

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

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

**MEMBERS ABSENT:** Ted Gertsch

**CITY STAFF PRESENT:** Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner; Tawn Hillenbrand, Planner; Anissa Gerard, Traffic Engineer; Roy Kroger, Environmental Health Director; Thomas Cobb, City Engineer

**OTHERS PRESENT:** Casey Palma, John Sayers, Kelly Hafner, Darin & Melissa Westby, Jim Williams

Greg Palmquist, Chair, called the meeting to order at 6:00 P.M.

Roll Call was taken by Seth Lloyd, Planner. There was a quorum with 6 members present.

**MINUTES:** Philip Griggs made a motion to approve the February 18, 2020 meeting minutes. Jeremy Arneson seconded the motion. The minutes were approved unanimously.

Philip Griggs made a motion to approve the March 2, 2020 meeting minutes. Jeremy Arneson seconded the motion. The minutes were approved unanimously.

**ITEM 1: [Postponed from March 2, 2020] Willow Heights, Final Plat**, a replat of Lot 14, Block 5, Homestead Addition, First Filing Replat, Cheyenne, Wyoming, to be known as Willow Heights, for residential development; located south of Homestead Avenue, between Henderson Drive and Hanson Street.

UDC-19-00643 / Willow Heights Final Plat

Casey Palma, Steil Surveying & Development Services – Agent  
Legacy Custom Homes, LLC – Owner  
Seth Lloyd – Staff Representative

Mr. Lloyd read the item into record.

Casey Palma, agent, presented the proposal to the Commission.

Mr. Griggs stated he is still concerned about the sewer line manhole and/or lift station required.

Phillip Regeski asked if the alley is going to be lower. The cross section showed that the garage will slope down to the alley.

Mr. Palma stated they will not be able to adjust the elevation of the alley. They plan to balance the site with fill material.

Mr. Regeski had further questions regarding drainage flow directions in relationship to the alley and neighbors. Drainage basin, Lot 16, seems to be unnecessary. Who will own Lot 16?

Mr. Palma stated he thinks that Lot 16 will be accepted by the City of Cheyenne for ownership. Mr. Palma explained why Lot 16 is necessary for drainage.

Seth Lloyd, Planner, provided the staff report.

Mr. Regeski asked staff about sheet flow across the greenway.

Mr. Lloyd stated that the City Engineering has reviewed the report and approved the plan as presented.

Mr. Regeski asked if the end of Hanson Street was going to be a park.

Mr. Lloyd stated that no improvements are to be provided and to be maintained the same as all other unbuilt dedicated right-of-way.

Mr. Palmquist opened the floor to public comment, hearing none, he closed the public comment period.

Philip Griggs made a motion to approve the final plat of Willow Heights. Brian Tyrrell seconded the motion.

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

**ITEM 2: Westby Edge Preliminary Plat [Expedited Review]**, a replat of Lots 5, 6, 7 & 8, Block 271, Original City, Cheyenne, Wyoming (located at the northwest corner of W. 20<sup>th</sup> Street and Bent Avenue).

UDC-20-00050 / Westby Edge Expedited Plat

Darin and Melissa Westby – Agent (and current owner)  
Westward Development, LLC – Owner (at time of application)  
Seth Lloyd – Office Representative

Melissa and Darin Westby, owners, presented the project to the Commission.

Philip Regeski stated this project will be a great asset to this area.

Mr. Westby stated he is excited to dig in and get started.

Mr. Lloyd provided the staff report.

Mr. Palmquist opened the floor to public comment, hearing none, he closed the public comment period.

Phillip Regeski made a motion to recommend approval of the Expedited Plat of Westby Edge, advancing the Final Plat to the Governing Body. Mr. Arneson seconded the motion.

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

**ITEM 3: Saddle Ridge, 15<sup>th</sup> Filing, Preliminary Plat [Expedited Review]**, a replat of all of Lots 2-10, Block 1, Saddle Ridge, 13<sup>th</sup> Filing, Cheyenne, Wyoming (located east of Gunsmoke Rd., south of US 30).

UDC-20-00056 / Saddle Ridge, 15th Filing, Expedited Plat

WJE, LLC (John Sayers) – Owner and Agent  
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record.

John Sayers, agent, presented the proposal.

Mr. Griggs asked for an explanation for cottage style homes.

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Mr. Sayers stated that it is similar to townhomes but is detached with the standard setback between homes.

Mr. Lloyd, provided the staff report.

Mr. Regeski asked about the long strip of property located at the north of this property.

