

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
December 7, 2020
6:00 P.M.**

MEMBERS PRESENT: Phillip Regeski, Vice Chair; Jeremy Arneson, Secretary; Philip Griggs, James Bowers and Brian Tyrrell

MEMBERS ABSENT: Greg Palmquist, Chair; and Ted Gertsch

CITY STAFF PRESENT: Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner; Connor White, Planner; Mark Christensen, Planner; Sam Crowley, Planner; and Alessandra Fakelman, Staff Attorney

OTHERS PRESENT: Scott Larson, Wyatt Wilson, Tim Forbis, Kristy Richardson and Toni Becker

Phillip Regeski, Vice-Chair, called the meeting to order at 6:10 P.M.

Roll Call was taken by Seth Lloyd, Planner. There was a quorum with 5 members present.

MINUTES: Brian Tyrrell made a motion to approve the November 2, 2020 meeting minutes. Philip Griggs seconded the motion. The minutes were approved unanimously.

Mr. Tyrrell made a motion to approve the November 16, 2020 meeting minutes. Jeremy Arneson seconded the motion. The minutes were approved unanimously.

ITEM 1: The Village PUD, PUD Amendment (Postponed from 11/2/2020), Amendments to The Village Planned Unit Development (PUD) for the purpose of amending permitted uses and development standards, being part of protracted Sections 35, & 36, Township 14 North, Range 67 West, of the 6th P.M., Laramie County, Wyoming (located southwest of Storey Blvd and Powderhouse Road) UDC-20-00442 / The Village PUD, PUD Amendment
Edward Ernste – Agent
Charles Bloom – Office Representative

Mr. Lloyd read the item into the record and stated the agent has requested postponement.

Philip Griggs made a motion to recommend a 30-day (January 4, 2021) postponement for the Village PUD Amendment. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 2: Capital Heights Addition, Third Filing, Preliminary Plat [Expedited Review], a replat of Lots 3 and 4, Block 1018, Capital Heights Addition, Cheyenne, Wyoming (located west of and adjacent to Dillon Avenue north of Foyer Avenue, currently addressed as 3810 Dillon Ave.) UDC-20-00427 / Capital Heights Addition, 3rd Filing, Preliminary Plat
Wilson Construction – Agent
Timothy Forbis – Owner
Connor White – Office Representative

Mr. Lloyd read the item into the record.

Wyatt Wilson, agent, presented the project.

Phillip Griggs asked if the site layout from property line will provide enough separation for fire purposes. Mr. Forbis stated that Steil Surveying laid out the site for required setbacks for front yard setbacks. Planner Connor White described the required setbacks for Lot type AD1. Mr. Griggs asked is there are

improvements planned for the alley way. Mr. Wilson stated that the alley will be graded and graveled for proper drainage. Mr. Griggs asked about the retaining wall that is located on the property line and going to be remain. Mr. Griggs asked about fencing. Mr. Wilson stated they do not know about fencing at this time. Mr. Forbis stated there is a row of bushes currently and will be retained for privacy. Mr. Wilson stated the septic will be abandoned as required by the county. Mr. Tyrrell stated that no fencing should be considered in this area.

Connor White, Planner, provided the staff report.

Jeremy Arneson stated his only issue would be adequate parking be provided. Mr. White confirmed that each unit will only be allowed alley access.

Mr. Regeski opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Griggs has an issue with the jogs in the plat map. Mr. Griggs stated that the density is too crowded. Mr. Regeski asked staff to comment on the jog. Charles Bloom stated that the frontage verses variance. The plat as presented meets the UDC requirements. Mr. Wilson stated the lots will accommodate the units as designed. Mr. Regeski stated that three lots may be more appropriate rather than a jog in the lot lines.

Mr. Tyrrell made a motion to recommend approval of the expedited plat for Capital Heights Addition, Third Filing, advancing the Final Plat to the Governing Body. Mr. Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-1, with Mr. Griggs voting no.

