

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
September 8, 2020
6:00 P.M.

MEMBERS PRESENT: Greg Palmquist, Chair; Phillip Regeski, Vice Chair; Philip Griggs, James Bowers, and Ted Gertsch

MEMBERS ABSENT: Jeremy Arneson, Secretary and Brian Tyrrell

CITY STAFF PRESENT: Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner; Alessandra Fakelman, Staff Attorney and Thomas Mason, MPO Director

OTHERS PRESENT: Casey Palma, Brad Emmons, Joy Elizabeth, James Bowers, Ross Malinski, Kristina Richards, Bill Holgerson, Councilman Rinne, Christofer Yaney.

Greg Palmquist, Chair, called the meeting to order at 6:05 P.M.

Roll Call was taken by Lisa Pafford, Deputy Director. There was a quorum with 5 members present.

MINUTES: Philip Griggs made a motion to approve the August 3, 2020 meeting minutes. Phillip Regeski seconded the motion. The minutes were approved unanimously.

ITEM 1: Whitney Ranch, 4th Filing, Preliminary Plat [Postponed from August 3, 2020], a plat of a portion a portion of the SE¼ of Section 23, Township 14 North, Range 66 West, 6th P.M., Laramie County, Wyoming (located northwest of the intersection of Whitney Road and Dell Range Boulevard).

UDC-20-00255 / Whitney Ranch, 4th Filing, Preliminary Plat

Brad Emmons, AVI, PC – Agent
Gysel Whitney, LLC – Owner
Seth Lloyd – Office Representative

Mr. Bloom read the item into the record.

Brad Emmons, agent, presented the project.

Philip Griggs asked if the item at the north boundary of the map is for the Greenway. Mr. Emmons stated that is property set aside for the greenway that follows the ridgeline.

Seth Lloyd, Planner, provided the staff report.

Philip Regeski asked if the annexation is in process and if the county can protest the annexation of this proposal. Mr. Regeski asked if the city would have to improve the infrastructure such as water and sewer. Mr. Lloyd stated infrastructure is required to be provided by the developer. Mr. Emmons stated some extensions are required, looping is required for water and the sewer has some existing connections that will need to be extended. Future phases of Whitney Ranch sewer locations will be required to be approved. Storm sewer has four different options and will be finalized later. Future phases will be different drainage basins for storm sewer connections. The future master plan for Whitney Road was discussed. Mr. Griggs commended the project and the coordination of governing bodies included in this area. Mr. Regeski asked if the fire protection area is to be provided within this property boundary. Mr. Bloom stated that more discussions are required to be able to make that final determination.

Mr. Palmquist opened the floor to public comment.

Chairman Rinne asked someone to address Block 4 narrow lots proposed. Mr. Emmons stated the plan is for row housing with rear access. Mr. Rinne asked if these are to be single level or two story. Mr.

** 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.*

Emmons stated the options will be determined later, but probably two story. Mr. Rinne asked what the price range for these units might be. Mr. Emmons stated he did not know the range at this point. Tom Mason, MPO Director, stated that the Whitney plan will be on the Planning Commission agenda for final approval.

Mr. Palmquist closed the public comment period.

Mr. Regeski made a motion to recommend approval of the preliminary plat for Whitney Ranch, 4th Filing and grant exceptions for block sizes with conditions as listed in the staff report. Ted Gertsch seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 2: Buffalo Ridge Estates, Eleventh Filing, Preliminary Plat, [Expedited Review], a replat of all of Lot 15, Block 21, Buffalo Ridge Estates, Cheyenne, Wyoming (located at the southeast corner of the intersection of Hilltop Avenue and Bluff Place).

UDC-20-00309 / Buffalo Ridge Estates, Eleventh Filing Expedited Preliminary Plat

Casey Palma, AICP, Steil Surveying Services – Agent
Joy L. Torelli Trust – Owner
Seth Lloyd – Office Representative

Mr. Bloom read the item into the record.

Casey Palma, agent, presented the project.

Seth Lloyd, Planner, provided the staff report.

Mr. Palmquist opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Regeski made a motion to recommend approval of the expedited plat for Buffalo Ridge Estates, Eleventh Filing, advancing the Final Plat to the Governing Body. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 3: Frontier North, Plat Note Vacation, a partial plat vacation of a note related to Lots 1 and 6, Block One, Frontier North, Cheyenne, Laramie County, Wyoming (located north of and adjacent to Prairie Ave., west of Rue Terre).

UDC-20-00347 / Frontier North, Plat Note Vacation

Casey Palma, AICP, Steil Surveying Services – Agent
Lowes Home Centers, LLC and Meridian Trust Federal Credit Union – Owners
Charles Bloom – Office Representative

Mr. Bloom read the item into the record.

Casey Palma, agent, presented the project.

Mr. Griggs asked if the access road planned to be widened. Mr. Palma stated that the access will be two way. Mr. Bloom stated it currently is a two-way drive on private property.

Mr. Bloom provided the staff report.

Mr. Palmquist opened the floor to public comment.

Mr. Palma stated that he is in possession of the original affidavits have been submitted and will be recorded along with this resolution to the Governing Body.

Mr. Palmquist closed the public comment period.

Mr. Griggs made a motion to recommend approval of the Plat Note Vacation for Frontier North. Mr. Regeski seconded the motion.

Roll Call: Motion approved with a unanimous vote of 4-0.

ITEM 4: Back 40 Subdivision, 2nd Filing, Zone Change, from MUB Mixed-Use Business Emphasis to CB Community Business, being a replat of Lot 1, Block 1, Back 40 Subdivision, Cheyenne, Wyoming, to be known as Back 40 Subdivision, 2nd Filing (located North of W. Lincolnway at Grant Avenue).

UDC-20-00352 / Back 40 Subdivision, 2nd Filing, Zone Change

Casey Palma, Steil Surveying Services – Agent
Dozzer LLC – Owner
Mark Christensen – Office Representative

Mr. Bloom read the item into the record and stated that staff requests this item be postponed due to insufficient neighbor notification.

Mr. Griggs made a motion to recommend postponement of the zone change of Back 40 to October 5, 2020. Mr. Gertsch seconded the motion.

Roll Call: Motion approved unanimously with a vote of 4-0.

ITEM 5: SS Support Services Zone, Text Amendment, A text amendment to the Unified Development Code amending the Unified Development Code of the City of Cheyenne, Wyoming for the purpose of creating a SS Support Services Zone District and establishing development standards for said district.

Charles Bloom – Office Representative

Mr. Bloom read the item into the record and provided the staff report.

Mr. Griggs asked if the base is closed, what would happen to this zone and property regulations. Mr. Bloom stated that staff would suggest a zone change be required. This is geared to military owned property only. Mr. Regeski stated this is a great proposal.

Mr. Palmquist opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Griggs made a motion to recommend approval of the text amendment for SS Support Services zone. Mr. Regeski seconded the motion.

Roll Call: Motion approved with a unanimous vote of 4-0.

OTHER BUSINESS: Mr. Regeski questioned the roadway alignment that was supposed to be changed or not. Mr. Bloom will follow up, but the zone change does not align roads.

Mr. Bloom stated there is a Greenway ribbon cutting presentation along Henderson Ditch next Thursday.

New webpage for Planning Commission to be designed soon.

MEETING ADJOURNED: 7:50 PM

Lisa Pafford

Prepared by Lisa Pafford

[Signature]

Board Official