

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

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

**MEMBERS ABSENT:** James Bowers and Ted Gertsch

**CITY STAFF PRESENT:** Charles W. Bloom, Planning & Development Director; Lisa Pafford, Deputy Director; Connor White, Planner; Mark Christensen, Planner; Seth Lloyd, Planner; Erin Fagan, Planner I; and Thomas Cobb, City Engineer

**OTHERS PRESENT:** Rodney Stone, Chris Lovas, Kristy Richardson, Jenna Green, Casey Palma, Tristian Cordier, Robert Scoggin, Pat Scoggin, Ross Heinen and Brad Emmons

Philip Griggs, Chair, called the meeting to order at 6:02 P.M.

1. Roll Call was done by Seth Lloyd, Planner II. There was a quorum with 5 members present.

2.b. Minutes – Brian Tyrrell made a motion to approve the February 1, 2021 meeting minutes. Phillip Regeski seconded the motion. The minutes were approved unanimously.

**ITEM A:** PLN-20-00009 **Encroachments Text Amendment** to the UDC

Connor White, Planner II – Office Representative

Seth Llyod, Planner II, read the item into record.

Connor White, Planner I, gave the staff report.

Philip Griggs, Chair, asked for questions from the Board.

Brian Tyrell asked if this amendment would regulate the building materials used to cover an encroachment.

Mr. White said the amendment would not regulate what material could be used to cover an encroachment.

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

Mr. Tyrrell made a motion to recommend the Governing Body approve text amendments to the Unified Development Code Section 6.6.3.b.1 Encroachments, as outlined in the staff report and recommended by staff, noting the request meets the review criteria of UDC 2.4.1.d. Jeremy Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

**ITEM B:** UDC-21-00005 **Holmes Corner, Zoning Map Amendment** located south of and adjacent to E. Pershing Boulevard, west of McCann Avenue.

Christofer Lovas, AVI, pc – Agent

Cheyenne Health & Wellness Center, dba Healthworks – Applicant/Owner

Lisa Pafford – Office Representative

Seth Llyod, Planner II, read the item into the record.

Christofer Lovas, agent, presented the project.

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

Lisa Pafford, Deputy Director, provided the staff report.

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

Brian Tyrell made a motion to approve the rezoning of Lots 9, 10, 11 & 12, Block 1, Holmes Corner, Cheyenne, Wyoming from CB to MUB. Jeremy Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

**ITEM C:** UDC- 21-00033 **Whitney Ranch, 3<sup>rd</sup> Filing, Zoning Map Amendment** located north of Dell Range Boulevard, west of Whitney Road.

Whitney Ranch, LLC - Applicant  
Brad Emmons, AVI, pc – Agent  
Gysel Whitney, LLC – Owner  
Seth Llyod, Planner II – Office Representative

Seth Llyod, Planner II, read the item into record and asked to have Item D be read concurrently as they are for the same property. He said the motions would need to be made separate.

Philip Griggs, Chair, approved.

**ITEM D:** UDC-21-00034 Whitney Ranch, 3<sup>rd</sup> Filing Final Plat, located north of Dell Range Boulevard, west of Whitney.

Whitney Ranch, LLC - Applicant  
Brad Emmons, AVI, pc – Agent  
Seth Llyod, Planner II – Office Representative

Mr. Lloyd read the item into record.

Brad Emmons, agent, presented the project.

Mr. Griggs asked for comments from the Board.

Phillip Regeski stated he is concerned with the drainage. He asked if there were drainage basins in the area that would help serve this development.

Mr. Emmons said there are two drainage ponds south of Sullivan Street which would be released into a storm sewer in Connie Drive. He said the ponds in phase I drain down to Dell Range Boulevard. He said they go to the Dry Creek Basin.

Mr. Regeski asked if the drainage off this property is being sufficiently routed. He asked if there is an easement on private property that routes it to Dry Creek.

Mr. Emmons said all drainage for this development would go into storm water pipes or public rights-of-way. He stated if the lots were developed to the north would need to come from a different water source. He said the City Greenway system will be on the top of the ridge and there will be open space to the south of the ridge.

Mr. Griggs asked for the staff report

Mr. Lloyd gave the staff report.

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

Ross Heinen, 4918 Carmel Drive, asked if he could be provided the drainage study. He stated he and other neighbors have had flooding in their homes.

Rodney Stone, 4011 Summit Drive, stated he was concerned with drainage and the developer. He said his property has been flooded from Thomas Heights and it has never been corrected. He stated this developer moves on without dealing with the drainage issues.

Robert Scoggin, 4930 Carmel Drive, asked if there is recourse if the drainage does not work.

Mr. Heinen asked how the water would be routed down to the retention pond.

