

**CITY OF CHEYENNE**  
**PLANNING COMMISSION MINUTES**  
**May 3, 2021**  
**6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; Phillip Regeski, Secretary; James Bowers, Jeremy Arneson and Stephanie Boster

**MEMBERS ABSENT:** Greg Palmquist

**CITY STAFF PRESENT:** Charles W. Bloom, Planning & Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner II; Connor White, Planner II; Tom Mason, MPO Director; Alessandra Fakelman, Staff Attorney; Thomas Cobb, City Engineer

**OTHERS PRESENT:** Casey Palma, Bruce Perryman, John Sayers, Edwards, Brad Emmons, Kristy Richardson, DeMartin, Frank, Stephen Melchior, Shannan, Betsy Hale

Philip Griggs, Chair, called the meeting to order at 6:00 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 April 5, 2021 meeting minutes. Phillip Regeski seconded the motion. The minutes were approved unanimously.

**ITEM A:**            [UDC-21-00094 / Sweetgrass, 7<sup>th</sup> Filing Preliminary Plat \(Expedited Review\)](#)  
Agent: Casey Palma – Steil Surveying Services  
Case Planner: Connor White, Planner II

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

Casey Palma, agent, asked for a requested a 30-day postponement.

Connor White, Planner II, agreed with the request to postpone.

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

Mr. Tyrrell made a motion to postpone the Preliminary Plat of Sweetgrass, 7<sup>th</sup> Filing until June 7, 2021 meeting. Mr. Regeski seconded the motion.

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

**ITEM B:**            [UDC-21-00095 / Meadowlark Estates, 2<sup>nd</sup> Filing Preliminary Plat](#)  
Agent: Bruce Perryman – AVI, PC  
Case Planner: Seth Lloyd, Planner II

Mr. Lloyd, Planner II, read the item into the record.

Bruce Perryman, agent, asked for a requested a 30-day postponement.

Mr. Lloyd stated that staff agreed with the request to postpone.

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

Mr. Tyrrell made a motion to postpone the preliminary plat of Meadowlark Estates, 2nd Filing until June 7, 2021 meeting. Mr. Regeski seconded the motion.

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

Mr. Lloyd asked that Items C & D be read into the record for discussion with separate motions.

**ITEM C:**        [UDC-21-00116 / Saddle Ridge, 16<sup>th</sup> Filing Zoning Map Amendment](#)  
Agent: John Sayers, WJE, LLC  
Case Planner: Seth Lloyd, Planner II

**ITEM D:**        [UDC-21-00102 / Saddle Ridge, 16<sup>th</sup> Filing Preliminary Plat \(Expedited Review\)](#)  
Agent: John Sayers, WJE, LLC  
Case Planner: Seth Lloyd, Planner II

Mr. Lloyd read the items into the record.

John Sayers, agent, presented the project.

Mr. Regeski asked why an alley is provided rather than a street. Mr. Sayers provided information of a recent plat in Laramie that allows this product. Mr. Sayers believe that Cheyenne's code also allows this concept. This layout allows for a simpler and more affordable housing product. There was further discussion regarding the width of the access for Three Hearts Trail for this replat. Mr. Regeski discussed the proposed drainage and if it has been developed adequately. The agent provided that information. Thomas Cobb, City Engineer, addressed the drainage for this area.

Jeremy Arneson, Board Member, joined the meeting at this time.

Mr. Lloyd provided the staff reports.

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

Charles Bloom, Director, stated he typed in the chat a modified condition within the motion, 1.c add "and this condition shall be subject to modification by the Governing Body at the time." Mr. Regeski asked if these fees are new and being applied across the board. Mr. Bloom stated this fee is being discussed by City Council because of the City limit boundary growing and annexation of private properties. Mr. Tyrrell stated that this will stifle growth. There was further discussion regarding taxes and fees.

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

Phillip Regeski made a motion to approve the zone change of property to be known as Saddle Ridge, 16<sup>th</sup> Filing from County A-1 to MR. Mr. Tyrrell seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-1, with Jeremy Arneson voting no.

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

Mr. Tyrrell made a motion to recommend approval of the expedited plat for Saddle Ridge, 16<sup>th</sup> Filing, advancing the Final Plat to the Governing Body. Mr. Regeski seconded the motion.

