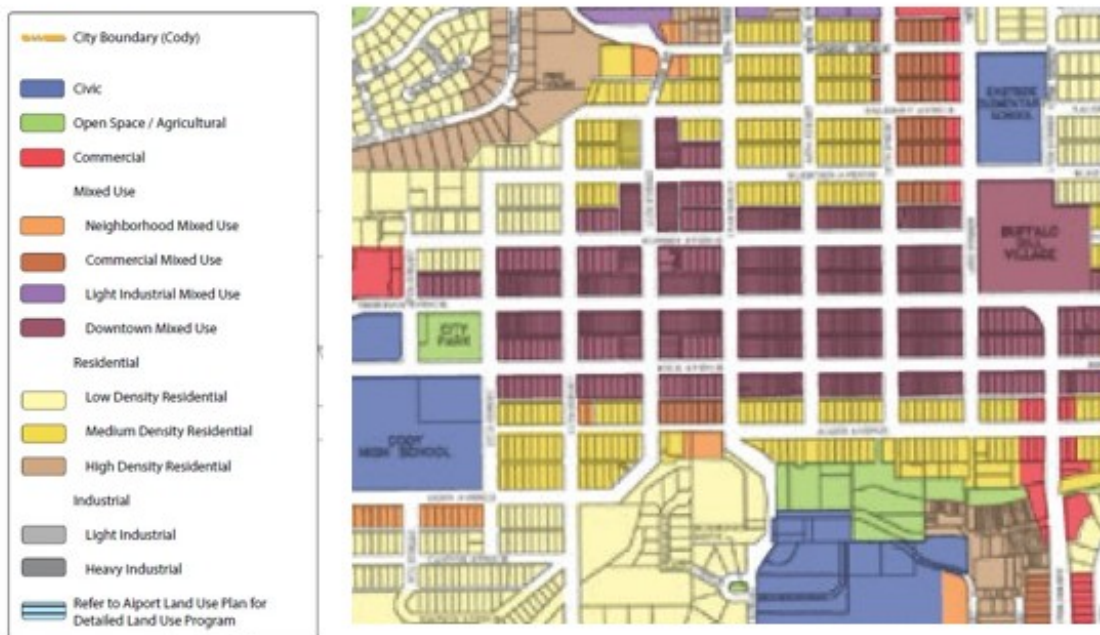
Downtown Mixed Use: The downtown mixed use designation is intended to provide abundant opportunities for retail, hospitality, personal service, and residential uses in a compact, pedestrian-friendly setting. This area should offer a range of things for both residents and visitors to do and see, both 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.

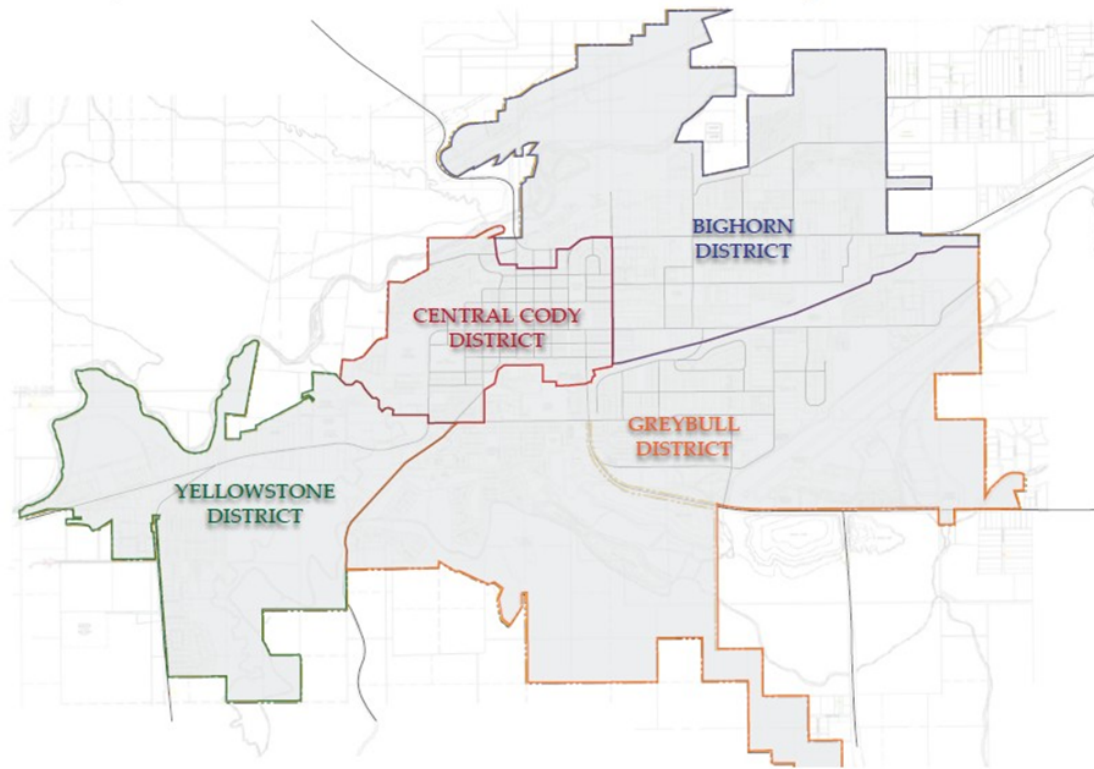
9.2.a. *Downtown Vitality.* Allow a concentration of visitor attractions, community amenities, and mixed-use housing downtown to increase visitation and enhance the vitality of the downtown area.

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, an 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.



FISCAL IMPACT:

No fiscal impact to the City of Cody is expected.

ATTACHMENTS:

1. Ordinance 2026-05

ORDINANCE 2026-05

AN ORDINANCE REZONING LOTS 1,2,3,4,5,6,7,8,9,10,11,12 AND THE N. 65'8" OF LOTS 15 & 16, BLOCK 14, ORIGINAL TOWN OF CODY, TO GENERAL BUSINESS (D-2).

WHEREAS, the City of Cody received a rezone application from Sarah Skiffington, together with Jan Riley, Thomas Brolin, Mary Morehouse, Rand Flory and Douglas & Gale Sunderland 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);

WHEREAS, the Planning and Zoning Board held a properly advertised public hearing on February 5, 2026;

WHEREAS, the governing body of the City of Cody has reviewed the application, staff report, and public comments and finds that it is in the best interest of the public 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 to General Business (D-2);

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CODY, WYOMING:

Section 1: That the following described property shall be and the same is hereby rezoned to General Business (D-2), as set forth in City of Cody Code Title 10.

