

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

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

MEMBERS ABSENT: Greg Palmquist, Jeremy Arneson, Boyd Wiggam

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

OTHERS PRESENT: Brad Emmons, Kristina Richardson

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

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

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

ITEM 2: APPROVAL OF MINUTES

Brian Tyrrell made a motion to approve the meeting minutes from May 2, 2022. Bob Mathia seconded the motion. The minutes from the May 2nd Planning Commission meeting were approved unanimously.

ITEM 3: PLANNING PROJECTS

**ITEM A: [PLN-22-00008 / Data Center Text Amendment](#)
Case Planner: Charles Bloom, Planning and Development Director**

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

Charles Bloom, AICP, Planning and Development Director, presented the item.

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

Brian Tyrrell stated he had concerns that crypto currency and bitcoin operations would be allowed as Data Centers. He stated these types of businesses produce a large amount of noise. He asked if these would be prohibited with the definition.

Mr. Bloom stated the amendment addressed this issue with noise that is discernible from the property line. He stated the noisy uses would only be allowed in the HI district and it would also not be allowed without Board Approval.

Mr. Tyrrell stated the bitcoin mining can be heard up to 1 mile away. He asked if the data centers could be allowed in tents as they have been in some other communities.

Mr. Bloom stated they could be allowed but they would have to be in the HI zone with Board Approval as the noise could be heard from beyond the property line. He said they may require a sound study.

Mr. Tyrrell stated they have used greenhouses in other communities. He stated they use a lot of electricity and create a lot of heat. He stated these types of businesses will affect the community.

** 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. Griggs asked how they could prevent ugliness with outdoor storage.

Mr. Bloom stated there are outdoor storage buffering requirements. He also stated they are limited to industrial districts. He stated many existing outdoor storage properties are allowed to continue as they are grandfathered at this time.

Mr. Griggs asked what the definition is of crypto currency and mining.

Mr. Bloom stated crypto mining is large, fast computers that solve math problems that in turn becomes cryptocurrency which can be traded between people. He stated the process emits a lot of heat and noise and uses a lot of water and electricity.

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

Mr. Tyrrell made a motion to recommend the Governing Body approve text amendments to the Unified Development Code to create a definition for Data Center, define the permissibility of Data Center in Table 5-1, and amend the definitions of the General Industrial, Limited Industrial, and Outdoor Storage as outlined in the staff report, noting the request meets the review criteria of UDC 2.4.1.d. Robert Chamberlin seconded the motion.

Roll Call: The motion to approve the item was approved unanimously by a vote of 3-0.

ITEM B: [UDC-22-00129 / Cheyenne Fox Farm, Expedited Plat](#)

Agent: Brad Emmons, AVI, PC

Case Planner: Seth Lloyd, Planner II

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

Brad Emmons, agent, stated they are asking to postpone the item.

Brian Tyrrell asked if the adjacent property has been through probate.

Mr. Emmons stated they were notified it finished two weeks ago.

Mr. Tyrrell asked if they should postpone the item longer than a month.

Mr. Emmons stated they are hoping a month will work.

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

Mr. Lloyd gave the recommendation to postpone the item to the July Planning Commission meeting.

Mr. Tyrrell asked if the item is postponed twice, would they need to start over again.

Mr. Lloyd stated there can be infinite about of postponements but the applicant has to consent after the first postponement.

Mr. Tyrrell made a motion to postpone the item to the July 5th meeting. Robert Chamberlin seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 3-0.

ITEM C: [UDC-21-00320-01 / Frontier North, Partial Plat Vacation](#)

Agent: Casey Palma, Palma Land Planning

Case Planner: Seth Lloyd, Planner II

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

Philip Griggs, Chair, stated the agent was not present.

Charles Bloom, AICP, Planning and Development Director asked the Planning Commission to consider the item as a Site Plan cannot be approved without the vacation.

Mr. Lloyd gave the staff report.

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

Mr. Lloyd stated all owners have signed the application and staff recommends approval.

Brian Tyrrell made a motion to recommend the Governing Body approve the partial plat vacation to remove notes restricting access between Lots 1 and 5 of Frontier North Final Plat noting the request does not abridge or destroy any of the rights and privileges of other proprietors in said plat. Robert Chamberlin seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 3-0.

ITEM 4: FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:

None

ITEM 5: OTHER BUSINESS/STAFF ANNOUCEMENTS:

- No June midmonth Planning Commission meeting

ITEM 6: MEETING ADJOURNED: 6:27 PM



Staff Signature


Board Officer