ITEM 3: Coyote Ridge, Zone Change, a zone change from County A-1 Agricultural and Rural Residential to P Public District for land situated in the N½NW¼ of Section 20, T.14N., R.66W., 6th P.M., Laramie County, Wyoming (located at the southeast corner of Powderhouse Road and East Carlson Street).

UDC-20-00483 / Coyote Ridge, Zone Change
BenchMark Engineers, PC – Agent
Laramie County School District #1 and Section 20, LLC – Owners
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record.

Scott Larson, agent, presented the project for a 5-6 Elementary school.

Mr. Regeski discussed drainage with the agent representative. Mr. Bloom stated that this request being discussed at this time is the zone change, not the plat. Mr. Larson stated that he is working with the adjacent property owner, Frank Cole, for detention. An easement will be worked out with him at the time of construction. Mr. Griggs asked when the ground might be broken for this project. Mr. Larson stated they would like to grade around January/February. Mr. Larson stated that the School District would like to construct during spring or summer of 2021.

Seth Lloyd, Planner, provided the staff report.

Mr. Regeski opened the floor to public comment for the zone change request.

Tony Becker, adjacent property owner, asked where the new roadway will be. Mr. Larson stated the Carlson will be extending east to the end of this property. This will be the main entrance from Carlson. There will be a drop off and pick up from Powderhouse. Mr. Larson stated that this intersection will be signalized with the completion of construction of the school. Ms. Becker is concerned with snow removal due to the snowplows putting snow back on the sidewalks.

Mr. Regeski closed the public comment period.

** 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.*

Mr. Griggs made a motion to recommend approval of the zone change from County A-1 to P for the property to be known as Coyote Ridge. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved with a unanimous vote of 4-0.

ITEM 4: Coyote Ridge, Preliminary Plat [Expedited Review], situated in the N½NW¼ of Section 20, T.14N., R.66W., 6th P.M., Laramie County, Wyoming (located at the southeast corner of Powderhouse Road and East Carlson Street).
UDC-20-00484 / Coyote Ridge, Preliminary Plat
BenchMark Engineers, PC – Agent
Laramie County School District #1 and Section 20, LLC – Owners
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record.

Scott Larson, agent, presented the project for a 5-6 Elementary school.

Seth Lloyd, Planner, provided the staff report.

Mr. Regeski opened the floor to public comment.

Tony Becker asked how it affects her property regarding the intersection requiring the signal. Mr. Larson explained the complexity of gaining additional right of-way but is intended only on the east side of Powderhouse at the new Carlson extension.

Mr. Regeski closed the comment period.

Mr. Tyrrell made a motion to recommend approval of the expedited plat for Coyote Ridge advancing the Final Plat to the Governing Body with conditions as listed in the staff report. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 5: Family Unit, Text Amendment, A text amendment amending the Unified Development Code (UDC) establishing the definition of, "family unit," and establishing the permissibility of number of, "family units," per, "dwelling unit."
PLN-20-00016 / Family Unit Text Amendment
Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Mark Christensen, Planner, provided the staff report.

Mr. Regeski opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Griggs made a motion to recommend approval of the UDC text amendment of Family Unit. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 1-3, with Mr. Tyrrell, Arneson, Bowers voting no.

- Reasons listed: Property rights

That motion was withdrawn.

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Mr. Tyrrell approved a motion to postpone the item until January 18, 2021. Mr. Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 6: Storage Facilities, Text Amendment, A text amendment amending the Unified Development Code (UDC) combining the definitions of, "Storage, Personal," and, "Storage-Park," into, "Mini Storage." The amendment establishes permissibility in the use table and sets out specific use standards in residential zones.

PLN-20-00017 / Storage Facilities Text Amendment
Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Mark Christensen, Planner, provided the staff report.

Mr. Regeski opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Tyrrell made a motion to recommend approval of the UDC text amendment of Storage Facilities. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

OTHER BUSINESS: Mr. Bloom stated there will be no meeting on December 21, 2020.

MEETING ADJOURNED: 7:45 PM



Prepared by Lisa Pafford


for Phillip Regeski, Vice-Chair