

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
August 3, 2020
6:00 P.M.

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

MEMBERS ABSENT: None

CITY STAFF PRESENT: Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner and Alessandra Fakelman, Staff Attorney, Thomas Cobb, City Engineer

OTHERS PRESENT: Casey Palma, Alane West, Janet Lawver-Vafai, Brad Emmons, Dr. Mark Rinne, Councilman

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 all members present.

MINUTES: Brian Tyrrell made a motion to approve the June 15, 2020 meeting minutes. Jeremy Arneson seconded the motion. The minutes were approved unanimously.

Brian Tyrrell made a motion to approve the July 6, 2020 meeting minutes. James Bowers seconded the motion. The minutes were approved unanimously.

ITEM 1: Back 40 Subdivision, 2nd Filing, Preliminary Expedited Plat [Postponed from July 6, 2020], a replat of Lot 1, Block 1, Back 40 Subdivision, Laramie County, Wyoming (located North of W. Lincolnway at Grant Avenue).

UDC-20-00176 / Back 40 Subdivision, 2nd Filing, Preliminary Plat

Casey Palma, Steil Surveying Services – Agent
Dozzer LLC – Owner
Mark Christensen – Office Representative

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Charles Bloom, Director, provided the staff report.

Brian Tyrrell asked if there is already an existing detention pond existing. Mr. Bloom stated that is correct and is near the 19th Street right-of-way. There could be future relocations and combination of drainage as it develops. Mr. Tyrrell said he feels that would make better sense. Mr. Bloom stated he will provide this information to the City Engineer.

Philip Regeski asked the applicant about the grading and railroad property. Mr. Palma explained more of the drainage as a whole and how it could be improved. There was further discussion regarding natural drainage patterns and maybe a regional plan for all property and owners for the area. The network plan shown is not a binding plan, only a demonstration of the network opportunities.

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 for Back 40 Subdivision, advancing the Final Plat to the Governing Body with conditions as listed in the staff report and exception of stated block size. Philip Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 6-0.

ITEM 2: Whitney Ranch, 4th Filing, Preliminary Plat, a plat of a portion a portion of the SE¼ of Section 23, Township 14 North, Range 66 West, 6th P.M., Laramie County, Wyoming (located northwest of the intersection of Whitney Road and Dell Range Boulevard).
UDC-20-00255 / Whitney Ranch, 4th Filing, Preliminary Plat

Brad Emmons, AVI, PC – Agent
Gysel Whitney, LLC – Owner
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record and stated the applicant has requested a 30-day postponement.

Mr. Griggs made a motion to recommend approval of a 30-day postponement until September 8, 2020.
Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 6-0.

Mr. Palmquist stated the Planning Commission agreed to discuss both Items 3 and 4 together, but to vote on them separately.

ITEM 3: The Enclave at Northgate, Preliminary PUD, a Preliminary Planned Unit Development (PUD) for Lot 8 and a portion of Lots 6, 7, 9, 10, 11, and 12; Block 19; North Cheyenne, 2nd Filing; Cheyenne; Laramie County; Wyoming (located at the northwest corner of Yellowstone Road and North Gate Avenue).
UDC-20-00256 / The Enclave at Northgate, Preliminary PUD

Casey Palma, AICP, Steil Surveying Services – Agent
Northgate Developers, LLC – Owner
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Mr. Griggs asked for the agent to provide further information regarding the barrier fencing. Mr. Palma stated that the owner wanted a more decorative fence along Yellowstone Road but will not work due to BOPU utilities. The owner hopes to design something that will be proposed with the final PUD. The fence is proposed around the entire parameter. Each right-of-way is intended to be different. The fence along Yellowstone is proposed to be 8-foot tall.

Mr. Lloyd, Planner, provided the staff report.

Mr. Regeski asked if the Enclave street designed to accept that flow of traffic. Mr. Palma stated yes it accommodates the east side of the project. Is a gate proposed at both ends of Enclave Street? Mr. Palma stated they would be providing access thru the gated community to their garages on both ends of the development. Mr. Regeski asked if Enclave street used for drainage. Mr. Palma stated that Enclave street will be privately owned and maintained as both a street and public street. Mr. Regeski asked if the utilities are proposed be underground. Mr. Palma affirmed.

Mr. Griggs asked what the building on the SE corner of the property. Mr. Palma stated it is owned by the BOPU pump station. Mr. Arneson asked what is proposed for Mandan Lane. Mr. Palma stated that they are dedicating an additional 5-foot to complete ½ of required width. The adjacent property owner will be responsible for dedicating the other half for a full right-of-way width.

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

Mr. Tyrrell made a motion to recommend approval of the Preliminary PUD for The Enclave at Northgate with conditions as listed in the staff report. Mr. Griggs seconded the motion.

Roll Call: Motion approved with a unanimous vote of 6-0.

ITEM 4: The Enclave at Northgate, Preliminary Plat, a plat of Lot 8 and a portion of Lots 6, 7, 9, 10, 11, and 12; Block 19; North Cheyenne, 2nd Filing; Cheyenne; Laramie County; Wyoming (located at the northwest corner of Yellowstone Road and North Gate Avenue).

UDC-20-00257 / The Enclave at Northgate, Preliminary Plat

Casey Palma, AICP, Steil Surveying Services – Agent
Northgate Developers, LLC – Owner
Seth Lloyd – Office Representative

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Mr. Lloyd, Planner, provided the staff report.

Mr. Regeski asked Mr. Bloom to address the width, safety and adequacy of all rights-of-way adjacent and near this development. Mr. Bloom stated that the City and Traffic Engineers and MPO did not see any traffic mitigations necessary. Mr. Bloom would forward the concerns to them.

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

Mr. Tyrrell made a motion to recommend approval of the Preliminary plat of The Enclave at Northgate with conditions as listed in the staff report. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 6-0.

OTHER BUSINESS: MPO is hosting an on-line open house tomorrow regarding Connect 2045.

MEETING ADJOURNED: 7:50 PM



Prepared by Lisa Pafford



Commission Official