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, Park County, Wyoming.

Section 2: That the official zoning map of the City of Cody is amended to show the foregoing zone change.

Effective Date. This Ordinance shall become effective after final passage and publication in the Cody Enterprise.

PASSED ON FIRST READING: February 17, 2026

PASSED ON SECOND READING: March 3, 2026

PASSED, ADOPTED AND APPROVED
ON THIRD AND FINAL READING: _____

ATTEST:

Lee Ann Reiter, Mayor

Tina Gail, Administrative Service Officer

Meeting Date: March 17, 2026 Department: Community Development Staff Reference: Jenny Cramer

AGENDA ITEM SUMMARY REPORT

Ordinance 2026-06 First Reading

An ordinance to rezone Lot 1 of Holm View Addition No. 6 Subdivision from R-3 Medium-High Density Residential to R-4 High Density Residential

PROPOSED ACTION:

Consider Ordinance 2026-06.

SUMMARY OF INFORMATION:

See attached Staff Summary.

FISCAL IMPACT:

No direct fiscal impact to the City of Cody is expected.

ATTACHMENTS:

1. Ordinance 2026-06
2. City Council 1st Reading Staff Summary Holm View Addition Lot 1 Rezone
3. Cvr Ltr
4. Cody Enterprise Legal Notice
5. Neighbor Notice Responses
6. Residential Table Comparison R-3 R-4
7. Residential Use Table
8. Multifamily Supplemental Standards

ORDINANCE 2026-06

**AN ORDINANCE REZONING LOT 1 OF HOLM VIEW ADDITION NO. 6
MINOR SUBDIVISION, TO HIGH DENSITY RESIDENTIAL (R-4).**

WHEREAS, the City of Cody received a rezone application from the members of Holm View Addition, LC to rezone Lot 1 of Holm View Addition No. 6 Minor Subdivision from Medium-High Density Residential (R-3) to High Density Residential (R-4);

WHEREAS, the Planning and Zoning Board held a properly advertised public hearing on March 5, 2026;

WHEREAS, the governing body of the City of Cody has reviewed the application, staff report, and public comments and finds that it is in the best interest of the public to rezone Lot 1 of Holm View Addition No. 6 Minor Subdivision to High Density Residential (R-4);

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE CITY OF CODY, WYOMING:

Section 1: That the following described property shall be and the same is hereby rezoned to High Density Residential (R-4), as set forth in City of Cody Code Title 10.

Lot 1, Holm View Addition No. 6 Minor Subdivision, according to the plat recorded in Plat Cabinet “M”, Page 178, Park County, Wyoming.

Section 2: That the official zoning map of the City of Cody is amended to show the foregoing zone change.

Effective Date. This Ordinance shall become effective after final passage and publication in the Cody Enterprise.

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

PASSED, ADOPTED AND APPROVED
ON THIRD AND FINAL READING: _____

ATTEST:

Lee Ann Reiter, Mayor

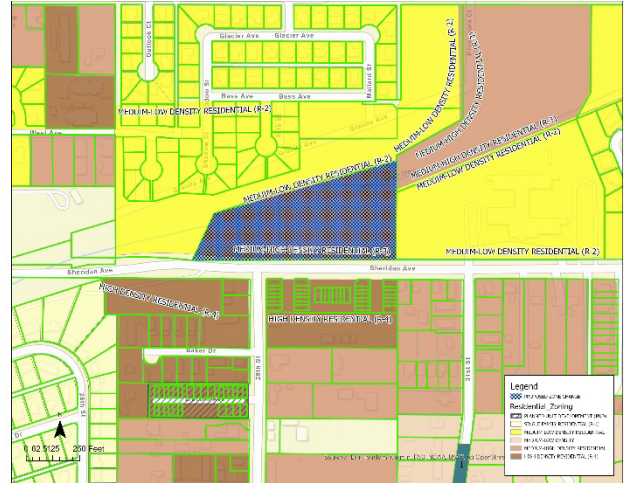
Tina Gail, Administrative Service Officer

CITY OF CODY CITY COUNCIL STAFF SUMMARY

PROJECT DESCRIPTION:

Roy Holm, on behalf of Holm View Addition, LC, has submitted an application to rezone Lot 1 of Holm View Addition No. 6 Minor Subdivision. The request is to change the zoning from Medium-High Density Residential (R-3) to High Density Residential (R-4) to allow more housing opportunities on this parcel. The property is located on the north side of Sheridan Avenue, and is adjacent to the west boundary of Sunset Elementary school.

The current zoning for this property has been in existence since 2017.



The 6.62-acre subject property, is marked with blue and black hatching on the map. Access is directly from Sheridan Avenue, a major arterial street.

Recommendation from the Planning, Zoning and Adjustment Board:

The Planning, Zoning and Adjustment Board heard and considered the rezone request at a public hearing on March 5, 2026. Ian Morrison introduced a motion to recommend that the City Council approve the rezone of Lot 1 of Holm View Addition No. 6 from Medium-High Density Residential (R-3) to High Density Residential (R-4). Erin Welty seconded the motion. The vote resulted in the motion passing, with the following members voting aye: Dan Schein, Dan Holler, Ian Morrison, Sarah Miles, Erin Welty and Kathryn Kyle. Carla Egelhoff cast a nay vote.

Surrounding Zoning and Development:

- **South:** Properties are zoned R-4 and primarily contain multi-family dwellings and some commercial uses.
- **East:** The lot abuts Sunset Elementary School, with a church and single-family residential developments located further east.
- **North:** Shadow Mountain No. 2 development is approximately 300 feet from the developable portion of the lot.

Site Constraints:

Approximately two-thirds of the lot consists of a steep, undevelopable hillside, resulting in a roughly 75-foot drop in elevation from the south to the north. This natural

constraint, however, provides an opportunity to concentrate development adjacent to Sheridan Avenue while preserving substantial open space to the north.

