

**CITY OF CHEYENNE**  
**PLANNING COMMISSION MINUTES**  
**August 2, 2021**  
**6:19 P.M.**

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

**MEMBERS ABSENT:** Greg Palmquist

**CITY STAFF PRESENT:** Charles W. Bloom, Planning & Development Director; Mark Christensen, Planner II; Erin Fagan, Planner I; Seth Lloyd, Planner II; Valerie Pickard, Planning and Development Office Manager; Michael O'Donnell, City Attorney

**OTHERS PRESENT:** Brad Emmons, Kristina Richards, Steph White, Casey Palma, Tammy Plunkett, Russell Dahlgren, Dr. Mark Rinne

Philip Griggs, Chair, called the meeting to order at 6:00 PM

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

2.b.i. Minutes – The minutes from the June 21<sup>st</sup> Planning Commission Meeting were approved.

2.b.ii. Minutes – Philip Griggs made a motion to correct the meeting minutes from the July 6<sup>th</sup> meeting. The minutes from the July 6<sup>th</sup> Planning Commission Meeting were approved with corrections.

**BOARD ADMINISTRATION:** None.

**ITEM A: (Postponed from July 6, 2021)**  
UDC-21-00133 / Equipoise, 2<sup>nd</sup> Filing Preliminary Plat (Expedited Review)

Agent: Casey Palma, Steil Surveying Services  
Case Planner: Seth Lloyd, Planner II

Seth Lloyd, Planner II, read the item into record and stated the agent sent an email to request the item be withdrawn.

Jeremy Arneson made a motion to withdraw the item from the agenda. Brian Tyrrell seconded the motion.

Roll Call: Motion to withdraw the item was approved unanimously by a vote of 4-0.

**ITEM B: UDC-21-00256 / Miller Addition, 5<sup>th</sup> Filing Zone Change**

Agent: Brad Emmons, AVI, pc  
Case Planner: Seth Lloyd, Planner II

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

Brad Emmons, agent, presented the project.

Mr. Lloyd gave the staff report.

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

Tammy Plunkett stated there were several inconsistencies within the staff report that were misleading.

Mr. Lloyd stated there was a mistake in the staff report and the rezoning is for Lots 7-18.

Ms. Plunkett asked the item be postponed until the answers to the inconsistencies are addressed.

Phillip Regeski asked if they are only looking at the zone change at this time.

Mr. Lloyd stated the item is for the zone change and a plat is scheduled to go before the Planning Commission at a later date.

Ms. Plunkett asked if the item will be postponed.

Mr. Griggs stated they would determine that later.

Ms. Plunkett asked if she would be able to make more comments.

Mr. Griggs stated yes.

Jeremy Arneson asked Ms. Plunkett to clarify her questions.

Ms. Plunkett stated she would like to have Russell Dahlgren provide the questions.

Russell Dahlgren, Dahlgren Consulting, stated the zone change is not meeting the standards of Article 4 because there is only half a street. He stated the staff report stated that only Lots 7 and 8 were being rezoned and that was incorrect and asked the item be postponed.

Mr. Regeski stated tonight they would only be discussing the zone change. He stated they would discuss drainage and layout at the platting phase.

Ms. Plunkett stated she would like to talk about drainage, streets and infrastructure and felt this development was too high of density for the area.

Mr. Emmons stated they have submitted the preliminary and final plats for the development and they have met with City staff to provide access and to make sure drainage would be taken care of for the development.

Stephanie Boster asked for the timeline of the project.

Mr. Emmons stated the plats have been submitted for the September meeting but the zone change was submitted first because the zone change would take longer. He stated the construction drawings would be submitted at a later date. Mr. Emmons stated if things go as planned they could start construction by November.

Mr. Arneson asked if the agent was confident that all the issues could be resolved.

Mr. Emmons stated yes, there would be enough right-of-way and access and there would be public improvements.

Mr. Dahlgren stated Criteria 4 is not being met by this zone change.

Mr. Griggs asked for additional public comment. Hearing none, he closed the public comment.

Mr. Lloyd stated the criteria in Article 4 are being met. He stated exceptions can be made through the City Engineer and City Council since it is an infill site.

