

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
October 3, 2022
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Robert Chamberlin, Secretary; Boyd Wiggam, Megan Connor, Bob Mathia, Amy Hernandez

MEMBERS ABSENT: Brian Tyrrell, Vice-Chair

CITY STAFF PRESENT: Charles W. Bloom, AICP, Planning & Development Director; Seth Lloyd, Planner II; Erin Fagan, Planner I; Valerie Pickard, Planning and Development Office Manager; Stephanie Boster, City Attorney; Tom Cobb, City Engineer; Tom Mason, MPO Director; Chris Yaney, Cheyenne MPO

OTHERS PRESENT: Michael White, Ben Hornok, Kristina Richardson, Dustin Akers, Marc Painter, Blake Widmer

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 6 members present.

ITEM 2: APPROVAL OF MINUTES

Megan Connor made a motion to approve the meeting minutes from September 6, 2022. Robert Chamberlin seconded the motion. The minutes from the September 6th Planning Commission meeting were approved unanimously.

ITEM 3: PLANNING PROJECTS

ITEM A: UDC-22-00254-01-01 / Les Schwab, Expedited Plat
Agent: Blake Widmer and Michael White
Case Planner: Seth Lloyd, Planner II

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

Michael White, agent, presented the item.

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

Boyd Wiggam asked if the sign issue was fixed.

Mr. White stated he posted the sign the day after the meeting and the sign is still in place.

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

Mr. Lloyd gave the staff report.

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

Mr. Wiggam made a motion to approve the Frontier Gardens, 4th Filing Expedited Preliminary Plat, advancing the Final Plat to the Governing Body. Robert Chamberlin seconded the motion.

Roll Call: The motion to approve the item was passed by a vote of 5-0.

** 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.*

ITEM B: PLN-22-00010 / High Plains Business Park Comprehensive Plan
Amendment
Agent: AVI, PC - Brad Emmons
Case Planner: Seth Lloyd, Planner II

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

Brad Emmons, agent, asked if they would like to hear Item B, C and D together.

Philip Griggs, Chair, stated they would like to hear the items together.

Mr. Emmons presented the items.

Mr. Griggs asked what accesses are planned for the development.

Mr. Emmons stated the traffic volumes will be lower than for a residential project. He stated there would be access from Walllick, High Plains Road and Terry Ranch Road.

Boyd Wiggam asked if any feedback had been received from the neighborhood adjacent to the land adjacent to the proposed LI zone.

Mr. Emmons stated they haven't received any comments from the neighborhood. He stated they had comments from owners east of Division Avenue that are in favor of the development. He stated he hasn't heard of any concerns.

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

Mr. Lloyd gave the staff reports.

Megan Connor asked if a County island would be created with the annexation.

Mr. Lloyd stated a pocket would not be created but there is potential for the South Cheyenne Water and Sewer District to be annexed to the City at any time due to an agreement currently in place.

Ms. Connor asked if the entire area was being annexed to the City.

Mr. Lloyd stated the entire zone change map would be annexed to the City.

Mr. Wiggam stated it was good that the traffic volumes would be lowered but he had concerns about taking land that was designated as residential and changing it to commercial and industrial.

Mr. Lloyd stated there has not been a need to develop this area as residential yet.

Mr. Wiggam stated the MPO would probably need to change the Transportation Plan for the area.

Chris Yaney, Cheyenne MPO, stated they had a transportation model that designated this area to be residential but they would be remodeling the area to reflect the change.

Mr. Wiggam asked what would be the issues with approving the items without the connectivity that was planned for the area.

Mr. Emmons stated a Transportation Study has been completed for the change in roads and traffic.

Charles Bloom, Planning and Development Director, stated when they looked at this area the main destination would be the High Plains Interchange and over to Greeley Highway. He stated this plan will work well for the area because it will funnel people to activity centers.

Mr. Wiggam stated this looked like it would create transportation issues similar to the airport.

Mr. Emmons stated the retail center will be along the S. Greeley Highway corridor.

Mr. Wiggam asked if the wastewater treatment facility can handle the capacity.

Mr. Lloyd stated they are not taking the entire area of this quadrant and there was still land outside of the proposal. He stated there are more areas sewerable east of Saddle Ridge and west of Little America.

Mr. Griggs asked if we are approaching capacity for the sewer system.

Mr. Emmons stated they have not reached capacity yet but as the City grows the City will need more treatment facilities.

Ms. Connor asked if there would be added pressure for Orchard Valley to use City water.

Mr. Lloyd stated there would be no added pressure for them to annex the property. He stated the project area was not proposed to have wells.

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

Mr. Wiggam made a motion to adopt the Planning Commission Resolution amending the Cheyenne Area Future Land Use & Transportation Map amendment for land generally located between I-25 and South Greeley Highway, south of College Drive. Bob Mathia seconded the motion.

Roll Call: The motion to adopt the item was passed by a unanimous vote of 5-0.

ITEM C: UDC-22-00313 / High Plains Business Park, Zone Change
Agent: AVI, PC - Brad Emmons
Case Planner: Seth Lloyd, Planner II

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

Philip Griggs, Chair, asked for the staff report.

Mr. Lloyd gave the staff report.

Boyd Wiggam stated there may not be enough room for buffering of the lots if the lots were divided further.

Mr. Lloyd stated the lots could be platted smaller and there is room for a buffer.

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

Bob Mathia made a motion to approve the rezoning of a portion of the South Half of Section 27, Township 13 North, Range 67 West of the 6th Principal Meridian to City CB Community Business, City LI Light Industrial, and City AG Agricultural as shown in the attached zone change map with conditions, noting that (with conditions) the project meets the review criteria for approval. Robert Chamberlin seconded the motion.

Roll Call: Motion to approve the item passed by a unanimous vote of 5-0.

ITEM D: UDC-22-00312 / High Plains Business Park, Expedited Plat
Agent: AVI, PC - Brad Emmons
Case Planner: Seth Lloyd, Planner II

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

Philip Griggs, Chair, asked for the staff report.

Mr. Lloyd presented the staff report.

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

Boyd Wiggam stated he would vote against the item as he had concerns about the size and the affect it has on the transportation network.

Robert Chamberlin made a motion to approve the High Plains Business Park Expedited Preliminary Plat advancing the Final Plat to the Governing Body, with the staff conditions as listed in the staff report. Bob Mathia seconded the motion.

Roll Call: Motion to approve the item passed by a vote of 5-1.

ITEM 4: FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:

None

ITEM 5: OTHER BUSINESS/STAFF ANNOUCEMENTS:

MPO has scheduled items for consideration at the mid-month Planning Commission meeting

ITEM 6: MEETING ADJOURNED: 6:42 PM



Staff Signature



Board Officer