Adjacent Properties:

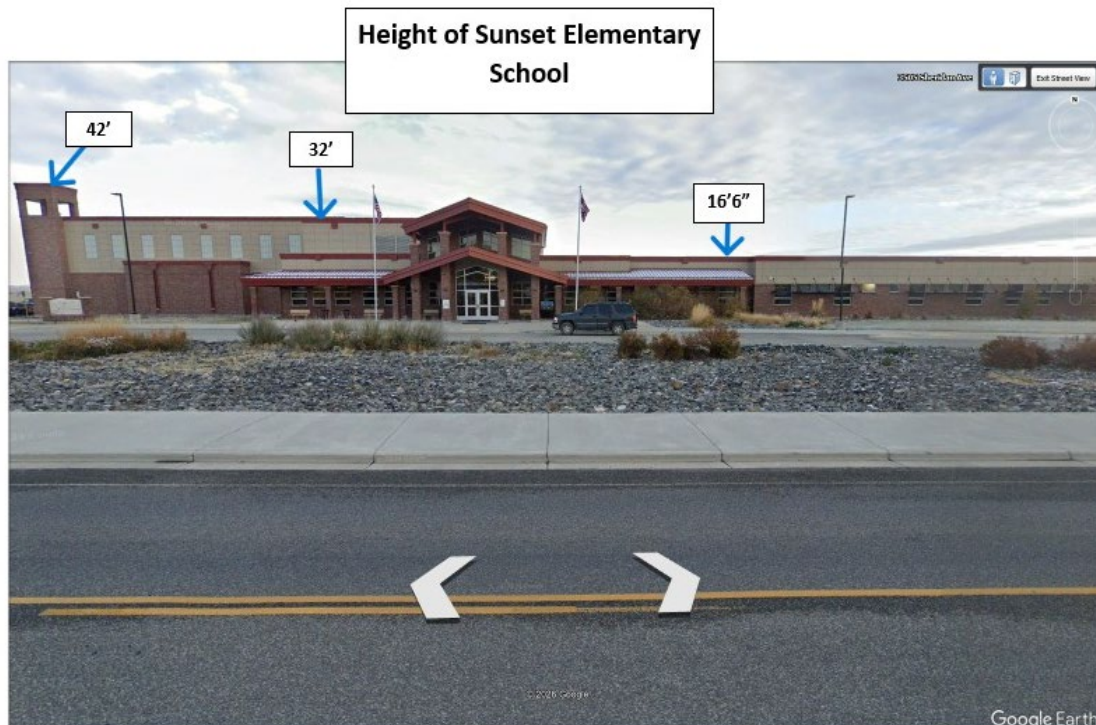
<i>DIRECTION</i>	<i>EXISTING USE</i>	<i>ZONING</i>
North and West	6.62-acre Lot 232 Shadow Mtn #2 (Reserved storm water infrastructure - land owned by the City and maintained by HOA)	Medium-Low Density Residential (R-2)
East	Sunset Elementary School	Medium-Low Density Residential (R-2)
South	Residential townhomes (36 units), a residential lot and a vacant lot	High Density Residential (R-4)

Existing Zoning vs. Proposed

The tables *attached to this staff report* provide the differences in zoning between the existing R-3 Zoning and the proposed R-4 Zoning.

The primary differences are as follows:

- Minimum net lot area for single-family dwellings is 3,200 sq-ft in R-3 vs. 1,800 sq-ft in R-4
- Developable acreage per dwelling for multi-unit dwellings is 4,000 sq-ft in R-3 vs. 1,800 sq-ft in R-4
- Maximum building coverage is 65% in R-3 vs. 85% in R-4
- Maximum height is two stories and 30' in R-3 vs. three stories and 40' in R-4 (for reference, below is a picture of adjacent Sunset Elementary with the heights noted)



Note regarding supplementary standards and review: An “*” shown next to any line in the attached use table signifies the use is subject to Section 10-8 “Supplemental Development Standards For Residential Zoning Districts”. In the R-4 zoning district, buildings may contain more than five dwelling units, provided they adhere to the multi-family development standards. These standards address requirements such as minimum open space, architectural character, and landscaping and are reviewed by Staff when development is proposed. Conversely, in the R-3 district, multi-family housing structures are limited to a maximum of four units, and the supplemental standards for multi-family housing do not apply. Section 10-8.R. provides additional standards for residential dwellings, most of which apply to both the R-3 and R-4 zoning districts. See section 10-8 for more detail (***attached to this staff report for reference***).

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.

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

The public hearing was advertised as required by posting an advertisement in the Cody Enterprise on February 12, 2026.

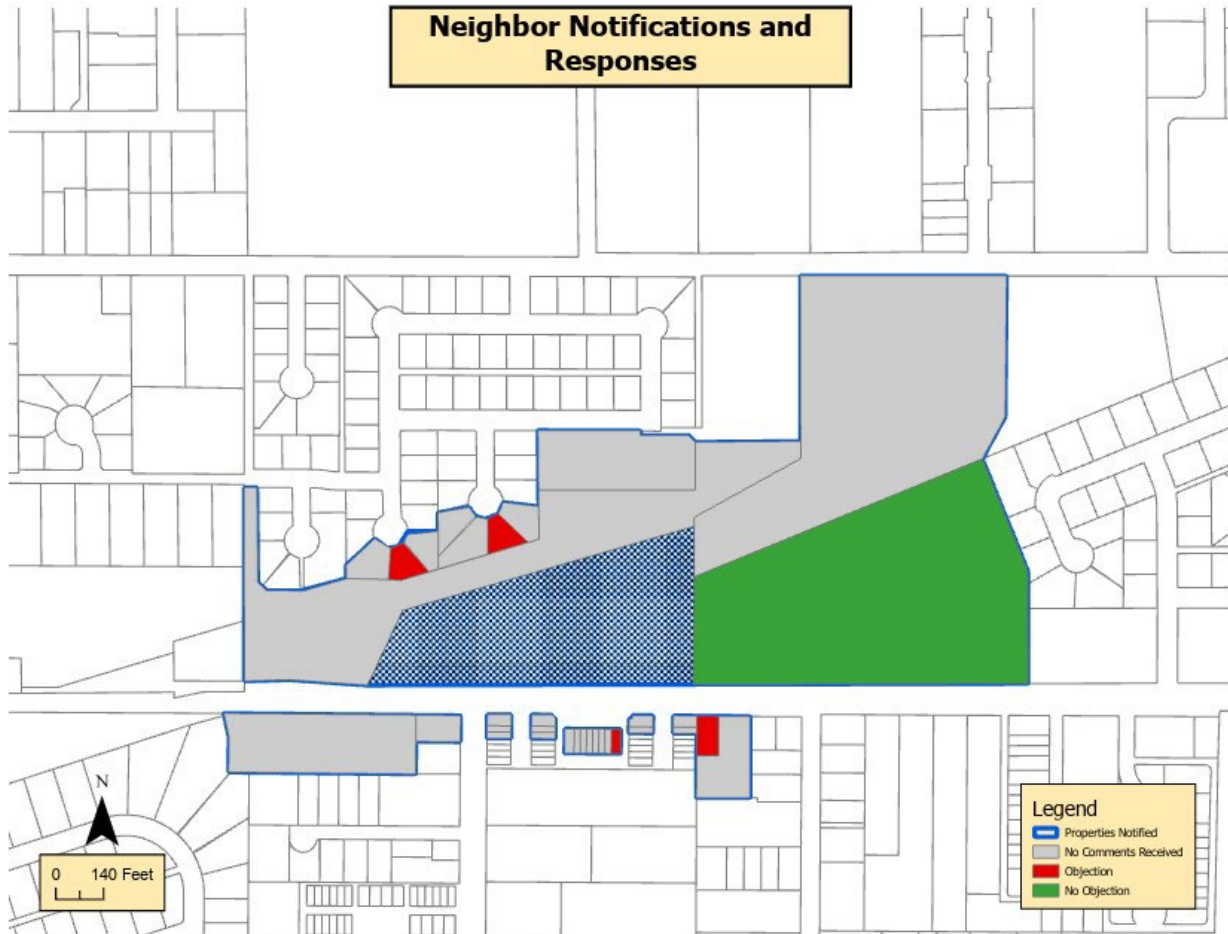
The City Planner is granted authority to perform additional notice to inform neighboring property owners, lessees, utility providers, or others that may be affected of the public hearing. This additional notice is not subject to the fifteen (15) day requirement, may take any form, and is completely discretionary. Additional notice, or lack thereof, shall not be grounds for appeal.

