

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
April 19, 2021
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; and Greg Palmquist

MEMBERS ABSENT: James Bowers, Jeremy Arneson, Phillip Regeski

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Sam Crowley, Planner I

OTHERS PRESENT: none

Philip Griggs, Chair, called the meeting to order at 6:00 P.M.

1. Roll Call was done by Sam Crowley, Planner I. Due to the vacancy, there was a quorum with 3 members present.

2.b. Minutes – There were no minutes to be approved from the April 5, 2021 Planning Commission Meeting.

BOARD ADMINISTRATION: Mr. Bloom informed the commissioners that Ted Gertsch would be resigning from the Commission due to illness. There is a vacancy on the Board which will be filled through appointment.

ITEM A: UDC-21-00002 / Lot Coverage Text Amendment

Case Planner: Mark Christensen, Planner II

Sam Crowley, Planner I, read the item into record,

Charles Bloom, Director of Planning and Development, presented the project.

Mr. Bloom provided the staff report.

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

Brian Tyrell commented that the landscape requirements in Cheyenne are outdated and inquired as to why there has not been a similar discussion about landscape requirements, such as adopting xeriscaping. He expressed his support for the lot coverage text amendment but added that it is important to review landscaping requirements as well. Charles Bloom responded that he agrees and verified that this issue is something the Planning Department will be reviewing soon. He cited Cary Junior High as an example of how much green area is required to be developed. Due to staff turnover, the steering committee for landscaping was briefly paused but it is a goal of the Planning Department for this summer to fall. Phillip Griggs inquired as to what will happen with the additional water runoff. Mr. Bloom answered that there should not be a notable change in water runoff and detention ponds will stay the same size.

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

Brian Tyrell made a motion to approve text amendments to the Unified Development Code to increase maximum permitted lot coverage to 80% for the MD1, MD2, P-CV1, P-CV2, and P-CV3 lot types as outlined in this staff report and recommended by staff, noting the request meets the review criteria of UDC 2.4.1.d. Greg Palmquist seconded the motion.


Roll Call: Motion approved unanimously with a vote of 2-0.

OTHER BUSINESS/STAFF ANNOUNCEMENTS: Mr. Bloom informed the Commissioners about several Earth Day events going on in the near future. He also mentioned that the Planning Department is receiving near record numbers of applications and future agendas will reflect these numbers. There was discussion about returning to Council Chambers for Planning Commission meetings. Mr. Bloom stated that he would plan for a return to Council Chambers for the May mid-month or June meetings. Mr. Tyrell asked about a timeframe for landscape text review. Mr. Bloom detailed the items being prioritized during May, such as the West Edge Overlay and East Park construction and stated that staff will move forward with this review as soon as possible.

MEETING ADJOURNED: 6:20 PM.



Staff Signature



Board Officer