

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
January 4, 2022  
6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Brian Tyrrell; Robert Chamberlin, Vice-Chair; Secretary; Bob Mathia, , Boyd Wiggam

**MEMBERS ABSENT:** Greg Palmquist, Jeremy Arneson

**CITY STAFF PRESENT:** Charles W. Bloom, Planning & Development Director; Erin Fagan, Planner I; Valerie Pickard, Planning and Development Office Manager; Seth Lloyd, Planner II; Stephanie Boster, City Attorney

**OTHERS PRESENT:** Kristina Richards, Dr. Mark Rinne, Jamie Floyd, Jeff Floyd

**ITEM 1: CALL MEETING TO ORDER / ROLL CALL**

Philip Griggs, Chair, called the meeting to order at 6:03 PM

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

**ITEM 2: ELECTION OF OFFICERS**

**CHAIR:** Philip Griggs

**VICE-CHAIR:** Brian Tyrrell

**SECRETARY:** Robert Chamberlin

Brian Tyrrell nominated Philip Griggs as Chair. Bob Mathia seconded the motion for Chair. The motion was passed unanimously by a vote of 4-0.

Bob Mathia nominated Brian Tyrrell for Vice Chair. Robert Chamberlin seconded the motion for Vice Chair. The motion was passed unanimously by a vote of 4-0.

Brian Tyrrell nominated Robert Chamberlin for Secretary. Bob Mathia seconded the motion for Secretary. The motion was passed unanimously by a vote of 4-0.

**ITEM 3: APPROVAL OF MINUTES**

Brian Tyrrell made a motion to approve the meeting minutes from December 6, 2021. Bob Mathia seconded the motion. The minutes from the December 6<sup>th</sup> Planning Commission Meeting were approved unanimously.

**ITEM 4: PLANNING PROJECTS**

**ITEM A: [UDC-21-00434 / 1602 E 11<sup>th</sup> Street Zone Change](#)**

Agent: Jamie Floyd  
Case Planner: Seth Lloyd, Planner II

*\* 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.*

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

Jamie and Jeff Floyd, agents, presented the project.

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

Bob Mathia asked if the building is currently occupied.

Mr. Floyd stated it is currently used as All-Star Grooming.

Mr. Griggs asked if they had a timeline on the project.

Mr. Floyd stated they would like to have the project completed by the summer.

Bob Wiggam asked if they were planning on continuing the existing use.

Mr. Floyd stated yes.

Mr. Wiggam stated there was not a change of use. He asked if the applicant wants to reduce their parking requirements.

Mr. Floyd stated yes.

Mr. Wiggam asked if they could continue the use in the existing zoning.

Jamie Floyd stated they could continue the existing use in the existing zone district.

Mr. Floyd stated the new building will be larger and will require more parking in the current zone district.

Bob Mathia asked what the amount of parking is required.

Mr. Floyd stated he wasn't sure the amount of parking they needed. He stated they currently have enough parking for 6 cars. He stated his current plan is to provide about 6 spaces but the site design requirements may reduce the amount of parking they would be able to provide.

Mrs. Floyd stated staff had recommended the zone change to mixed use commercial so that the parking requirements would be reduced.

Mr. Griggs asked for questions from the Board. Hearing none, he asked for the staff report.

Mr. Lloyd gave the staff report.

Mr. Griggs asked for questions from the Board.

Mr. Wiggam stated he is concerned about the zone change. He asked if there was a problem with having the MUB zone and the land use map not corresponding with each other.

Mr. Lloyd stated if the land use map amendment was postponed for any reason they would postpone the zone change. He stated staff would not support the zone change without the future land use amendment.

Mr. Wiggam asked if the future land use amendment will apply to only this parcel or to a larger area.

Mr. Lloyd stated the future land use amendment would be for the area surrounding the property. He stated the area to the east and west of this area is already indicated as Mixed Use Commercial. He stated changing the future land use map to Mixed Use Commercial for this area is appropriate for the area.

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

Brian Tyrrell made a motion to recommend the Governing Body approve the rezoning of the south half of Lot 5, Block 486, Original City to MUB Mixed-use Business Emphasis as shown in the attached zone change map, noting that the project meets the review criteria for approval, with the following condition: 1. The Future Land Use Map for the area be amended to Mixed-use Commercial prior to (or concurrently with the zone change application. Mr. Wiggam seconded the motion.

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

**ITEM 5: FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS**

- On December 13<sup>th</sup>
  - Zone Change was passed from County LI to City LI for property located at the intersection of Old Happy Jack Road and Westland Road
  - Zone Change was passed from HR to CB for land located at the southeast corner of the intersection of Western Hills Boulevard and Osage Avenue
- On November 22<sup>nd</sup>
  - Approved a resolution certifying the Converse Avenue Reconstruction Plan
  - Approved a text amendment to the UDC regarding posted and published notice requirements for divisions of land and zoning applications
  - Approved a Final Plat for Meadowlark Estates, 2<sup>nd</sup> Filing

**ITEM 6: OTHER BUSINESS/STAFF ANNOUNCEMENTS:**

- None

**ITEM 7: MEETING ADJOURNED: 6:21 PM**



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Staff Signature



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Board Officer