The public hearing was advertised as required by posting an advertisement in the Cody Enterprise on February 12, 2026 and by mail to neighbors within 140’ of the property on February 12, 2026.

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 ($\frac{3}{4}$) 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.

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

- **Total adjacent properties notified: 34**
 - **Total written objections by adjacent properties: 5**
 - **Total responses of no objection by adjacent properties: 1**
 - **Total adjacent properties notified who did not provide comment: 28**
- *Note: 20% of the 34 adjacent properties within 140' is seven (7).**



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 has referred to the 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 below based upon zoning codes, and the Cody 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 medium-density residential. This category states, “This designation is for residential neighborhood development with an average density of eight (8) dwelling units per gross acre. The type of housing permitted in medium-density residential areas includes single-family detached homes, two family homes (a.k.a. duplexes), common wall units (two attached single-family units), and townhouses or stacked dwellings of up to four attached units.”

Staff Comment: Staff determined that the requested R-4 zoning is consistent with the average density outlined for the property in the Master Plan. This conclusion required a detailed comparison, as the Master Plan and the city's residential code use different methodologies to calculate density (dwellings per gross acreage vs. dwellings per sq-ft of developable lot area). The following section explains the details of staff's analysis.

Master Plan Future Land Use Map Density Calculation:

The Master Plan's Future Land Use Map determines medium-density residential average density based on **gross acres**. The subject property, measuring 6.62 gross acres, is classified as medium-density residential, which permits an average density of eight dwelling units per acre. Based on this, the property could accommodate 53 dwelling units (6.62 acres x 8 dwelling units/acre).

City of Cody Code Residential Standards Density Calculation:

However, City Code standards for residential zones calculate allowable density using **net lot or developable lot area**. City code excludes areas with a sustained slope exceeding 33% for at least 20 feet and areas dedicated or reserved for public or private streets. Due to the hillside on the property, the developable lot area is reduced to approximately 2.2 net acres. Note: The hillside drops approximately 75' in elevation in 225', resulting in a sustained slope of 87%.

In the R-4 High Density Residential zoning standards, both single-family dwellings and multiple-family structures require 1,800 square feet of developable lot area per dwelling unit. The approximate 2.2 developable acres equate to 95,832 square feet. Dividing this by the required 1,800 square feet per unit yields an allowance of 53 dwelling units (95,832 sq-ft / 1,800 sq-ft).

Therefore, Staff concludes that the requested R-4 rezoning aligns with the average density designated for the property in the Master Plan. ***See the following illustrations.***

Regarding housing types, R-4 zoning would allow for dwellings that exceed 4 attached units per structure.

Master Plan – Average Density Illustration:



City Code R-4 Allowed Density Illustration:



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

Staff Comment: The property is designated as an "Area of Change" subarea in the Greybull Character District. This designation states, "Subareas that are currently vacant or partially developed that are appropriate for new neighborhoods, commercial areas, mixed use districts, or industrial areas. New development should match the desired future character of the district and adjacent areas. Open space, trails, and other amenities should be incorporated in new development as appropriate."

The desired R-4 residential zoning is consistent with the character of neighboring areas, and the site is currently vacant. Future development is limited by the property's topography, as only approximately one-third of the lot is developable. This constraint, however, ensures that significant open space will be preserved.

(iii) With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and

Staff Comment: The property is situated within an area zoned as a mixture of R-2, R-3 and R-4. The existing R-2 single-family residential area is naturally buffered from the developable portion of this property by a steep hillside. It will be accessed by Sheridan Avenue, a major arterial street (not a state highway) engineered to handle high traffic volumes. Given the City of Cody's identified substantial need for attainable housing, the requested R-4 rezone is considered an appropriate use of this land, as it would facilitate the desired type of housing development in this location, and be of public benefit.

Proximity to Like Zoning:

See map at the beginning of the report. R-4 zoning is adjacent to the south of this property.

(iv) With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

Staff Comment: The proposed use encourages compatible uses in the surrounding neighborhood, illustrated by the surrounding zoning and the future land use map. The proposed rezoning will not have a detrimental impact on historic preservation.

Public Hearing:

Copies of all comments provided before, during or after the public hearing are attached for the Board's review. All public comments need to be considered.

Photos:

From just south of the northeast corner of the developable lot area, facing northwest. Part of the middle school is visible from this viewpoint.



From the northeast corner of the developable lot area, facing northwest. Viewing Ted Ebert Park, Cody Middle School and Shadow Mountain Subdivision.



From the southwest corner of the property, facing east across the developable portion of the lot. Sunset Elementary School is just beyond the east boundary in the distance and the East Sheridan Townhouses are across the street to the south of the property.