Mr. Bloom asked if Mr. Tyrrell's motion included this update within the chat. Mr. Tyrrell stated yes.

Roll Call: Motion approved unanimously with a vote of 4-1 with Mr. Arneson voting no.

Mr. Lloyd asked that Items E & F be read into the record for discussion with separate motions.

**ITEM E:**        [UDC-21-00126 / Bison Business Park, 2<sup>nd</sup> Filing Zoning Map Amendment](#)  
Agent: Brad Emmons – AVI, PC  
Case Planner: Seth Lloyd, Planner II

**ITEM F:**        [UDC-21-00127 / Bison Business Park, 2<sup>nd</sup> Filing Final Plat](#)

Agent: Brad Emmons – AVI, PC  
Case Planner: Seth Lloyd, Planner II

Mr. Lloyd read the items into the record.

Brad Emmons, Agent, presented the project.

Mr. Griggs asked the agent to locate the lot for the sub-station. Mr. Emmons provided the information.

Mr. Lloyd provided the staff report.

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

Mr. Tyrrell asked if the State regulates access to South Greeley Highway. Mr. Cobb stated in conjunction with the City.

Mr. Griggs opened the public comment.

Michael DeMartin, area resident, stated that 7 days is not sufficient time to allow the public to gain information prior to the hearing. Mr. DeMartin discussed the traffic study and the City's allowances for left hand turn lanes. Mr. Emmons stated that there will only be one left turn lane provided at this time. Future development will dictate future when deceleration lanes will be required.

Shannan and Braxton Restivo stated that the Microsoft site will be an eye sore and will devalue their property.

Betsy Hale, Cheyenne LEADS, stated they are working with the applicant to make a more pleasing site with buffering and landscaping.

Mr. Cobb stated that the City and WYDOT are working hand in hand with future development. Mr. DeMartin asked the City to commit that the construction of the lane requirements will not be delayed due to lack of funding and such.

Ms. Restivo asked where the entrance be from for the lots on Chalk Bluffs Road. Mr. Emmons those will be required to meet the spacing requirements between drives but are not sold or planned at this time.

Hearing none, he closed the public comment.

Jeremy Arneson made a motion to approve the zone change of property to be known as Bison Business Park, 2<sup>nd</sup> Filing from County A-2 to HI, LI, AG. Mr. Tyrrell seconded the motion.

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

Mr. Tyrrell made a motion to recommend approval of the final plat for Bison Business Park, 2<sup>nd</sup> Filing with conditions as listed in the staff report. Mr. Arneson seconded the motion.

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

**ITEM G:**        [UDC-21-00131 / Park Estates, 4<sup>th</sup> Filing Zoning Map Amendment](#)  
Agent: AVI, PC  
Case Planner: Seth Lloyd, Planner II

Mr. Lloyd read the item into the record.

Mr. Perryman, agent, presented the project.

*\* 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.*

Mr. Lloyd provided the staff report.

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

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

Mr. Regeski made a motion to approve the zone change for Park Estates, 4<sup>th</sup> Filing from County AR to Mr. Tyrrell seconded the motion.

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

**ITEM H:**        [PLN-21-00003 / Fee Schedule Alignment Text Amendment](#)  
Case Planner: Charles Bloom, Planning and Development Director

Mr. Lloyd read the item into the record.

Charles Bloom, Director, provided the staff report.

Mr. Griggs asked the Commissioners for questions.

Mr. Tyrrell asked if these fees will be available to the developer ahead of time. Mr. Bloom stated yes. Mr. Tyrrell is very happy with that amendment.

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

Mr. Tyrrell moved to approve the Fee Schedule alignment text amendment. Mr. Regeski seconded the motion.

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

**OTHER BUSINESS/STAFF ANNOUCEMENTS:** Mr. Bloom stated there will be a mid-month meeting in May in Council Chambers. All future meeting of Planning Commission will be held in Council Chambers. Director Bloom updated the Planning Commission that two work sessions were scheduled with the City Council at two separate noon meetings on June 18<sup>th</sup> and 25<sup>th</sup>. The topics to be discussed were Emergency Shelters and Short-Term Rentals. He indicated that depending on feedback and direction by the City Council, this may result in future UDC amendments.

**MEETING ADJOURNED:** 7:35 P.M.



---

Staff Signature



---

Board Officer