

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
June 15, 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; Connor White, Planner; Tom Mason, MPO Director; Jillian Harris, Senior MPO Planner and Alessandra McCoy Fakelman, Staff Attorney

OTHERS PRESENT: Carl Landenburg, Craig Russell, Daniel Hayes, Jim Grenfell, Jim Weaver, John Pietsch, Lowell Springer, Paula Travers, Shane Walk and Jim Brenthal

Greg Palmquist, Chair, called the meeting to order at 6:05 P.M.

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

ITEM 1: **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., 6th 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.

Daniel Hayes, agent, presented the project.

Phillip Griggs, Board member, asked if the entire parcel was being replatted at this time. Staff stated that only a portion of the parcel was in the process of being platted.

Jim Grenfell, applicant, provided a brief explanation regarding their proposal locally and other projects they have built previously.

Mr. Lloyd, Planner, provided the staff report.

Phillip Regeski asked if the land use map change affected both sides of Lincolnway. Mr. Lloyd stated that the request is currently before City Council. Mr. Regeski asked if the entire parcel was being changed to MUB. Mr. Lloyd confirmed that it is.

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

Jeremy Arneson made a motion to recommend approval of the Zone Change request from CB to MUB for a portion of the SE¼ of Section 33, T.14N., R.66W., 6th P.M.. Philip Griggs seconded the motion.

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

ITEM 2: Municipal Complex Pedestrian Plan, the Municipal Complex Pedestrian Routing Plan recommends improvements to the pedestrian connections and the environment from 20th Street to 22nd Street including the Municipal Building, north parking lot, as well as pedestrian connections to the Civic Commons and to Pioneer Ave. The pedestrian routes and open space area could be improved with wider more naturally flowing sidewalks, enhanced landscaping that reduces overall water usage, improved pedestrian level lighting, wayfinding signs, consolidated memorial plaza, outdoor beer garden for civic use and large events, etc. Goals for the project include:

- Enhance connections within the Municipal Complex and to destinations beyond
- Increase overall pedestrian safety, comfort, and function
- Continue to establish municipal complex character and identity

Russell + Mills Studios – Consultant
Tom Mason – Office Representative

Tom Mason, MPO Director said the MPO did this plan to find out how to improve this public space between the Municipal Building, the Civic Center the Cox Parking Structure and the Burke Highrise. Tom introduced Mr. Craig Russell.

Craig Russell started presentation but due to poor connection was unable to continue. Mr. Bloom said they are using too much bandwidth. Mr. Bloom asked for Mr. Mason to finish the presentation.

Tom Mason – This Plan started in August 2018 but was put on hold after a few months, because the Civic Center was doing their plan that would affect the footprint of their building. After they got far enough along, we continued ours. The area is used as a civic space by people parking in the area and traveling to the various destinations, also Thomes is functioning as a spine to get to the Library from Lincolnway. it has several memorials that might be consolidated and more prominent. Goals to enhance the space, increase pedestrian safety, comfort and function. Also wanted to establish a special character and identity. The options for the North Parking lot were shown. The main difference is leaving the storage building or removing it when the Municipal Building is renovated. Removing it would allow more parking spaces especially for the Senior Center and Burke Highrise. The three layouts of the public space design were shown. The preferred one has the memorial plaza in the center with the pathways coming out from it. There is also the potential for the addition of a Civic Center Beer Garden. The work on the private property would be part of the overall funding and be approved by the property owners. Public preferences were shown for materials for amenities, paving, lighting and screening of the parking garage. The project is not funded but since the City was considering updating and expanding the Civic Center, the time to upgrade the outside is near. Total cost \$2.5 Million with all the improvements.

Philip Griggs - Mr. Griggs asked about where the screening was supposed to go.

Tom – The screening is an option on the parking structure to make it more attractive and break the wind a bit.

Philip Griggs – The entire length of Thomes is going to get new sidewalk?

Tom - The Thomes spine improvement was a concept idea to improve the pedestrian experience from Lincolnway to the Municipal building.

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

Mr. Regeski – Jeremy and I are here with Seth. Mr. Arneson has a question.

Jeremy Arneson - Did the Plan incorporate the traffic from the New County Detention facility and Sheriff's office?

Tom – yes it did.

Phillip Regeski – Not sure what they are voting on? What do you need from the Planning Commission?

Tom – reiterate the mission of the MPO and planning for all modes. This is a pedestrian plan and for City of Cheyenne, so it is customary to get Governing Body approval, as the Planning Commission is the recommending body for the Council.

Phillip Regeski – Said he like the plan and hoped for good lighting and security, especially for the seniors using the space. He also asked about keeping the sidewalks clear and the space usable during the winter months.

** 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.*

Tom – Yes, the lighting was strongly considered to be a good space for night usage. The city has been doing a lot of work on helping to assist the redevelopment for the West Edge.

Phillip Regeski – Could this area be used for events?

Tom – Yes it could for smaller events. Now it is being used for SAC events and outdoor picnics by the City employees. Maintained by City Staff.

Mr. Lloyd read into the record a statement from Mr. Tyrell. It looks like a great project, but the City does not have the money to do this project at this time. We should wait a few years and then go forward

Tom – The City may add the redevelopment of the Civic Center and add it to 6th Penny sales tax. Doing plans to help the City and County to select projects with the best information available.

Mr. Arneson made a comment about the private business microbrewery just went in next to the Civic Center, it does not make sense to him to put in a beer garden. Mr. Mason said the reason the Civic Center consultants included it was because of the recent decision by the Civic Center to begin serving alcohol during some performances.

Mr. Regeski made a motion to recommend approval the Plan as presented and advancing it to the Governing Body. James Bowers seconded the motion.

Roll Call: Motion approved with a vote of 3-1, with Brian Tyrrell voting no and Mr. Arneson abstaining.

ITEM 3: Fence Regulations Work session, to discuss a potential text amendment on the side setback for privacy fences on corner lots and the allowed materials for fencing generally.
PLN-20-00008 / Fencing Regulations Text Amendment

Connor White – Office Representative

Mr. Lloyd read the item into the record.

Connor White, Planner, presented the proposal and staff information.

Discussion: Decorative concrete block could be subjective or used as a guide. Permitting fencing in the City of Cheyenne is not required. Permits required for fences over 6-feet in height.

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

Barbara Lloyd asked if fencing is required to be setback from a corner lot. Mr. White explained the site distance triangle is already required in code and the distance was discussed. Setback required for corner lots for a six-foot fence along the side yard.

Mr. Bloom stated there are height requirements and setbacks for the triangle. There are further requirements that are taken into consideration like speed, street category and if it is an alley or street.

ITEM 4: Porch and Deck Regulations Work session, to discuss a potential text amendment on the setbacks and allowed encroachments for decks, stoops, porches, pergolas, and similar features.
PLN-20-00009 / Porch and Deck Regulations Text Amendment

Connor White – Office Representative

Mr. Lloyd read the item into the record.

Connor White, Planner, presented the proposal and staff information.

Shifted porches and side porches were discussed. The Board members like the idea to allow encroachment in the rear setback up to 50%.

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

OTHER BUSINESS: Mr. Bloom update the Board as to staff's direction regarding Covid 19

MEETING ADJOURNED: 7:50 PM.



Prepared by Lisa Pafford


Greg Palmquist, Chair