

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
October 18, 2021
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Phillip Regeski, Secretary; Robert Chamberlin, Bob Mathia, Jeremy Arneson, Greg Palmquist

MEMBERS ABSENT: Brian Tyrrell, Vice-Chair

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Erin Fagan, Planner I; Seth Lloyd, Planner II; Sam Crowley, Planner I; Stefanie Boster, Staff Attorney; Jillian Harris, MPO Senior Planner; Tom Mason, MPO Director; Tom Cobb, City Engineer

OTHERS PRESENT: Rande Poupirt, Nathan Silberhorn, Ray Valdez, Joann Valdez, Jennifer Christensen, Chris Brennan

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 6 members present.
2. 2.b.i. Minutes – Jeremy Arneson made a motion to approve the meeting minutes from the September 20, 2021 meeting. Phillip Regeski seconded the motion. The minutes were approved unanimously.

ITEM A: [PLN-21-00014 / Amending Articles 2.1 and 2.2 regarding posted and published notice requirements for Divisions of Land and Zoning Applications.](#)

Case Planner: Mark Christensen, Planner II

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

Charles Bloom, Planning & Development Director, presented the item.

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

Jeremy Arneson asked if the UDC requires posting of notice to be in the newspaper. He stated the newspaper is becoming obsolete.

Mr. Bloom stated the UDC dictates how notice is provided for zone changes. He stated he agreed that newspaper notices are not reaching a large population. He stated if they were to change anything about changing notification in the newspaper, they would need to notify the newspaper of the proposed change. He stated all notices will be posted on the City website.

Phillip Regeski stated it is a good service to the community when the City finds the code is outdated and they update the code.

Mr. Griggs asked if property owners that live out of state are also notified.

Mr. Bloom stated property owners are notified no matter where they live.

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

Mr. Regeski made a motion to recommend the Governing Body approve text amendments to the Unified Development Code to modify Articles 2.1 and 2.2 regarding posted and published notice requirements for

divisions of land and zoning applications as outlined in this staff report and recommended by staff, noting the request meets the review criteria of UDC 2.4.1.d. Mr. Mathia seconded the motion.

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

ITEM B: Converse Avenue Reconstruction Plan

Project Manager: Jillian Harris, Senior Planner, MPO
Consultant: Nathan Silberhorn, Ayers & Associates

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

Jillian Harris, Senior Planner, introduced the item.

Nathan Silberhorn, Ayers & Associates, presented the item.

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

Phillip Regeski asked if Converse is expected to extend north of Storey Blvd.

Tom Mason, MPO Director, stated the Master Transportation Plan has Converse extending to Four Mile Road. He stated there currently isn't funding for the extension.

Mr. Regeski asked if there is potential for development north of Storey to plat the right-of-way.

Mr. Mason stated most of the right-of-way is already there. He stated there is a small portion between Storey and Tranquility that has not yet been dedicated.

Mr. Regeski stated if Converse is extended to the north, it would become an arterial right-of-way.

Mr. Mason said Converse is a minor arterial.

Mr. Regeski asked if Converse would become a major arterial with the extension north of Storey.

Mr. Mason said it would still be a minor arterial.

Mr. Regeski asked if a roundabout would be built at the intersection of Dell Range and Converse.

Mr. Mason said the only roundabout planned is at Carlson and Converse.

Mr. Regeski asked if it was because of the traffic volume as Dell Range and Converse is the busiest intersection in the state.

Mr. Mason stated it is one of the busiest.

Mr. Regeski stated the report he received did not match what was in the presentation.

Mr. Silberhorn stated he would need to review it.

Mr. Regeski stated the traffic analysis that was done was significantly different than what was presented today. He stated he did not like the design of the roundabout. He asked if the City was going to build Converse Avenue or would it be done by developers.

Mr. Mason stated the plan takes into account all the existing and future traffic in Section 20. He stated generally the City is responsible for building the road but there may be developers who contribute depending on the development situation.

Mr. Griggs asked if Converse is already established from Dell Range to Storey.

Mr. Mason stated yes.

Mr. Griggs asked if two small sections need to be acquired to build the roundabout.

Mrs. Harris stated that was correct.

Mr. Mason said they are very small corners.

Mr. Silberhorn stated one is 90 sq ft and the other is 72 sq ft.

Mr. Mason stated one corner will be acquired by a future plat. He stated the other corner has already been platted and the City will need to go to the property owner to ask for the donation.

Mr. Griggs asked when the Traffic Study was completed in 2020.

Mr. Silberhorn stated the traffic counts were completed in December of 2020 and the analysis was done in early 2021. He stated they adjusted the numbers to reflect historical data as 2020 was a pandemic year.

Mr. Regeski asked if the public comment heard at this meeting would go to the City Council.

Mrs. Harris stated that is correct.

Mr. Regeski asked about the process for the resolution.

Mr. Mason stated they recently changed their process and in State Statute the Planning Commission adopts the plan and the City Council certifies the plan.

Mr. Griggs asked for public comment.

Ray Valdez stated he was concerned about closing the Briarwood intersection. He asked if the closing of Briarwood was set in stone.

Mr. Silberhorn stated it is not set in stone to close the Briarwood access. He stated they are adding a right in, right out option at Briarwood Lane.

Mr. Valdez stated he would like to at least keep a right turn only exit for Briarwood Lane.

Rande Pouppirt stated the designs don't include an access to his property. He stated he had discussed with Tom Mason that the access will exist. He stated the plans take parking away from his site and that is a concern for his property. He stated he is ok with right turn in and right turn out at his access on Converse. He stated he is in opposition to the proposed plan as it takes away parking on his property.

Mr. Griggs asked to see where Mr. Pouppirt's land was being affected.

Mr. Silberhorn shared the plan where Converse will be widened, and a turn lane will be placed. He stated they can design something that will not impact the parking on Mr. Pouppirt's property.

Mr. Pouppirt stated no matter what the design is the parking will be impacted on his property.

Mr. Mason stated the plan is preliminary for the intersection. He stated the details will be decided soon. He stated there is a design which moves the right-of-way more to the west which will not affect Mr. Pouppirt's property.

Tom Cobb, City Engineer, stated when they go to final design, they will work with the property owners to come to a plan that everyone will be happy with.

Mr. Pouppirt stated he would like to see the plan built where the road is moved to the west.

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

Mr. Mason said the plan has the ability to change until the final plan is created.

Jeremy Arneson asked if the plan moving forward is to keep the access to Mr. Pouppirt's property.

Mr. Silberhorn stated yes.

Mr. Arneson made a motion to adopt the Converse Avenue Reconstruction Plan and recommend the Governing Body certify the Converse Avenue Reconstruction Plan; and that a final report, including public comments made during this hearing, be prepared and presented to the Governing Body. Mr. Regeski seconded the motion.

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

OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- Next meeting will probably be at the Kiwanis Community House.

MEETING ADJOURNED: 7:20 P.M.



Staff Signature



Board Officer