



# BOARD OF ADJUSTMENT MEETING MINUTES

APRIL 17, 2025  
6:00 P.M.

**MEMBERS' PRESENT:** Trent Carroll, Dustin Brown, Linda Burt, Michael Odonnell, Curtis Clabaugh, Erin LeBlanc

**MEMBERS' ABSENT:** Markese Green

**CITY STAFF PRESENT:** Charles W. Bloom, Planning and Development Director; Erin Fagan, Planner II; Gisele Pacheco, Office Manager

**OTHERS' PRESENT:** Jeffrey Foreman, Robin Foreman, Mark Christensen, Amy Johnston, Zachary Ingersoll, Douglas Beckman, William Likely, Ann Huynh, Justin Duncan, Lorraine Fresquez, Arsenio Fresquez, Randall Benson, Shelly Benson, John Karabetsos, Alexander Aragon, Edward Welch, Connie Welch Elliot Stafford, Melissa Stafford, Ann Dickinson, Mark Moody, Ryan Swinney, Ashley Swinney, Ian Holmberg, Ryan Olsen, Linda Martinez

## **ITEM 1: CALL MEETING TO ORDER**

Trent Carroll, Chair, called the meeting to order at 6:00 PM.

## **ITEM 2: ROLL CALL**

Roll Call: Done by Erin Fagan, Planner II. There was a quorum with one member absent.

## **ITEM 3: APPROVAL OF MINUTES: February 20, 2025**

Erin LeBlanc made the motion to approve the meeting minutes from February 20, 2025. Dustin Brown seconded the motion.

Trent Carroll, Chair, asked if there was any discussion regarding the minutes.

No further discussion of the February 20, 2025, meeting minutes, and all approved at 6:01 PM.

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## **ITEM 4: REQUESTS**

**ITEM A:** PUDC-25-47: Conditional Use request to allow Multi-Dwelling Buildings within the Medium Density Residential (MR) Zone.

**Location:** Lot 1 & Lot 2, Block 74 Sun Valley Addition, 16<sup>th</sup> Filing and Lot 1 & Lot 2 Block 75, Sun Valley Addition, 17<sup>th</sup> Filing.

**Agent:** Robin Foreman

**Case Planner:** Erin Fagan, Planner II

Erin Fagan, Planner II, read the item into the record.

Trent Carroll, Chair, asked if there were any questions from the Board. Hearing none.

Mr. Carroll asked whether anyone was present at the meeting to provide a testimony on behalf of the applicant.

Jeffrey Foreman expressed support for the approval of the proposed development.

Mr. Carroll asked if there were any questions from the Board.

Michael Odonnell asked about the easement for BOPU and whether it is located along Atlantic Drive.

Mr. Foreman stated that the easement is not located along Atlantic Drive and noted that a 16-inch water main runs through the property.

Linda Burt asked about the staff's recommendation for a maximum building height of two stories and whether this recommendation would pose an issue for the proposed building.

Mr. Foreman commented that the recommendation for a two-story building reflects the original intent.

Mr. Carroll asked if there were any further questions from the Board. Hearing none.

Erin Fagan, Planner II, presented the staff report into the record.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Mr. Carroll opened the meeting for public comments and addressed the time limit and testimony protocols.

Mark Moody, City of Cheyenne City Councilmember, expressed concerns regarding the proposed development and noted that various aspects of the project may not align with the character of the surrounding area.

Alexander Aragon submitted a letter to the Board dated 2003, which stated that development could not be constructed in the proposed location. He also raised additional concerns related to the proposed development and stated his understanding that the project would consist of a duplex rather than a four-plex.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Elliot Stafford shared his reasons for moving to Atlantic Drive and the surrounding neighborhood. He expressed concerns about the proposed development, including potential impacts related to traffic, flooding and drainage, parking availability, and increased population density.