From the southwest corner of the property, facing south/southwest. Directly south of the property is a vacant lot, and just beyond the vacant lot is Baker Rim Subdivision (4-plex multifamily housing units).



From Cougar Avenue, near the intersection of Stone Street, facing southwest. Viewing the property hillside that is not developable. The approximate section of the subject property hillside is shown between the blue arrows.



To: City of Cody Council and Planning Zoning Board
aka Community Development Committee

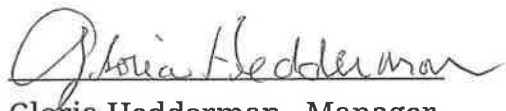
Re: Holm View Addition #6, Minor Subdivision, Lot 1 6.62 acres
(top of the hill on East Sheridan (North side))

From: Holm View Addition, LC

We are asking for a zoning change from R-3 to R-4. The surrounding properties are zoned R-4 and we believe it would better fit the existing development and create more housing opportunities.

 1/29/26
Glen Holm, Manager

 1/29/26
Paul Sandbak, Manager

 1/29/26
Gloria Hedderman, Manager

4B • Cody Enterprise - Thursday, February 12, 2026

Notice of Public Hearing

PUBLIC HEARING NOTICE

The City of Cody Planning & Zoning Board will hold a public hearing on Thursday, March 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 Lot 1, Holm View Addition No. 6 Minor Subdivision, in the City of Cody, Park County, Wyoming from Medium-High Density Residential (R-3) to High Density Residential (R-4). 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: February 12, 2026
Legal No: 6859

Notice to Owners of Neighboring Properties:

Please return your comments by February 23, 2026 to:

Date Mailed: February 12, 2026

Cody City Planner

P.O. Box 2200

Cody, WY 82414

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

RE: **REQUEST FOR REZONING**

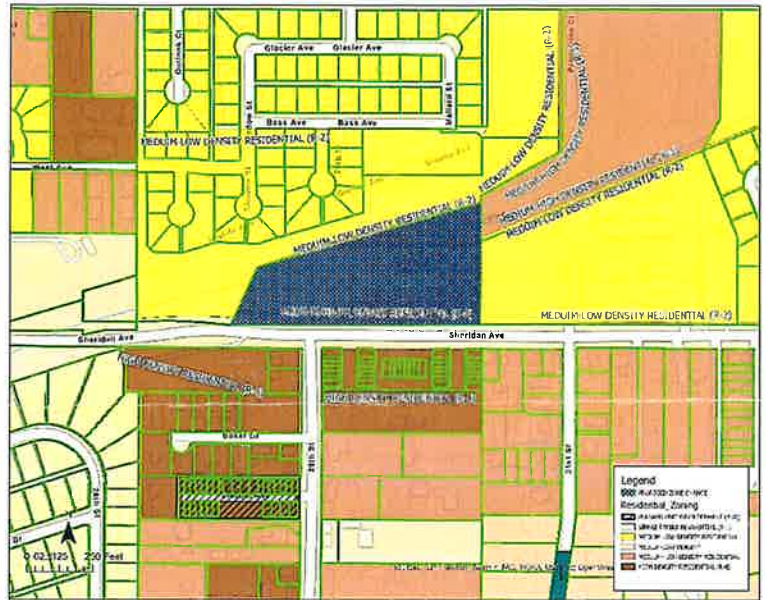
THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property:

Lot 1 of Holm View Addition No. 6 Minor Subdivision, City of Cody, Park County, Wyoming.

Applicant Name(s): Holm View Addition, LC

Description of Request: The applicants would like to rezone the subject property (shown in blue with black hatching on the map to the right) from Medium-High Density Residential (R-3) to High Density Residential (R-4). 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 March 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 PARK COUNTY SCHOOL DISTRICT 6

Address: 919 CODY AVE, CODY, WY 82414

Comments: ON BEHALF OF SUNSET ELEMENTARY

Gabe GED WHELAN

☐ 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: _____

Notice to Owners of Neighboring Properties:

Please return your comments by **February 23, 2026** to:

Date Mailed: February 12, 2026

Cody City Planner

P.O. Box 2200

Cody, WY 82414

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

RE: **REQUEST FOR REZONING**

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

Subject Property:

Lot 1 of Holm View Addition No. 6 Minor Subdivision, City of Cody, Park County, Wyoming.

Applicant Name(s): Holm View Addition, LC

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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: Wanamaker

Address: 926 Raccoon Court

Reason for Objection: Medium High Density Residential (R-3) is sufficient for the area no need to rezone to (R4) High Density - No-

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: jwanamaker@sbcglobal.net

Notice to Owners of Neighboring Properties:

Please return your comments by February 23, 2026 to:

Date Mailed: February 12, 2026

Cody City Planner

P.O. Box 2200

Cody, WY 82414

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

RE: **REQUEST FOR REZONING**

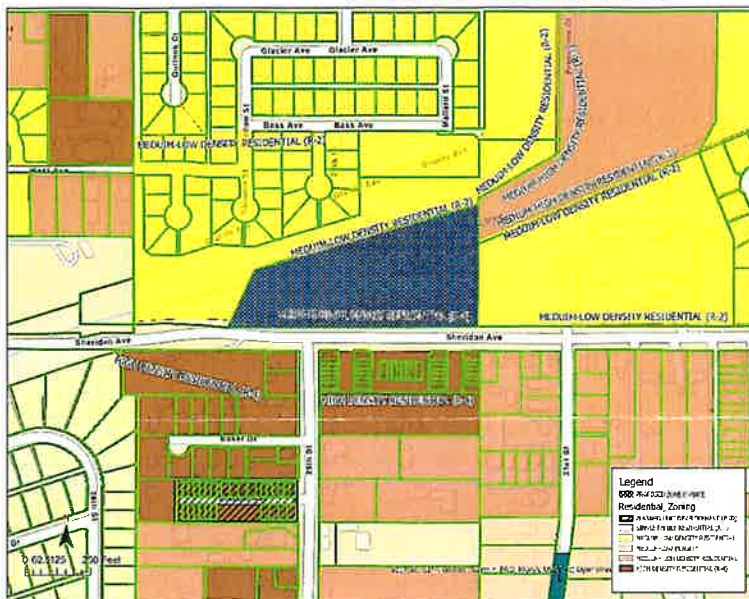
THE CITY OF CODY HAS RECEIVED AN APPLICATION TO REZONE THE PROPERTY IDENTIFIED BELOW. YOUR COMMENTS WOULD BE APPRECIATED.

