



BOARD OF ADJUSTMENT MEETING MINUTES

JANUARY 19, 2023
6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Trent Carroll (Vice Chair), Dustin Brown (Secretary) Curtis Clabaugh, Linda Burt, Markese Green, Erin LeBlanc, Cooper Overstreet (Board Attorney)
- MEMBER ABSENT:** None
- QUORUM PRESENT:** Tony Laird (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with seven members in attendance.
- CITY STAFF PRESENT:** Connor White (Planner), Charles Bloom, AICP (Planning and Development Director), Valerie Pickard (Planning & Development Office Manager), Stefanie Boster (Staff Attorney), Erin Fagan (Planner), Jeanie Vetter (Greenway Planner)
- OTHERS PRESENT:** Lee Martin, Robert Chamberlin, Casey Palma, Pete Laybourn, Leslie Nutting, Marty Knaub

ELECTION OF OFFICERS 2023 TERM:

- Chair – Trent Carroll
- Vice Chair – Dustin Brown
- Secretary – Linda Burt

Connor White, Planner II, stated the election of officers would be held by secret ballot.

Dustin Brown nominated Trent Carroll for Chair. Linda Burt seconded. Nominations for Chair closed.

Tony Laird nominated Mr. Brown for Vice Chair. Curtis Clabaugh seconded. Nominations for Vice Chair closed.

Mr. Laird nominated Ms. Burt for Secretary. Mr. Carroll seconded. Nominations for Secretary closed.

Mr. White stated the ballot votes elected Mr. Carroll as Chair, Mr. Brown as Vice Chair and Ms. Burt as Secretary.

APPROVAL OF MINUTES: November 17, 2022

Linda Burt made a motion to approve the minutes and Erin LeBlanc seconded the motion. The minutes were approved unanimously.

ITEM A: **REQUEST:** [UDC-22-00431: Variance request to reduce the front setback of a detached garage and allow it to be in front of the principal building in the MR Medium-density Residential zone.](#)

Location: 1847 Andover Dr.

Owner/Applicant: Marty Knaub
Case Planner: Connor White, Planner II

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

Conner White, Planner II, presented the staff report.

Tony Laird, Chair, asked for questions from the Board. Mr. Laird asked about the spacing from the driveway to the alley and if that would be taken care of at a later date.

Mr. White stated it would be taken care of at the time of building permit and right-of-way permit.

Mr. Laird asked for the owner to present the item.

Marty Knaub, owner, presented the item.

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

Linda Burt made a motion to approve the requested variance to UDC 5.1.5.a to reduce the required front setback for a new detached garage from 10-feet behind the front building line of the principal building to 12.4-feet in front of the principal building at 1847 Andover Drive, legally known as Lot 8, Block 16, Eastridge, 3rd Filing, Cheyenne, Wyoming noting that the application meets all of the review criteria for approval.. Dustin Brown seconded the motion.

Mr. Laird stated he supported the item as it was an odd shaped lot.

RESULT: The motion to approve was passed by a unanimous vote of 7-0.

ITEM B: **REQUEST:** [UDC-22-00434: Conditional use request to allow multi-family residential in the MR Medium-density Residential zone.](#)

Location: Land to be platted as Lots 1-6, Block 1, Centennial Heritage, 2nd Filing

Agent: Lee Martin
Case Planner: Connor White, Planner II

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

Connor White, Planner II, read the staff report.

Tony Laird, Chair, asked for questions from the Board. Hearing none, he asked the agent to present the item.

Casey Palma, agent, presented the item.

Mr. Laird asked for questions from the Board. Mr. Laird asked if the land to the south was owned by UP railroad.

Mr. Palma stated that was correct.

Mr. Laird asked for public comment.

Pete Laybourn stated it would be very useful to the City for this Conditional Use to be approved. He stated the Greenway planned and the land swap for the area are a good addition to the community. He stated this portion of the Greenway will connect to the new Kiwanis Park.

Jean Vetter, Greenway Planner, stated she wanted to thank the developer for working with them to make the land swap and Greenway work in this location. She stated she was in support of the conditional use.

Curtis Clabaugh asked who was bearing the cost of the process.

Ms. Vetter stated the property owner and the City are both sharing the cost but the developer was funding a large portion of it.

Leslie Nutting stated the Greenway is a very important addition to the neighborhood. She asked if there would be access provided to the Greenway.

Mr. White stated there would be a connection from the apartment complex.

Ms. Vetter stated the neighborhood residents and the residents of the apartment complex would be able to connect to the Greenway through the project. She stated there would also be other connections in the neighborhood to the Greenway.

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

Trent Carroll made a motion to approve a Conditional Use request to allow 4-plex Multi-family Residential buildings within the MR Medium-density Residential zone on Lots to be platted within Centennial Heritage, 2nd Filing, Cheyenne, Wyoming and owned by the applicant noting that this application meets all the review criteria for approval. Erin LeBlanc seconded the motion.

Mr. Laird stated he was in favor of the motion. He stated originally he had voted no when the project first came through due to traffic concerns. He stated these apartments would generate around 125 trips per day vs 47 trips per day if there were single family homes built on the lots.

Mr. Carroll stated he was in favor of the motion as they had already approved a conditional use for apartments on these lots and that the Greenway was an important connection in the City.

Mr. Laird thanked Mr. Laybourn for his support of the Greenway.

RESULT: The motion to approve was passed by a unanimous vote of 7-0.

BOARD TRAINING:

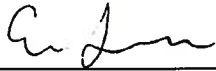
Mr. Bloom presented the Board of Adjustment 101 training.

OTHER BUSINESS:

- House Bill 73 – Annexation process
- No February meeting
- Planning & Development project map

ADJOURNED: 7:59 p.m.

BOARD OF ADJUSTMENT • JANUARY 19, 2023 • MEETING MINUTES



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.*