

**CITY OF CHEYENNE**  
**PLANNING COMMISSION MINUTES**  
**August 16, 2021**  
**6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; Phillip Regeski, Secretary; and Stefanie Boster

**MEMBERS ABSENT:** Jeremy Arneson

**CITY STAFF PRESENT:** Charles W. Bloom, Planning & Development Director; Seth Lloyd, Planner II; Erin Fagan, Planner I; Sam Crowley, Planner I

**OTHERS PRESENT:** Dr. Mark Rinne, Kristina Richardson

Philip Griggs, Chair, called the meeting to order at 6:05 P.M.

1. Roll Call was done by Seth Lloyd Planner II. There was a quorum with 4 members present.

**ITEM A:**            [PLN-21-00007 / Cottage Lots](#)  
Case Planner: Seth Lloyd, Planner II

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

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

Brian Tyrrell stated the current landscaping standards would prohibit this type of project due to costs. He asked if the City is ever going to have xeriscape standards. He asked if there would be a maximum square footage for a cottage lot development.

Mr. Lloyd stated the alternative to cottage lots are single family lots and the typical developer defaults to sod for landscaping. He stated cottage lot developments would encourage landscaping alternatives to sod and design elements that reduce the amount of landscaping required. He stated cottage lots would be better than single family home developments for water conservation. Mr. Lloyd stated there would be landscaping minimums for cottage lot developments. He stated the lot sizes could be as small as half of what is already allowed in the zoning district.

Mr. Tyrrell asked if impact fees would apply.

Mr. Lloyd stated fees would apply for cottage lots based on acreage and number of units.

Phillip Regeski stated each cottage lot home would need its own utilities. He asked if the BOPU would need to make some changes to make this type of development work.

Mr. Lloyd stated they have been working with the BOPU and it will be dependent on the project.

Mr. Regeski stated fire trucks will not be able access these developments easily. He asked if there would be a maximum distance allowed from the right-of-way for fire access.

Mr. Lloyd said there are provisions in the code for fire access. He stated a site plan would be required for each of these projects and if Fire did not approve, the project would not be approved.

Mr. Regeski stated many communities use PUD's do build these developments. He asked why the City didn't want to use a PUD instead.

Mr. Lloyd stated that PUD's require their own reviews and are specific to that development. He stated PUD's are not fair to all developers. He stated PUD's take a long time to develop, review and approve.

*\* 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.*

He stated having a cottage lot section that staff can be familiar with would save on time and money when reviewing projects. He stated PUD's have a tendency to be difficult.

Mr. Regeski asked if these developments would be used as Airbnb's.

Mr. Lloyd stated the City does not currently regulate Airbnb's. He stated the City is looking into developing regulations for Airbnb's. He stated it would be an option to use as an Airbnb.

Mr. Regeski stated the City of Cheyenne has too many meeting for each project.

Stefanie Boster asked if developers have been consulted about the cottage lot developments.

Mr. Lloyd stated staff has been wanting to update the cottage lot section of code for a long time. He stated that some developers have looked to use the existing cottage lot section, but it wasn't working for them and the type of development they wanted to create. He stated there is currently a developer that wants to use the cottage lot section to create a development. He stated they have talked to several developers to get their opinions and it has been positive.

Mr. Tyrrell asked if the development that was approved last year off of Yellowstone Road, across from Davis Elementary, was a similar development to cottage lots.

Mr. Lloyd said yes, but it was approved as a PUD.

Mr. Griggs asked if developers would benefit from the cottage lot amendment.

Mr. Lloyd stated developers would be able to lower their price points and also be able to offer a different style of housing for Cheyenne residents.

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

Mr. Regeski stated the amendment is good planning from the Planning and Development Office.

Mr. Tyrrell made a motion to recommend the Governing Body approve text amendments to the Unified Development Code to modify regulations relating to Cottage Lots as outlined in the staff report and recommended by staff, noting the request meets the review criteria of UDC 2.4.1.d. Ms. Boster seconded the motion.

Roll Call: Motion approved with a vote of 3-0.

**OTHER BUSINESS/STAFF ANNOUCEMENTS:**

- Some Planning Commissions terms will expire at the end of the year

**MEETING ADJOURNED:** 6:40 P.M.



Staff Signature



Board Officer