



BOARD OF ADJUSTMENT MEETING MINUTES

MAY 19, 2022

6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Dustin Brown, Erin LeBlanc, Curtis Clabaugh, Linda Burt, Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Trent Carroll, Milo Vigil
- QUORUM PRESENT:** Tony Laird called the meeting to order at 6:00 pm.
Roll Call was taken; a quorum was present with 5 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)
- OTHERS PRESENT:** Rande Pouppirt
- APPROVAL OF MINUTES:** April 21, 2022

Linda Burt made a motion to approve the minutes and Curtis Clabaugh seconded the motion. Tony Laird asked if the vote on the item should have been 6-0 in the minutes. Connor White stated he would look into the vote and correct the minutes if needed. The minutes were approved unanimously.

ITEM A: [UDC-22-00114: Conditional use request for expansion of a non-conforming use, expansion of a single-family home, located in the LI Light Industrial zone.](#)

Location: 109 Pebrican Avenue

Applicant: Paul Lucero

Case Planner: Connor White, Planner II

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

Connor White, Planner II, stated the applicant asked to postpone the item.

Dustin Brown made a motion to postpone the item to the June 16, 2022 Board of Adjustment meeting. Curtis Clabaugh seconded the motion.

RESULT: The motion to postpone the item passed by a unanimous vote of 5-0.

ITEM B: [UDC-22-00121-01: Variance request to allow a pole sign to be 30-feet in height located in the proposed CB Community Business zone.](#)

Location: 3410 Dell Range Blvd

Applicant: Don Miller

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.

Mr. Laird asked how long it would take to get the zone change approved.

Mr. White stated the final reading of the zone change would be on June 13th.

Mr. Laird stated the applicant was not present and the item should be postponed.

Linda Burt made a motion to postpone the item to the June Board of Adjustment meeting. Dustin Brown seconded the motion.

RESULT: The motion to postpone the item passed by a unanimous vote of 5-0.

ITEM C: [UDC-22-00137: Conditional use request for Entertainment, Amusement, Recreation - Other located in the proposed Swan Ranch Planned Unit Development.](#)

Location: East of the intersection of High Plains Road and Clear Creek Parkway

Applicant: Rande Pouppirt

Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the staff report.

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

Mr. Laird asked if the MPO and WyDOT comments would be addressed with the site plan.

Mr. White stated the comments would be addressed with the site plan which is under review.

Mr. Laird stated this use is on a small part of the lot. He asked if the other future uses would need additional approvals.

Mr. White stated it depends on the future uses. He stated all uses would need a site plan. He stated some uses may require a zone change. He stated that all uses would go through some sort of City application.

Mr. Laird asked the applicant to give a description of the item.

Rande Pouppirt, agent, gave a description of the project.

Mr. Laird asked for questions from the Board.

Linda Burt asked for an explanation of a PUD.

Mr. Pouppirt stated a PUD stands for Planned Unit Development and it is a flexible zoning device to regulate landscaping and zoning requirements.

Mr. Laird stated a PUD has already been established and has gone through the Planning Commission and

City Council for this property.

Mr. White stated a PUD has its own set of rules and is its own zoning and gave a further explanation of the PUD zoning.

Mr. Pouppirt stated this project will be a gateway to an industrial area. He stated it would complement the Wyoming State Visitor Center across I-25.

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

Linda Burt made a motion to approve a Conditional Use request for operation of a 30,000 square foot Entertainment, Amusement, Recreation – Other facility subject to staffs recommended conditions, located north of High Plains Road and west of I-25, more particularly described in the staff report under Staff's Recommendation, noting that as conditioned this application meets all the review criteria for approval. Erin LeBlanc seconded the motion.

Mr. Laird stated he supported the item and it was a compatible use for the area.

RESULT: The motion to approve the item passed by a unanimous vote of 5-0.

OTHER BUSINESS:

- Board of Adjustment meetings will all be in person
- Zoom will still be an option for when people are out of town
- UDC has been updated on the City's website
- Urban Use Overlay District for the West Edge is in the process of approval
- Development Map of projects
- Landscaping to reduce water usage

ADJOURNED: 6:35 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.*