Tom Cobb, City Engineer, stated they have received the drainage study and they will review it in depth. He stated that they are all working together to make sure the drainage is moved in a positive direction.

Mr. Emmons said he would pass on the drainage concerns to Chris Lovas.

Mr. Heinen asked if the road and dirt work would be started by April 1<sup>st</sup>.

Mr. Emmons stated it depended on when everything is approved but probably not by April 1<sup>st</sup>.

Mr. Lovas stated the drainage would be routed to the two detention ponds south of the subdivision. He reviewed details of the drainage plan.

Mr. Regeski stated the drainage plan for this development indicates it would help improve the drainage issues in the area.

Mr. Lovas agreed. He stated there is currently uncontrolled drainage in the area and this should help the drainage issues.

Mr. Regeski stated the drainage west of Van Buren is now going to be controlled with this development. He asked if it was correct that the drainage east of Van Buren goes into the subdivision to the south.

Mr. Lovas stated east of Van Buren runoff is conveyed to the regional pond in phase I. Everything will be routed to ponds 1 and 2.

Pat Scoggin, 4930 Carmel Drive, asked how the water is going to get from the southwest corner up to the pond.

Mr. Lovas stated the drainage from the southwest corner of the subdivision is conveyed through the existing drainage easement down into the Crown Subdivision.

Mr. Regeski asked if the drainage was in a controlled flow to Dry Creek.

Mr. Lovas stated there are existing drainage easements in place and the post flow conditions will be reduced with this development.

Mr. Emmons said storm sewer will be placed in Sullivan and will take the flows and divert them east into the pond. He stated that the neighbors with concerns are welcome to come into AVI to discuss the drainage.

Mr. Heinen stated the existing drainage easement is not big enough. He asked if there would be a detention pond planned for the west corner.

Mr. Emmons stated the goal was to route the water to the east.

Mr. Heinen asked if the houses would be approximately 50' away from their fence.

Mr. Emmons stated the rear setback is 20' from the property line.

Mrs. Scoggin asked about setting up an appointment with Brad Emmons.

Mr. Emmons gave her his contact information.

Mr. Griggs asked for further public comment. Hearing none, he closed the public comment. He asked what would happen if there were drainage issues in the future.

Mr. Emmons stated if there are future drainage issues the City would need to look at the problem and move forward with fixing the issues.

Tristian Cordier, AVI pc, stated their intention is to eliminate the drainage issues in the area.

Mr. Regeski moved to approve the rezoning of a portion of the southwest Section 23, Township 14 North, Range 66 West, of the 6<sup>th</sup> pm, Cheyenne, Wyoming from County A-2 Agricultural to MR Medium-density Residential aa shown in the attached zone change map, noting that the project meets the review criteria for approval. Brian Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

Mr. Regeski made a motion to recommend the Governing Body approve the Whitney Ranch, 3<sup>rd</sup> Filing Final Plat subject to staff recommended conditions 1-4 noting that as conditioned the project meets the review criteria for approval and that a final plat addressing the conditions for approval be prepared and presented to the Governing Body. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

**ITEM E: UDC-21-00046 Mission Village Zoning Map Amendment** located east of Griffith and north of Dell Range Boulevard.

Casey Palma, Steil Surveying Services – Agent  
The Commonwealth Companies - Owner  
Mark Christensen, Planner II – Office Representative

Seth Llyod, Planner II, read the item into the record.

Casey Palma, agent, presented the item.

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

Mark Christensen, Planner II, gave the staff report.

Charles W. Bloom, Planning and Development Director, stated there was a public comment submitted to the staff and shared with the Board.

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

Greg Palmquist made a motion to approve the rezoning of a portion of the southwest quarter of the southeast quarter of Section 22, Township 14 North, Range 66 West, of the 6<sup>th</sup> P.M., Cheyenne,

*\* 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.*

Wyoming from County MR Medium-density Residential as shown in the attached zone change map, noting that the project meets the review criteria for approval. Jeremy Arneson seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

**OTHER BUSINESS/STAFF ANNOUCEMENTS:**

Mr. Bloom stated the West Edge meeting had been added to the Planning & Development page. He stated there would be a public meeting held via zoom for the redesign of Converse Avenue between Dell Range and Carlson Street. He stated they had placed digital reader boards along Converse Avenue to notify for the meeting.

Mr. Tyrrell stated he has had a lot of people ask him about the Converse meeting.

Mr. Griggs asked if there would be a mid-month meeting.

Mr. Bloom stated they would have a mid-month meeting.

Mr. Griggs said the mid-month meeting would be March 16<sup>th</sup>.

**MEETING ADJOURNED: 7:19 PM.**



Staff Signature



Board Officer