



BOARD OF ADJUSTMENT MEETING MINUTES

MARCH 17, 2022
6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Trent Carroll, Dustin Brown, Linda Burt, Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Milo Vigil, Curtis Clabaugh
- QUORUM PRESENT:** Tony Laird (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with 4 members in attendance
- CITY STAFF PRESENT:** Connor White (Planner), Erin Fagan (Planner), Charles Bloom, AICP (Planning and Development Director), Valerie Pickard (Planning & Development Office Manager), Stefanie Boster (Staff Attorney)
- OTHERS PRESENT:** Chris Brown, Shane Boyle, Brad Emmons
- APPROVAL OF MINUTES:** February 17, 2022

Linda Burt made a motion to approve the minutes and Trent Carroll seconded the motion. Dustin Brown stated a correction that needed to be made to the minutes. The minutes with corrections were approved unanimously.

ITEM A: REQUEST: [UDC-22-00032: Conditional use request to allow expansion of multi-family residential located in the MR Medium-density Residential zone.](#)

Location: 1005 W 5th St. (Pinewood Village)

Applicant: Brad Emmons, AVI PC
Case Planner: Connor White, Planner II

Valerie Pickard, Planning & Development Office Manager, read Item A into the record.

Connor White, Planner II, presented the staff report.

Tony Laird, Chair, asked for questions from the Board. Hearing none, he asked the applicant to give a description of the item.

Brad Emmons, agent, gave a description of the project.

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

Dustin Brown made a motion to approve a Conditional Use request to allow expansion of a multi-family complex located on Blocks 1-10 Formerly Blocks 1, 2, 3, 4, 15, 16, 17, 18 & North Frac Blocks 24, 25, 26 (on which Van Tassell Terrace was located), Cheyenne Terrace, Cheyenne, Wyoming. Trent Carroll seconded the motion.

Mr. Laird stated it looked like a good infill project for Cheyenne.

RESULT: The motion to approve the item passed by a unanimous vote of 4-0.

ITEM B: REQUEST: [UDC-22-00021-02: Variance requests to allow a reduction in on site landscaping and to allow gravel access and drive aisles in the LI Light Industrial zone.](#)

Location: 521 Southwest Drive

Applicant: Shane Boyle, CivilWorx
Case Planner: Connor White, Planner II

Valerie Pickard, Planning & Development Office Manager, read Item B into the record.

Connor White, Planner II, presented the staff report.

Tony Laird, Chair, asked for questions from the Board.

Linda Burt asked what a tracking area is.

Mr. White stated it is a paved area at the beginning of their access.

Mr. Laird asked what area is included in the annexation.

Mr. White stated the tree farm application is already in the City but the property to the south where the access road goes through was included in the annexation.

Mr. Laird asked for a description from the applicant.

Shane Boyle, agent, gave a description of the item.

Mr. Laird asked for questions from the Board.

Mr. Laird asked if the tree farm would be started from seed.

Mr. Boyle stated he wasn't sure but they would probably grow them from cuttings.

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

Trent Carroll made a motion to approve the requested variances to UDC 6.2.8.c and 6.3.3, allowing the access and circulation to be gravel and to reduce the required internal tree points to zero subject to staffs recommended conditions for a property located on a portion of Tract 1, H & B, Tracts, Cheyenne, Wyoming noting that as conditioned this application meets the review criteria for approval. Ms. Burt seconded the motion.

Mr. Carroll stated he was in support of the project.

RESULT: The motion to approve was passed by a unanimous vote of 4-0.

ITEM C: REQUEST: [UDC-22-00056: Conditional use request to allow Entertainment, Amusement, Recreation – Other in the CBD Central Business District Zone.](#)

Location: 1601 Central Avenue

Applicant: Jim Weaver

Case Planner: Connor White, Planner II

Valerie Pickard, Planning & Development Office Manager, read Item C into the record.

Connor White, Planner, stated staff has requested the item to be withdrawn as an amendment was approved to the UDC to allow Entertainment, Amusement, Recreation – Other in the CBD Central Business District Zone as a use by right.

Trent Carroll made a motion to acknowledge the withdrawal of the item. Dustin Brown seconded the motion.

RESULT: The motion to acknowledge the withdrawal passed unanimously by a vote of 4-0.

OTHER BUSINESS:

- Review of the updated use table amendment to the UDC
- The City Building is still closed
- Option for meeting at the library
- Next meeting will be on Zoom

ADJOURNED: 6:40 p.m.



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.*

