

**CITY OF CHEYENNE**  
**PLANNING COMMISSION MINUTES**  
**February 1, 2021**  
**6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; Phillip Regeski, Secretary; Ted Gertsch, Greg Palmquist, James Bowers and Jeremy Arneson

**MEMBERS ABSENT:** Ted Gertsch

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

**OTHERS PRESENT:** Kristy Richardson, Ryan Rigg, Benjamin Nemic, Dr. Rinne, City Councilman; Phime

Philip Griggs, Chair, called the meeting to order at 6:00 P.M.

1. Roll Call was done by Connor White, Planner II. There was a quorum with 6 members present.

2.b. Minutes – Greg Palmquist made a motion to approve the January 4, 2021 meeting minutes. Jeremy Arneson seconded the motion. The minutes were approved unanimously.

3.a.i **ITEM:** UDC-20-00442 **The Village PUD Amendment** located southwest of Storey Blvd and Powderhouse Road.

Edward Ernste – Agent  
Chet Halvorson – Owner  
Charles Bloom – Office Representative

Mr. White read the item into record.

Mr. Bloom stated this item has been withdrawn and asks the Planning Commission to take no further action.

Brian Tyrrell moved to acknowledge the withdrawal and that the Board take no further action of this item. Jeremy Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

3.a.ii **ITEM:** PLN-20-00016 **Family Unit Text Amendment** to the UDC.

Mr. White read the item into record.

Mark Christensen, Planner II, provided the staff report.

Mr. Griggs asked the Commissioners for questions.

Phillip Regeski stated he supports this amendment. James Bowers asked staff how many complaints are received. Mr. White estimates at least 1 per month. Mr. Tyrrell stated he does not support the amendment and suggests that this is over-regulating the public. Mr. Bowers and Jeremy Arneson stated he also does not support the amendment and believes it will have social economic impact. He feels this is over-reaching of government. Mr. Bloom discussed differences between boarding house, single family and dormitory.

*\* 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.*

Kristy Richardson, resident, stated she was in favor of this amendment. Parking should be available and would not be provided if unregulated.

Mr. Griggs closed the public comment period.

Mr. Regeski moved to approve the text amendment for "Family Unit." Mr. Arneson seconded the motion.

Roll Call: Motion approved with a vote of 3-2, with Mr. Tyrrell and Mr. Bowers voting no.

**3.b.i ITEM:** UDC-21-00007 **The Village Zone Change request** located southwest of Storey Blvd and Powderhouse Road.

Edward Ernste – Agent  
Chet Halvorson – Owner  
Charles Bloom – Office Representative

Mr. White read the item into record.

Mr. Bloom stated this item has been withdrawn and asks the Planning Commission to take no further action.

Mr. Tyrrell moved to acknowledge the withdrawal and that the Board take no further action of this item. Greg Palmquist seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

**3.b.ii ITEM:** UDC-20-00542 Cahill Park Addition, Filing No. 5 expedited plat located east of Windmill Road, south of Dell Range Blvd.

Mr. White read the item into the record.

Benjamin Nemic, agent, presented the project.

Philip Griggs asked for questions from the Board. Hearing none, he requested the staff report.

Seth Lloyd, Planner, presented the staff report.

Mr. Regeski asked staff if the preliminary plat submitted to the Governing Body. Mr. Lloyd stated City Council will act on the final plat, but the preliminary plat map is provided as reference. There was discussion regarding drainage for the proposed development. Mr. Tyrrell asked if a traffic study has been evaluated. Mr. Lloyd stated that the intended uses were evaluated with the original platting of Menards and is not required to be updated. Mr. Bloom acknowledged that there might be issues on internal traffic backup and circulation.

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

Mr. Palmquist made a motion to recommend approval of the expedited plat for Cahill Park Addition, Filing No. 5, advancing the Final Plat to the Governing Body. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

**3.b.iii ITEM:** PLN-20-00008 **Fencing Text Amendment** to the UDC.

Mr. White read the item into record and provided the staff report.

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Mr. Griggs asked for questions from the Board.

Mr. Griggs asked if corner intersections will continue to be protected. Mr. White stated we continue to regulate and could be a violation is within that sight distance regulations.

Mr. Griggs opened the public comment.

Mark Rinne, Councilman, asked for clarification that any fence is required to be 2 feet from the sidewalk at any time. Mr. White confirmed. Dr. Rinne is opposed to allowing 7-foot fences.

Mr. Griggs closed the public comment.

Mr. Tyrrell moved to approve the text amendment for "Fencing." Mr. Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

3.b.iv **ITEM: PLN-20-00009 Encroachments Text Amendment** to the UDC.

Mr. White read the item into record and requested this amendment be postponed until March 1, 2021 meeting.

Mr. Griggs asked for questions from the Board. Hearing none, he opened the public comment. Hearing none, he closed the public comment.

Mr. Tyrrell moved to postpone the text amendment for "Encroachments" to March 1, 2021. Mr. Regeski seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

**OTHER BUSINESS:** New final version of Connect 2045 is available on the website. There will be a meeting to discuss Annual Review of the UDC on February 16, 2021.

**MEETING ADJOURNED:** 7:15 PM.

  
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Produced by City Staff

  
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Commission Official