

**CITY OF CHEYENNE  
PLANNING COMMISSION AGENDA  
July 6, 2020 - 6:00 P.M.**

Call Meeting to Order

Roll Call

Approval of the June 1, 2020 Meeting Minutes:            ACTION: \_\_\_\_\_ VOTE: \_\_\_\_\_

**Note:**            ***The meeting dates listed below are subject to change. Please contact the Development Office for confirmation at (307) 637-6282.***

**ITEM 1:**            **Hawk’s Point, Preliminary Plat**, a plat of a portion of the SE¼ of Section 33, T.14N., R.66W., 6<sup>th</sup> P.M., Laramie County, Wyoming (located south of and adjacent to Sparks Road, west of Ridge Road).

UDC-20-00162 / Hawk’s Point Preliminary Plat

Brad Emmons, AVI, PC – Agent  
Section 20, LLC – Owner  
Seth Lloyd – Office Representative

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm

**ITEM 2:**            **Stanfield Addition, 4<sup>th</sup> Filing, Preliminary Plat [Expedited Review]**, a replat of Lots 1-4, Block 652, Stanfield Addition, Laramie County, Wyoming (located at the southwest corner of the intersection of Thomes Avenue and W. 6<sup>th</sup> Street).

UDC-20-00174 / Stanfield Addition, 4<sup>th</sup> Filing, Preliminary and Final Plat

Casey Palma, Steil Surveying Services – Agent  
Northland Holdings, LLC – Owner  
Seth Lloyd – Office Representative

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm

*(Vision Statement) The Planning Commission champions responsive land-use for Cheyenne and surrounding areas of Laramie County by utilizing appropriate implementation tools to become a better place to live with a strong economy, and neighborhoods in which we can take pride. We act to encourage steady growth which enhances the quality of life for all. (Adopted May 5, 2008)*

**ITEM 3: Stanfield Addition, 5<sup>th</sup> Filing, Preliminary Plat [Expedited Review]**, a replat of all of Lots 4-6, Block 693, Stanfield Addition; Lots 1-5, Block 694, Stanfield Addition, Second Filing; Cheyenne; Laramie County; Wyoming (located southeast corner of the intersection of Stanfield Avenue and W. 5<sup>th</sup> Street).

UDC-20-00175 / Stanfield Addition, 5<sup>th</sup> Filing, Preliminary and Final Plat

Casey Palma, Steil Surveying Services – Agent  
 Northland Holdings, LLC – Owner  
 Seth Lloyd – Office Representative

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm

**ITEM 4: Back 40 Subdivision, 2<sup>nd</sup> Filing, Preliminary Plat**, a replat of Lot 1, Block 1, Back 40 Subdivision, Laramie County, Wyoming (located North of W. Lincolnway at Grant Avenue).

UDC-20-00176 / Back 40 Subdivision, 2<sup>nd</sup> Filing, Preliminary Plat

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

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm

**ITEM 5: Whitney Ranch, 3<sup>rd</sup> Filing, Preliminary Plat**, a plat of a portion a portion of Section 23, Township 14 North, Range 66 West, 6<sup>th</sup> P.M., Laramie County, Wyoming (located north of Dell Range Blvd., west of Gysel Place).

UDC-20-00177 / Whitney Ranch, 3<sup>rd</sup> Filing, Preliminary Plat

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

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm

**ITEM 6: 114 and 124 Western Hills Boulevard Zone Change**, a zone change from County MU Mixed Use to MUB Mixed-Use Business Emphasis zone (annexation in process) for a portion of Lot 1 & 2 and a portion of the 20' vacated alley adjacent to the west of said Lots 1 & 2, Block 1, Prairie Hills Addition, Cheyenne, Wyoming (located northwest corner of Yellowstone Road and Western Hills Boulevard).

UDC-20-00232 / 114 and 124 Western Hills Boulevard zone change

Brad Emmons, AVI, PC – Agent  
 Wyoming #1 Properties, Inc. and Pegasus LLC – Owners  
 Mark Christensen – Office Representative

**ACTION:** \_\_\_\_\_ **VOTE:** \_\_\_\_\_

Schedule:	City Council		Public Service		City Council		Public Service		City Council	
	7/13	6pm	7/21	Noon	7/27	6pm	8/4	Noon	8/10	6pm

**OTHER BUSINESS:** \_\_\_\_\_

**ADJOURNED:** \_\_\_\_\_ P.M.

**FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:**

*City Council **approved** the following Planning Commission items on June 8, 2020:*

**TEXT AMENDMENT: Remainder Lots**, an Amendment to the City’s Unified Development Code amending Sections 1.4.3, 2.1.1, 2.1.2, and 4.2.5 of the Unified Development Code of the City of Cheyenne, Wyoming, to define and clarify the purpose of remainder lots.

**TEXT AMENDMENT: Temporary Uses**, an Amendment to the City’s Unified Development Code amending Section 2.2.6.b of the Unified Development Code of the City of Cheyenne, Wyoming, to modifying time limits associated with temporary uses.

**TEXT AMENDMENT: Article 2 Processes**, an Amendment to the City’s Unified Development Code amending Sections 2.2.3.c.2.b, 2.2.3.c, 2.4.1.b, 2.3.2.d regarding to modify posted notice requirements for site plans, clarify procedures for modification of site plans, modify authority to initiate text amendments, modify criteria for variance approval.

*City Council **approved** the following Planning Commission items on May 26, 2020:*

**FINAL PLAT: Willow Heights**, a replat of Lot 14, Block 5, Homestead Addition, First Filing Replat, Cheyenne, Wyoming (located south of Homestead Avenue, between Henderson Drive and Hanson Street).

**FINAL PLAT: Center Point Subdivision, 2<sup>nd</sup> Filing**, a replat of Lots 1 thru 7, Block 1, Inclusive Center Point Subdivision, Cheyenne, Wyoming (located at the southwest corner of the intersection of Homestead Avenue and Eda Place).