



# BOARD OF ADJUSTMENT MEETING MINUTES

DECEMBER 17, 2020  
6:00 P.M.

**MEMBERS PRESENT:** Tony Laird (Vice Chair), Trent Carroll, Swede Nelson, Michelle Garcia, and Jeffrey Boldt (Board Attorney)

**MEMBER ABSENT:** Stephanie Boster (Chair), Kevin Schwaiger, and Brian Fenimore

**QUORUM PRESENT:** Stephanie Boster (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present.

**CITY STAFF PRESENT:** Charles Bloom (Planning and Development Director), Lisa Pafford (Deputy Director), Connor White (Planner), Alessandra McCoy-Fakelman (Staff Attorney)

**OTHERS PRESENT:** Casey Palma, Daryn Murphy

**APPROVAL OF MINUTES:** November 19, 2020

Swede Nelson made a motion to approve the minutes and Michelle Garcia seconded. Tony Laird stated he has two corrections to the minutes. The minutes as corrected, were approved unanimously 4 to 0.

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Director Charles Bloom read Item 1 into the record.

**ITEM 1: Presentation of plaques to Chair Stefanie Boster and Board Member Kevin Schwaiger.**

Tony Laird, Acting Chair, stated the item should be postponed due to members not being present.

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**ITEM 2: REQUEST:** UDC-20-00493: Conditional Use approval request to allow Multi-family Residential development for Senior Housing in a MR Medium-density Residential zone pursuant to Section 5.1.4 Table 5-1: Zoning District Uses of the UDC, on Lot 1, Block 1, Mission Village, Cheyenne, Wyoming.

**LOCATION:** Lot 1, Block 1, Mission Village  
Owner: Daryn Murphy  
Agent: Casey Palma, Steil Surveying Services

Charles Bloom, Planning & Development Director read the item into the record.

Planner Connor White presented the staff report.

Mr. Nelson asked what was meant by senior housing. Connor White stated the applicant can answer the question in more detail when they provide their proposal.

Mr. Laird asked about the additional access request. Mr. White stated it was discussed during Phase 1, and that it would be required at Phase 2 due to the additional 42 units and work being done on Dell Range Blvd.

Daryn Murphy, Commonwealth Development, agent, described the proposed project. It will be rental apartments for Seniors that will generate less traffic trips.

Michelle Garcia asked if these are low income or reduced rent for seniors (55 and older). Mr. Murphy stated that is correct. Mr. Nelson stated he does not feel that traffic and trips would be reduced due to the Senior rental option. Mr. Nelson asked if most of the occupants will be single occupants rather than couples. Mr. Murphy stated yes, normally they are single occupants, even with the two room apartments. Mr. Laird asked Mr. Murphy to address the public concerns to the traffic on the access road. Mr. Murphy stated the access is dirt and is currently being used but will be improved with pavement with this development. Mr. Murphy stated their time for construction is typically a 12-month period.

Tony Laird opened the floor to public comment. Hearing none, public comment was closed.

Trent Carroll made a motion to approve the Conditional Use to allow multi-family use with the condition listed in the staff report. Swede Nelson seconded.

Michelle Garcia and Trent Carroll supports this request due to the need for additional Senior Housing.

**RESULT:** The motion passed by a unanimous vote of 4-0.

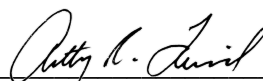
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**OTHER BUSINESS:** Mr. Bloom stated that final approval was completed for the transportation plan Connect 2045. Connor White reminded the current Board members that the Election of Officers will be required at the first meeting in January 2021.

**ADJOURNED:** 6:45 p.m.



Recording Planner: Lisa Pafford



Acting Chair: Tony Laird

*\* Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please refer to the audio recording found on the City of Cheyenne's website.*