Subject Property:

Lot 1 of Holm View Addition No. 6 Minor Subdivision, City of Cody, Park County, Wyoming.

Applicant Name(s): Holm View Addition, LC

Description of Request: The applicants would like to rezone the subject property (shown in blue with black hatching on the map to the right) from Medium-High Density Residential (R-3) to High Density Residential (R-4). 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 March 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: Nichole Good

Address: 2942 Sheridan Ave

Reason for Objection: View obstruction of Heart Mountain as well as the street already being busy

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: _____



Jenny Cramer <jcramer@codywy.gov>

[P&Z Contact] Holm View Re-Zoning request COMMENTS

1 message

Janet <janet.elliaproperties@gmail.com>
To: pandzcontact@codywy.gov

Thu, Feb 19, 2026 at 9:53 AM

Hello,

As the owner of [2944 Sheridan Avenue](#) in Cody I received notice of the Request For Rezoning of Lot 1 of the Holm View Addition on Sheridan Avenue.

I **OBJECT** to the rezone request.

My main concern is SAFETY and CONGESTION. That lot is at the top of the steep Sheridan Avenue hill, across from dense townhome zoning and next to the elementary School. Increasing density in that location will result in an immense increase in traffic entering and exiting that property. During school hours especially, traffic is heavy with cars and buses turning in many different directions.

Cody has zoning in place for a reason. To re-zone that lot would negatively impact the community at large and only benefit the property owner. As a property owner myself, I would never ask for a rezone. I purchase properties knowing the current zoning confinements.

Thank you.

Janet Kempner
Ellia Properties LLC



Jenny Cramer <jcramer@codywy.gov>

[P&Z Contact] Notice to Owners of Neighboring Properties - Request For Rezoning

1 message

Samuel Zierlein <samuelzierlein33@gmail.com>
To: pandzcontact@codywy.gov

Wed, Feb 18, 2026 at 2:16 PM

Notice to Owners of Neighboring Properties - Request For Rezoning

Subject Property:

Lot 1 of Holm View Addition No. 6 Minor Subdivision, City of
Cody, Park County, Wyoming

I OBJECT to the rezone:

Name: Samuel Zierlein

Address: 3002 Sheridan Ave, Cody, WY 82414

Reason For Objection: There is already a significant R-4 presence in
the neighborhood as shown in the map in the mail that went out.

Expanding the R-4 presence in the neighborhood would negatively affect
property values, traffic, and neighborhood appeal. Our home
experiences downward appraised value due to the R-4 zoning already in
the neighborhood. If this rezoning must proceed, I would like to
request that our property also gets rezoned from R-3 to R-4 to assist
in keeping the property value higher, and aid in neighborhood
uniformity.

Thank you,
Samuel Zierlein
307-250-4025



Jenny Cramer <jcramer@codywy.gov>

[P&Z Contact] Request for rezoning

1 message

Mathieu Ferland <mathieu.ferland@outlook.fr>

Sat, Feb 14, 2026 at 4:40 PM

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

Dear planning and zoning board members,

I, Mathieu Ferland, owner of lot 216 on Shadow Street, object to the rezone because I want to limit the density of neighbors behind by backyard.

Thank you

Mathieu

GENERAL DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS
SECTION: 10-6-2:TABLE:

Standard		R-3	R-4
	Minimum net lot area* ¹	3,200 sq. ft. for detached*, semi-detached*, and attached* single- family dwellings only. <i>(For multi-unit dwellings see next row.)</i>	n/a <i>(Use developable acreage per dwelling requirement)</i>
	Developable acreage per dwelling*	4,000 sq. ft. for multi- unit dwellings, including those in condominium ownership; also, for dwellings in residential subdivisions with yards in common area	1,800 sq. ft.
	Minimum lot width*	22' for interior lot, 40' corner lot	16' for interior lot, 30' corner lot
	Maximum lot depth to width ratio	N/A	N/A
	Minimum frontage on street/access easement	20' for up to 5 dwelling units: 30' for >5 dwelling units	16' for single dwelling, 20' for 2 to 5 dwelling units; 30' for >5 dwelling units
	Number of main buildings* on a lot	n/a	n/a
	Maximum building coverage*	65%	85%
	Maximum number of stories* (excluding basements) and maximum building height*	2 stories and 30' above finished grade	3 stories and 40' above finished grade ³
	Minimum size of dwelling in gross floor area, excluding garage	600 sq. ft.	240 sq. ft.
	Minimum garage entrance setback from front lot line*, applicable to direction of approach	20'; and 25' from any arterial or major collector R/W ⁴	20'; and 25' from any arterial or major collector R/W ⁴
	Minimum garage entrance setback from corner lot line*, applicable to direction of approach	20'; and 25' from any arterial or major collector R/W ⁴	20'; and 25' from any arterial or major collector R/W ⁴
	Minimum front yard setback (see also minimum garage entrance setback)	15'; and 25' from any arterial or major collector R/W ⁴	10'; and 25' from any arterial or major collector R/W ⁴
	Minimum side yard setback from corner lot line* (side street) ⁵	10' ⁴	10'
	Minimum side yard setback from neighboring lot, alley, common open space, or private easement	5'; except 0' at a common wall or next to common open space	5'; except 0' at a common wall or next to common open space
	Minimum rear yard setback	10'	10'
	Minimum separation between main buildings* within lot	10'	10'
	Setback from neighboring lot when accessory building is > 120 sq. ft. and wall height* is 10'6" or less.	3' ⁶	3' ⁶
	Setback from neighboring lot when all following conditions are met: accessory building is 120 sq. feet or less; wall height is 10'6" or less; and, accessory building is located at least 6' from any other accessory building and any neighbor's dwelling.	0'	0'
	Accessory building setback from adjacent alley or common open space (OS)	3'; 0' if no doorway (garage/person) in wall next to alley/ OS - no overhang permitted	3'; 0' if no doorway (garage/person) in wall next to alley/ OS - no overhang permitted
	Setback from a rear lot line	5'; 3' if next to alley or open space	5'; 3' if next to alley or open space
Multi-family development standards:			
	Multi-family development with >4 dwelling units	See Supplemental Development Standards, "Multi-Family Development"	

* Means term is defined.
(Italics) - Language italicized and within parenthesis are instructions for utilizing the table.
Footnotes:

