

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES**

**June 1, 2020**

**6:00 P.M.**

**MEMBERS PRESENT:** Greg Palmquist, Chair; Phillip Regeski, Vice Chair; Philip Griggs, Jeremy Arneson, Secretary; 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; Mark Christensen, Planner; Alessandra McCoy, Staff Attorney

**OTHERS PRESENT:** Casey Palma

Greg Palmquist, Chair, called the meeting to order at 6:10 P.M.

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

**MINUTES:** Jeremy Arneson made a motion to approve the May 4, 2020 meeting minutes. Phillip Regeski seconded the motion. The minutes were approved unanimously.

**ITEM 1: East Lincolnway Future Land Use Map Amendment, a Future Land Use Map Amendment to update the properties from Public Quasi-Public, Urban Residential, and Community Business to Mixed Use located along Lincolnway between Ridge Road and Omaha Road. PLN-20-00006 / East Lincolnway Future Land Use Map Amendment**

Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Mark Christensen, Planner, provided the staff report for the proposal.

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

Phillip Regeski asked that Staff recommends approval of the Future Land Use only and that this does not change the zoning for the property. Mr Regeski also asked if City Council would make the final decision. Mr. Christensen confirmed that is the case and that there are two projects proposed within this area for zone changes. Mr. Regeski ask about the roadway connectivity at this point for the project next to Sparks Road. Charles Bloom, Director, stated that there are no major streets affected with any of these proposals. Mr. Regeski stated that the roads could use some improvement at the time of development. Mr. Christensen stated that the roadways would be evaluated at the time of site plan.

Brian Tyrrell made a motion to recommend approval of the Future Land Use Map amendment. Philip Griggs seconded the motion.

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

**ITEM 2: 3306 Kelley Drive Zone Change, a zone change from LR Low Density Residential to MUR Mixed-Use Residential Emphasis for Lots 8, 9, 10 & 11, Block 42, Mountview Park, 6<sup>th</sup> Filing, Cheyenne, Wyoming (located at the northeast corner of Old Faithful Road and Kelley Drive). UDC-20-00152 / 3306 Kelley Drive Zone Change**

First Church of Christ Scientist – Owner  
Kari Happold - Agent

*\* 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.*

Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Kari Happold, applicant, presented the project.

Mr. Regeski stated the street south of this property is Old Faithful is not a very good layout. Boxelder Road makes for a poor intersection. The master plan for traffic indicates that Old Faithful should be abandoned and would be a safer access for the public. The current owner stated that has not ever been a consideration. Kari Happold stated they have a very low volume of traffic for their intended use. Mr. Jacobson, representing the owner, stated that the roadway abandonment would not be favorable. Mr. Regeski further discussed the future abandonment of Old Faithful Road but is in favor of the requested zone change

Mr. Christensen, Planner, provided the staff report.

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

Jeremy Arneson asked if the Board has the capability to discuss or make a recommendation to Old Faithful Road. Mr. Bloom confirmed that it is outside of the Commissions purview.

Mr. Griggs made a motion to recommend approval of the Zone Change request from LR to MUR for the Lots 8, 9, 10 & 11, Block 42, Mountview Park, 6<sup>th</sup> Filing. Mr. Regeski seconded the motion.

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

**ITEM 3: Cheyenne Elevator Zone Change**, a zone change from LI Light Industrial to MUB Mixed-Use Business Emphasis for Lots 6-8 (except that fractional portion of said Lot 8 belonging to and part of the R/W of the Colorado and Southern Railway Company), Block 225, Original City, Cheyenne, Wyoming (located at the northwest corner of W. 21<sup>st</sup> Street and Reed Avenue).  
UDC-20-00153 / Grain Elevator Zone Change

Ful O Pep, LLC – Owner  
Ayres Associates, LLC - Agent  
Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Matt Ashby, Agent, presented the project.

Mr. Regeski stated the zone change will a great benefit and improvement to the City. Mr. Regeski discussed the exceptional width of right-of-way and a portion should be vacated.

Mr. Arneson asked if this property is within the Reed Avenue Rail Corridor. Mr. Ashby confirmed that it is and stated that the owners are excited about the project and hope that the Reed Rail Corridor plan is approved by the City in the near future.

Mr. Christensen, Planner, provided the staff report.

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

Mr. Tyrrell made a motion to recommend approval of the Zone Change request from LI to MUB for Lots 6-8 (except that fractional portion of said Lot 8 belonging to and part of the R/W of the Colorado and Southern Railway Company), Block 225, Original City. Mr. Griggs seconded the motion.

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

**ITEM 4:**         **Hawk's Point Zone Change**, a zone change from CB Community Business to MUB Mixed-Use Business Emphasis for a portion of the SE¼ of Section 33, T.14N., R.66W., 6<sup>th</sup> P.M., Cheyenne, Laramie County, Wyoming (located south of and adjacent to Sparks Road, west of Ridge Road).  
UDC-20-00155 / Hawk's Point Zone Change

Section 20, LLC – Owner  
Inberg-Miller Engineering - Agent  
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record and stated this item will be postponed until June 15, 2020 meeting to allow proper notification by the applicant.

**OTHER BUSINESS**     Limited staff returning to work on June 3, 2020.

**MEETING ADJOURNED:**     7:00 PM.



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Prepared by Lisa Pafford



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Greg Palmquist, Chair