



BOARD OF ADJUSTMENT MEETING MINUTES

AUGUST 15, 2024
6:00 P.M.

- MEMBERS PRESENT:** Mark Moody, Curtis Clabaugh, Dustin Brown, Erin LeBlanc, Markese Green, Linda Burt, Trent Carroll (Chair), Jeffery Boldt (Board Attorney)
- MEMBER ABSENT:** None
- QUORUM PRESENT:** Trent Carroll (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with five members in attendance.
- CITY STAFF PRESENT:** Charles Bloom (Director of planning and Development), Stefanie Boster (Staff Attorney), Athen Mores (Planner), Erin Fagan (Planner).
- OTHERS PRESENT:** Carol Creswell, Richard Creswell, James Creswell, Karina Creswell, Mark Christensen, Mary Goodwin, Dain Hives
- APPROVAL OF MINUTES:** [July 18, 2024](#)

Mr. Brown made a motion to approve the minutes from July 18th which was seconded by Ms. Burt. Hearing no comments the minutes were approved unanimously.

ITEM: A REQUEST: PUDC-24-120: Conditional Use request to allow Multi-Family Residential within the MR Medium Density Residential zone.
Location: 2521 E. 12th Street
Agent: AVI PC
Case Planner: Athen Mores, Planner I

Note: Issues with zoom link and recording, currently best summary of minutes taken by notes.

Ms. Fagan read Item A into the record.

Mr. Mores Presented the staff report to the board detailing the conditional use of multi-family located at 2521 E 12th Street.

Mr. Christensen presented the project to the Board stating it is an MD3 lot type that would have 2 duplexes on the property. The property has adequate setbacks and does meet the review criteria.

Public comment was then opened.

Ms. Creswell approached the Board and voiced her frustration about the project. She stated that she filed a formal complaint on the alley behind the property and is concerned about the trash. She is also concerned about the height restrictions and if it will be blocking her solar panels.

Mr. Creswell voiced his concerns about the property stating that it will increase crime in the area, and that renters in the area are up to no good.

Ms. Goodwin voiced her frustration of the project and claimed she spoke to all of the neighbors, and that they all are against the project. She is willing to start a petition to prove that.

Ms. Burt asked Mr. Christensen about the alley and parking believing it is too narrow.

Mr. Christensen answered that 1.5 parking spaces will be provided as well as an ADA parking space, and that the alley could possibly be paved. Also stated that trash is hidden and will be taken to the back alley.

Mr. Moody asked if all the neighbors were against the project, and how bad the alley is.

Ms. Creswell answered that the neighborhood is against the development and that the alley has been in very bad shape for the past 10-20 years.

Mr. Creswell approached the podium and stated he would be in favor of signing a petition if the project passed.

Roll call was taken and the motion failed.

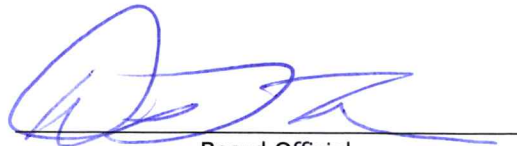
RESULT: The motion failed by a vote of 5-2.

OTHER BUSINESS: No other business was mentioned.

ADJOURNED: 6:44pm



Produced by City Staff



Board Official

** 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.*