1. Must be served with public sewer and public water to qualify for the sizes noted. If public sewer and public water are not available, minimum lot area is 1.0 acre.
2. Lots located along the circular portion of a cul-de-sac bulb or outside knuckle of a street corner may be reduced to a minimum of 30 feet, provided the lot width requirement is met and the lot is not capable of being further divided. In addition, lots at the end of an access easement in an infill subdivision need only provide frontage pursuant to those regulations, as found in 11-8-4(A).
3. Buildings taller than 2 stories and 30 feet shall be set back from any adjoining residential property in a RR, R-1, R-2, R-2MH, or MHP Zone an additional two feet for each foot in height over 30 feet.
4. Park strip option: When the yard of the property abuts an improved street right-of-way with an existing park strip (aka planting strip - an area between the back of the curb and the sidewalk) that is at least 5 feet wide, the minimum yard setback requirement is 10 feet, provided any garage opening shall be not less than 22 feet from the back of the public sidewalk in this situation.
5. See definition of "lot line, front" for options on selecting the front yard on corner lots. See also minimum garage entrance setback.
6. Placing a structure larger than 120 square feet closer than 5 feet from an adjacent lot triggers fire-resistant construction requirements pursuant to the adopted Building Code. If the structure is not constructed to such fire-resistant standards, the minimum setback requirement is 5 feet.
7. No wall or visual screen shall be installed on the portion of the structure that utilizes the reduced setback. Any portion of the structure that meets the minimum setback required for the primary structure to which it is attached may be enclosed with a wall or visual screen.

Land Use			Zone District	
			R-3	R-4
Accessory buildings and uses not otherwise listed			A	A
Accessory dwelling unit*			A	A
Amateur radio antenna*			See Note	See Note
Assisted living apartments/facility*			C	P
Bed and Breakfast Inns			C	P
Cemetery			C	C
Child care centers and preschools - not listed below* (maximum 50 children)			C	C
Child care centers and preschools, when located within an existing church, public school, or similar existing building			A	A
Child care, family center category (up to 15 children)			P	P
Child care, family home category (up to 10 children, in home)			A	A
Churches and houses of worship*			P	P
Community center, private			A	A
Community gardens*			P	P
Community greenhouses*			See Note	See Note
Community residence for the disabled*			P	P
Convalescent care facility/nursing home			C	C
Dormitories*			C	C
Home occupation, large-scale*			C	C
Home occupation, small-scale*			A	A
Horticulture, cultivation of crops			P	P
Hospice center				C
Individual care - center*			C	C
Individual care - family home category			A	A
Individual care - group home category*			C	P
Long-term rental*			P	P
Museums, when located at an existing historic site			C	C
Outdoor recreational facilities: parks, playgrounds, playfields, pathways, golf courses (including clubhouse), and similar recreation facilities. Not including stadiums, amphitheaters, and commercial amusement facilities			P	P
Reception facility*			C	C
Residential dwelling categories:*	Single-family detached dwelling categories:			
Residential dwelling categories:*		Dwelling moved onto lot*	C	P
Residential dwelling categories:*		Manufactured home, new multi- wide; and meeting residential architectural standards*	P	P
Residential dwelling categories:*		Manufactured home, new single- wide; and meeting residential architectural standards*	C	C
Residential dwelling categories:*		Manufactured home, used; and meeting residential architectural standards*		C
Residential dwelling categories:*		Manufactured home that does not meet residential architectural standards*		
Residential dwelling categories:*		Mobile home*		
Residential dwelling categories:*		Modular home*	P	P
Residential dwelling categories:*		Site-built home, new	P	P
Residential dwelling categories:*	Attached dwelling categories:			
Residential dwelling categories:*		Semi-detached single-family dwelling	P	P
Residential dwelling categories:*		Townhouse dwellings, 3 or 4 attached dwelling units (*If development >4 units, see also multi-family category in supplemental development standards)	P	P
Residential dwelling categories:*		Townhouse dwellings, 5 or more attached dwelling units*		P
Residential dwelling categories:*	Multi-unit dwelling categories:			
Residential dwelling categories:*		Two-family dwelling (aka duplex)	P	P
Residential dwelling categories:*		Multi-family dwelling, with 3 or 4 dwelling units per building (*If development >4 units, see also multi-family category in supplemental development standards)	P	P
Residential dwelling categories:*		Multi-family dwelling, with 5 or more dwelling units per building*		P
Rooming House	1 Lodging Room		P	P
Rooming House	2-5 Lodging Rooms		P	P
RV, temporary - while constructing/remodeling single-family dwelling*			A	A
School, public or private*			C	C
Short term rental, not owner-occupied*			P	P
Short-term rental, owner-occupied*			P	P
Solar energy panel system			A	A
Utility infrastructure site			C	C
Wind energy system, small*			See Note	See Note
Wireless communication facility - non-stealth design* (not including small cells and DAS)			C	C
Wireless communication facility - small cells and distributed antenna systems*			See Note	See Note
Wireless communication facility - stealth design*			C	C

10-8-1: APPLICABILITY:

The land uses that are identified with an asterisk (*) in the Residential Land Use Table are subject to the corresponding regulations of this chapter, which regulations are in addition to other applicable sections of this title and any conditions that may be imposed pursuant to a conditional use permit review.

The standards of this chapter shall apply unless waived or altered pursuant to the zoning variance process; provided, those standards identified herein with "(SE)", may be waived or altered pursuant to the special exemption process of section 10-14-2 of this title. In no case shall any of the following standards be waived or modified to the extent that the result is tantamount to a rezone or the use no longer meets the specified definition thereof. (Ord. 2017-02, 3-7-2017)

10-8-2: SUPPLEMENTAL DEVELOPMENT STANDARDS:**M. "M" Uses:**

Multi-family development. This use shall apply to all multi-family developments containing more than four (4) dwelling units. A multi-family development project that includes multiple lots shall be considered as one (1) property or development for purposes of implementing the standards set forth in this use.

1. Purpose:

- a. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
- b. To create quality buildings and designs for multi-family development that will enhance the visual character of the community.
- c. To create building and site design in multi-family development that is sensitive to, and well-integrated with, the surrounding neighborhoods.
- d. To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.