Mr. Lloyd stated that is an open space parcel for a future pathway or greenway.

Mr. Palmquist opened the floor to public comment, hearing none, he closed the public comment period.

Brian Tyrrell made a motion to recommend approval of the Expedited Plat of Saddle Ridge, 15<sup>th</sup> Filing, advancing the Final Plat to the Governing Body. Mr. Griggs seconded the motion.

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

**ITEM 4: Center Point Subdivision, 2<sup>nd</sup> Filing, Final Plat**, a replat of Lots 1 thru 7, Block 1, Inclusive Center Point Subdivision, Cheyenne, Wyoming (located at the southwest corner of the intersection of Homestead Avenue and Eda Place).  
UDC-19-00391-01 / Center Point Subdivision, 2nd Filing, Final Plat

Casey Palma, Steil Surveying & Development Services – Agent  
Floyd Lopez – Owner  
Tawn Hillenbrand – Office Representative

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Mr. Griggs stated that Block 3 is completely redesigned from the preliminary plat. Also Block 2 is changed. Mr. Griggs asked why the changes were made.

Mr. Palma stated the owner changed their mind along with neighborhood input during a neighborhood meeting.

Mr. Griggs asked about adequate fire department access.

Mr. Palma stated that the fire department have reviewed this current proposal.

Tawn Hillenbrand, planner, provided the staff report.

Mr. Regeski asked if this plat is approved, can city staff add conditions after.

Charles Bloom, Director, stated staff cannot add conditions to a plat we have recommended denial.

Mr. Regeski stated we should help this developer to improve this property for the community. Mr. Regeski stated that the accesses as proposed would be less for maintenance and less costly to build if private. All these lots will be draining into the greenway.

Mr. Palma stated that Mr. Regeski provided good comments. Mr. Palma discussed the design for detention for this property.

Mr. Regeski asked further questions regarding staff opinion regarding this new proposal submitted tonight as an exhibit.

Mr. Bloom provided additional information regarding the submittal and the previously approved preliminary plat.

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Mr. Palma disagreed with the director that conditions can be placed on the final plat.

Mr. Regeski and Mr. Palma discussed postponement.

Mr. Palmquist opened the floor to public comment, hearing none, he closed the public comment period.

Mr. Arneson stated he voted no during the first preliminary plat dues to the neighbors opposed to access proposed at that time.

Mr. Tyrrell made a motion to deny the final plat of Center Point Subdivision, 2<sup>nd</sup> Filing. Mr. Arneson seconded the motion.

Roll Call: Motion approved with a vote of 4-1 with Mr. Griggs voting no.

**ITEM 5: 7511 Tate Road, 201 Wastewater Facilities Plan Exception Request**, a request for an exception to the 1982 City/County Wastewater Facilities Plan to allow the installation of a new closed tank holding septic system for a commercial property lying within the Plan Area on a parcel of land described as a portion of the NE ¼ Section 36, Township 14 North, Range 66 West, Laramie County, Wyoming (located west of Christensen Road south of and adjacent to Tate Road).  
UDC-20-00068 / 7511 Tate Road 201 Exception Request

Robert Winkler – Applicant  
Charles Bloom – Office Representative

Mr. Lloyd read the item into the record.

Jim Williams, agent, presented the proposal.

Mr. Regeski asked what facilities are needed/required. Mr. Williams stated it is a single restroom.

Charles Bloom, Director of Planning & Development Department, provided the staff report.

Mr. Griggs asked if the applicant is okay with the staff conditions.

Mr. Williams stated yes.

Mr. Regeski asked if all the properties are on public sewer.

Roy Kroger, Environmental Health, stated all surrounding properties are on well and septic systems.

Mr. Regeski stated his firm designs septic systems that clean the water before it is leached out. It is just a chemical that goes into the septic tank.

Mr. Kroger stated this is the applicant's proposal to gain an exception.

Mr. Palmquist opened the floor to public comment

Kelley Hafner, engineer, discussed the sewer line run by Saddle Ridge and why it is not available to this property.

Mr. Palmquist closed the public comment period.

Mr. Arneson made a motion to approve the exception request from the 201 Wastewater Facilities plan for the property at 7511 Tate Road with conditions as listed in the staff report. Mr. Griggs seconded the motion.

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

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**OTHER BUSINESS:** The meeting scheduled for April 20<sup>th</sup> will be cancelled due to lack of agenda items.

**MEETING ADJOURNED:** 8:10 PM.



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Prepared by Lisa Pafford



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Greg Palmquist, Chair

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