CITY OF CHEYENNE  
PLANNING COMMISSION AGENDA  
October 5, 2020 - 6:00 P.M.

Call Meeting to Order  
Roll Call  

Approval of the September 8, 2020 Meeting Minutes: ACTION: _______________ VOTE: ________

Note: The meeting dates listed below are subject to change. Please contact the Development Office for confirmation at (307) 637-6282.

ITEM 1: Back 40 Subdivision, 2nd Filing, Zone Change [Postponed from September 8, 2020], a zone change from MUB Mixed-Use Business Emphasis to CB Community Business, being a replat of Lot 1, Block 1, Back 40 Subdivision, Cheyenne, Wyoming, to be known as Back 40 Subdivision, 2nd Filing (located North of W. Lincolnway at Grant Avenue).

UDC-20-00352 / Back 40 Subdivision, 2nd Filing, Zone Change

Casey Palma, Steil Surveying Services – Agent  
Dozzer LLC – Owner  
Mark Christensen – Office Representative

ACTION: _______________ VOTE: ________

<table>
<thead>
<tr>
<th>Schedule:</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10/12 6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
<td>11/3 Noon</td>
<td>11/9 6pm</td>
</tr>
</tbody>
</table>

ITEM 2: Cole School Addition, Preliminary Plat [ Expedited Review], a replat of all those remaining portions of Block 569, and 570, Original City, including the 16’ alley rights-of-way of said blocks; and portions of adjacent rights-of-way O’Neil Ave., W. 8th St., Thomas Ave. and Bent Ave; and all of Block 2, Roberts Place, including the 16’ alley right-of-way, Cheyenne, Wyoming (located at the southeast corner of the intersection of Bent Avenue and West 9th Street)

UDC-20-00353 / Cole School Addition, Preliminary Plat

Casey Palma, Steil Surveying Services – Agent  
Laramie County School District #1 – Owner  
Connor White – Office Representative

ACTION: _______________ VOTE: ________

<table>
<thead>
<tr>
<th>Schedule:</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10/12 6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
</tr>
</tbody>
</table>

(Vision Statement) The Planning Commission champions responsive land-use for Cheyenne and surrounding areas of Laramie County by utilizing appropriate implementation tools to become a better place to live with a strong economy, and neighborhoods in which we can take pride. We act to encourage steady growth which enhances the quality of life for all. (Adopted May 5, 2008)
ITEM 3: Sweetgrass, 4th Filing, Preliminary Plat [Expedited Review], a replat of all of Block 1 (Lots 1 thru 8 inclusive) Sweetgrass, 3rd Filing, Cheyenne Wyoming (located at the southeast corner of E. College Drive and Goodnight Trail).

UDC-20-00354 / Sweetgrass, 4th Filing, Preliminary Plat

Casey Palma, Steil Surveying Services – Agent
Sweetgrass Land Co., LLC – Owner
Seth Lloyd – Office Representative

ACTION: ___________________________ VOTE: ________

<table>
<thead>
<tr>
<th>Schedule</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/12</td>
<td>6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
</tr>
</tbody>
</table>

ITEM 4: Hynds Boulevard, Future Land Use Map Amendment, a request submitted by citizens of Cheyenne to change the Future Land Use Map designation from Public and Quasi-Public to Community Business along Hynds Boulevard, north of Central Avenue (located at 5307 Hynds Boulevard).

PLN-20-00010 / Hynds Boulevard, Future Land Use Map Amendment

Mark Christensen – Office Representative

ACTION: ___________________________ VOTE: ________

<table>
<thead>
<tr>
<th>Schedule</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/12</td>
<td>6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
</tr>
</tbody>
</table>

ITEM 5: 5307 Hynds Boulevard, Zone Change, a zone change from HR High Density Residential to CB Community Business, for Lot 3, Block 4, Country Club Estates, 2nd Filing, Cheyenne Wyoming (located east of and adjacent to Hynds Blvd., north of Central Ave.)

UDC-20-00380 / 5307 Hynds Boulevard, Zone Change

Brad Emmons, AVI, PC – Agent
Church of Jesus Christ Apostolic Assembly – Owners
Mark Christensen – Office Representative

ACTION: ___________________________ VOTE: ________

<table>
<thead>
<tr>
<th>Schedule</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/12</td>
<td>6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
<td>11/3 Noon</td>
<td>11/9 6pm</td>
</tr>
</tbody>
</table>
ITEM 6:  **Stinson Avenue, Street Vacation**, a vacation of the entirety of the Stinson Avenue right-of-way lying between Blocks 404 and 410, Original City, Cheyenne, Wyoming and south of the Lincoln Highway (located south of and adjacent to W. Lincolnway, west of McComb Ave)

**UDC-20-00423 / Stinson Avenue, Street Vacation**

Comea Shelter – Adjacent Owner
Charles Bloom – Office Representative

**ACTION:**

**VOTE:**

<table>
<thead>
<tr>
<th>Schedule:</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10/12 6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
<td>11/3 Noon</td>
<td>11/9 6pm</td>
</tr>
</tbody>
</table>

ITEM 7:  **“Emergency Shelter”, Text Amendment**, amending the Unified Development Code (UDC) to define, establish permissibility, and create specific use standards for the use “Emergency Shelter.”

**PLN-20-00011 Staff Report**

Charles Bloom – Office Representative

**ACTION:**

**VOTE:**

<table>
<thead>
<tr>
<th>Schedule:</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
<th>Public Service</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10/12 6pm</td>
<td>10/20 Noon</td>
<td>10/26 6pm</td>
<td>11/3 Noon</td>
<td>11/9 6pm</td>
</tr>
</tbody>
</table>

**OTHER BUSINESS:**  

**ADJOURNED:** _______________P.M.
FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:


The Governing Body approved the following Planning Commission items on August 24, 2020:

**FINAL PLAT: Back 40 Subdivision, 2nd Filing**, a replat of Lot 1, Block 1, Back 40 Subdivision, Laramie County, Wyoming (located North of W. Lincolnway at Grant Avenue).

**PRELIMINARY PUD: The Enclave at Northgate**, a Preliminary Planned Unit Development (PUD) for Lot 8 and a portion of Lots 6, 7, 9, 10, 11, and 12; Block 19; North Cheyenne, 2nd Filing; Cheyenne; Laramie County; Wyoming (located at the northwest corner of Yellowstone Road and North Gate Avenue).

**PRELIMINARY PLAT: The Enclave at Northgate**, a plat of Lot 8 and a portion of Lots 6, 7, 9, 10, 11, and 12; Block 19; North Cheyenne, 2nd Filing; Cheyenne; Laramie County; Wyoming (located at the northwest corner of Yellowstone Road and North Gate Avenue).