2. Site Design:

- a. Multi-family housing developments shall be separated from any abutting single-family housing (attached or detached) by a six foot (6') tall fence, of traditional construction (e.g., vinyl, wood, block), that provides a solid visual barrier to a height of at least five feet (5'). Provided, the reviewing official may waive all or part of the fence requirement when the design and characteristics of the multi-family housing development otherwise provide reasonable privacy for abutting single-family housing. (SE)
- b. All waste storage facilities (e.g., dumpsters) shall be located in an area not readily visible from a public street, or shall be screened from view from a public street. (SE)
- c. Provide a central mailbox, including provisions for parcel mail, which is located to provide safe pedestrian and/or vehicular access and complies with USPS standards.
- d. A minimum of sixty (60) square feet of private, usable open space shall be provided for, and immediately adjacent to, each dwelling unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Common open space, building entryways, stairs, and parking areas shall not count towards this requirement. (SE)
- e. Multi-family developments with twenty (20) units or more shall provide the following:
 - (1) A property management office; or signage indicating a phone number for the property manager.
 - (2) A directory and map of the development at an entrance or convenient location for those entering the development.

3. Common Open Space Requirements:

- a. A minimum area of outdoor common open space shall be provided and maintained as follows:
 - (1) One hundred fifty (150) square feet for each dwelling unit containing five hundred (500) square feet or less of living area.
 - (2) Two hundred (200) square feet for each dwelling unit containing more than five hundred (500) square feet.
- b. Common open space may be located in multiple areas; provided, each area shall be not less than four hundred (400) square feet in size and shall have minimum length and width dimensions of twenty feet (20') at all points. (SE)
- c. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. (SE)
- d. Common open space areas shall not be immediately adjacent to collector or arterial streets, unless separated from the street by a berm or constructed barrier at least four feet (4') in height. (SE)

4. Architectural Character:

- a. All multi-family building elevations shall have a portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to: windows, bays, offsetting walls, and multiple siding finishes/materials.
- b. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification.
- c. Roof forms shall include variety and detail when viewed from the street and/or front elevation. Roofs shall have at least one (1) variation in the roof (e.g., gabled wing or overbuild, dormer, pitch break) for every four (4) units, or fraction thereof, in the building.
- d. All roof mounted mechanical, electrical, communications, and service equipment should be screened from public view from the adjacent public streets and residential properties by the use of parapets, walls, enclosures, or other suitable means.

5. Landscaping:

- a. All street-facing building elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:
 - (1) The landscaped area shall be at least three feet (3') wide.
 - (2) For every six (6) linear feet of foundation, a shrub, perennial, or tree having a minimum mature height of twenty four inches (24") shall be planted.
 - (3) Ground cover (plants or decorative rock) shall cover the remainder of the landscaped area.

Meeting Date: March 17, 2026 Department: Public Works Staff Reference: Phillip Bowman
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AGENDA ITEM SUMMARY REPORT

Resolution 2026-03 to approve and adopt the 2026 City of Cody Storm Drain Master Plan

PROPOSED ACTION:

Consider approval of Resolution 2026-03 to approve and adopt the 2026 City of Cody Storm Drain Master Plan, and authorize the Mayor to sign the resolution

SUMMARY OF INFORMATION:

The City of Cody created the Storm Drainage Utility and Storm Drainage Enterprise Fund in August 2022 to provide a dedicated funding source for the maintenance, operation, and improvement of storm drainage infrastructure within the City's incorporated limits. One of the specific items funded with the creation of the utility and enterprise fund was the completion of a Storm Drain Master Plan (SDMP). The last SDMP was completed in February 2001, and with additional growth and development within the City over the years the 2001 SDMP is now outdated.

In December 2022, the City placed the consultant team of Bowen Collins and Associates (BCA) and Engineering Associates (EA) under contract to complete a new SDMP. BCA and EA have worked closely with City Staff to prepare the SDMP, and the study is now completed. BCA and City Staff presented the Draft Report including project background, storm drainage deficiency areas identified (i.e., localized flooding), conceptual projects, and construction cost estimates for the recommended projects at the City Council Work Session on October 14, 2025. Based on feedback and direction provided by the City Council, printed copies of the Draft Report were placed at several locations throughout the City for public review and comment, and the Draft Report was also placed on the City's website for public review and comment through a web-based survey. Comments were collected in November and December 2025, and all comments received have now been included in the SDMP Final Report.

The SDMP Final Report was reviewed and discussed at the City Council Work Session on February 10, 2026. The Final Report includes the recommended Capital Improvement Program (CIP) for storm drainage improvement projects over the next 10 to 15 years with a total estimated cost of \$29 million (in 2025 dollars).

Resolution 2026-03 will approve and adopt the Final Report for the Storm Drain Master Plan, and will allow City staff to utilize the SDMP for CIP project planning and budgeting in upcoming fiscal years, land development application review and associated infrastructure planning, and storm drainage utility rate setting in future years.

FISCAL IMPACT:

None at this time.

ATTACHMENTS:

1. Resolution 2026-03 to Approve and Adopt the 2026 Storm Drain Master Plan

RESOLUTION 2026 - 03

**A RESOLUTION TO APPROVE AND ADOPT
THE 2026 CITY OF CODY STORM DRAIN MASTER PLAN**

WHEREAS, the City Council for the City of Cody recognizes the importance of performing long-term planning and prioritization of the needs for infrastructure investment in the City’s storm drainage system to ensure that cost effective storm drainage services are provided to its residents; and

WHEREAS, the City of Cody recognizes the need to update the “Master Storm Drainage Plan” completed in February 2001 to identify specific projects and priorities for storm drainage system improvements and upgrades; and

WHEREAS, the City of Cody has worked with an engineering consultant team lead by Bowen Collins and Associates to complete the “2026 City of Cody Storm Drain Master Plan” for the city’s storm drainage system; and

WHEREAS, the City Council has held work sessions, public meetings, and public surveys to discuss the findings and recommendations contained in the “2026 City of Cody Storm Drain Master Plan” and to seek input from the public;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cody, Wyoming, the following:

THAT the “2026 City of Cody Storm Drain Master Plan” is hereby approved and adopted; and

THAT the Storm Drain Master Plan will be used as a basis for future capital improvement project planning and programing; and

THAT the Storm Drain Master Plan will be used as a reference for land development application review and approval to determine the storm drainage infrastructure needs of each development; and

THAT the Storm Drain Master Plan will be used and referenced in future storm drainage user charge and rate setting studies.

PASSED, APPROVED AND ADOPTED this 3rd day of March, 2026.

Lee Ann Reiter, Mayor, City of Cody

ATTEST:

Tina Gail, Administrative Services Officer / City Clerk