Mr. Arneson stated he liked the design for the infill 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. Regeski made a motion to approve the rezoning of Lots 7-18, Block 3, Miller Addition, 5<sup>th</sup> Filing from MR to NR-2 noting the project meets the review criteria. Brian Tyrrell seconded the motion.

Roll Call: Motion approved by a vote of 3-1.

**ITEM C:**      UDC-21-00258 / Whitney Ranch, 4<sup>th</sup> Filing Zone Change

Agent: Brad Emmons, AVI, pc  
Case Planner: Seth Lloyd, Planner II

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

Brad Emmons, agent, requested Items C and D be postponed.

Brian Tyrrell made a motion to postpone the item to the September meeting. Stephanie Boster seconded the motion.

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

**ITEM D:**      UDC-21-00255 / Whitney Ranch, 4<sup>th</sup> Filing Final Plat

Agent: Brad Emmons, AVI, pc  
Case Planner: Seth Lloyd, Planner II

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

Brian Tyrrell made a motion to postpone the item to the September meeting. Stephanie Boster seconded the motion.

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

**ITEM E:**      URA-21-00001 / Hitching Post Urban Renewal Plan

Case Planner: Mark Christensen, Planner II

Mark Christensen, Planner II, read the item into record and presented the item.

Jeremy Arneson asked what projects are proposed for this area.

Mr. Christensen stated nothing is currently proposed for the "Back 40". He stated the City owns the property adjacent to the Ice and Events Center and is looking at using it for recreational purposes.

Michael O'Donnell, City Attorney, stated the developer that wants to purchase the Hitching Post property is looking at developing it into a bank, restaurant, commercial building and condominiums. He stated the "Back 40" is proposed to be developed as a high-density residential area.

Brian Tyrrell asked if the property has changed ownership yet.

Mr. O'Donnell stated it has not changed ownership yet and the current owner is anxious about the sale. He said the TIF will help close the sale and get the Hitching Post property developed and next they would work on the "Back 40".

Mr. Tyrrell stated he would like to see the project move forward.

Mr. O'Donnell stated they need this TIF to get this project going. He stated owners need help with getting the projects started.

Mr. Christensen stated it is not a tax break for the owners but a tax-free allocation. He stated the property would still be taxed at the same rate.

Mr. O'Donnell stated the current tax rate applies but as property rates go up they are capturing the increase to reinvest in the property.

Charles Bloom, Planning and Development Director, stated property owners won't see a tax increase. He stated once the TIF expires there would be a new tax base.

Mr. Tyrrell asked if it has a 20-year sunset.

Mr. Bloom stated it is for 25 years but the timeframe can be amended.

Mr. Tyrrell asked if the increment would go back into the development and not to the other public entities that receive taxes.

Mr. O'Donnell stated the increment would be used to develop the subject property.

Phillip Regeski stated the reason this is allowed to happen is because the State allows an increase in taxes on blight property. He asked what area is included in the project.

Mr. Christensen showed a map of the project location.

Mr. Regeski stated the State allows for blight properties to receive the tax and he understood why the Hitching Post property was included but didn't understand why the City property and the new hotel on the corner of Stinson and Lincolnway was being included in the project area.

Mr. O'Donnell stated there is no additional tax being assessed. He stated we are capturing the tax increment to pay for the infrastructure.

Mr. Regeski stated the State law allows for this tax collection to favor the entire City. He stated some areas within this project are not blight.

Mr. O'Donnell stated there is a Special Improvement District which receives its own, new tax but that is not what they are doing with the Urban Renewal Plan.

Mr. Christensen stated the State does define a term of blight and staff has generated 8 conditions of blight. He stated this project has some of the conditions as defined by blight.

Mr. Bloom stated they want to look at the whole area and develop it to work together and all the properties can benefit from the tax increment.

Mr. Griggs asked for public comment. Hearing none, he closed public comment.

Mr. Tyrrell made a motion to recommend the Governing Body approve and adopt the Hitching Post Urban Renewal Plan and Project, as recommended by the Urban Renewal Authority, noting the request meets the review criteria of Wyoming Statute 15-9-110. Mr. Arneson seconded the motion.

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

**OTHER BUSINESS/STAFF ANNOUNCEMENTS:** None

**MEETING ADJOURNED:** 6:55 PM

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Staff Signature



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Board Officer