Justin Duncan presented concerns related to traffic and parking, safety hazards, potential effects on property values, and the compatibility of the development with existing homes in terms of architectural style and scale.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

John Karabetsos expressed support for the previous concerns presented and stated his agreement for the record.

William Likely expressed support for the previous concerns presented and stated his agreement for the record.

Ann Dickinson expressed concerns regarding the property infrastructure, decreased property value, increased traffic, parking needs, the area's aesthetic, noise, pollution, and safety.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Ryan Olsen expressed support for the previous concerns presented and stated his agreement for the record.

Connie Welch expressed support for the previous concerns and presented signatures to the Board from individuals opposed to the request being presented.

Mr. Carroll asked if there was any further public comment.

Ryan Swinney discussed the reasons for his family's previous removal from a different location based on similar concerns that could arise at the proposed property. Mr. Swinney also expressed concerns regarding the potential types of individuals who could purchase the proposed property and the issues this could create for existing property owners.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Mr. Carroll asked if there was any further public comment.

Linda Martinez expressed concerns about the various individuals who could be moving in and out of the proposed property.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Randall Benson commented on the property location and noted that the vacant area of the property has been used as a bus stop for children in the area. He raised potential safety concerns related to children traveling to and from school, as well as the increased congestion that could occur.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Mr. Carroll asked if there was any further public comment.

Edward Welch commented on the existing secure neighborhood and expressed concerns regarding the impact of a four-plex and the types of individuals who would inhabit the location.

Mr. Carroll asked if there were any further public comments. Hearing none, public comment was closed.

Mr. Carroll commented that the Chair would entertain a motion to go into executive session for the purpose of seeking legal advice. Michael Odonnell made the motion, and Linda Burt seconded the motion.

Mr. Odonnell asked Mr. Carroll to explain the executive session process to the audience.

Charles Bloom, Planning and Development Director, explained to the audience that the discussion would not pertain to the item but to actions that could be taken.

The Board and meeting resumed at 6:41 PM.

Mr. Carroll asked if there were any further questions or discussion from the Board.

Mr. Odonnell asked Mr. Carroll a procedural question, inquiring if the practice is to have the motion presented in a positive, approving way, with Board members then voting yes or no on the motion.

Mr. Carroll confirmed that the practice is still appropriate and in use.

Mr. Carroll asked if there were any further questions or discussion from the Board. Hearing none. Michael Odonnell made the motion to approve the Conditional Use request to allow Multi-Family Residential with the Medium-Density Residential (MR) Zone on Lot 1 & Lot 2, Block 74 Sun Valley Addition, 16th Filing and Lot 1 & Lot 2 Block 75, Sun Valley Addition, 17th Filing, with the following condition: structures not exceeding two stories. Linda Burt seconded the motion.

Mr. Carroll asked if there were any further questions or discussion from the Board. Hearing none.

Mrs. Burt commented that her vote was based on doing right by the law, and as the application meets all the required criteria under the law, a motion can be made in approval. Mrs. Burt also addressed the letter written in 2003, noting that it does not pertain to current laws, as rules and regulations have changed in Cheyenne.

Mr. Carroll asked if there were any further questions or discussion from the Board.

Mr. Carroll commented on the review criteria, acknowledging that the concerns shared are valid. However, the decision of the Board in 2003 was under a different Unified Development Code (UDC). He noted that the concern about drainage is valid but will be addressed with the Planning and Development Department during that phase, though it falls outside the scope of the Board.

Roll Call: Motion to approve the request was passed unanimously.

#### **ITEM 5: OTHER BUSINESS/ STAFF ANNOUNCEMENTS**

Mr. Carroll opened the meeting for any other business from staff or members of the Board.

- Charles Bloom presented the following updates:
  - Planning & Development is currently in the budget process.
  - Next Meeting: May 15, 2025.

#### **ITEM 6: MEETING ADJOURNED: 6:45 PM**

  
City Staff

  
Board Official