

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

**MEMBERS PRESENT:** Phillip Regeski, Vice Chair; Philip Griggs, Brian Tyrrell and James Bowers

**MEMBERS ABSENT:** Greg Palmquist, Chair; Jeremy Arneson, Secretary and Ted Gertsch

**CITY STAFF PRESENT:** Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Seth Lloyd, Planner; Mark Christensen, Planner and Thomas Cobb, City Engineer

**OTHERS PRESENT:** Casey Palma, Ross Malinski, Brad Emmons, Tristian Cortier, Daniel Hayes, Jim Grenfell and Paula Travers

Phillip Regeski, Vice-Chair, called the meeting to order at 6:00 P.M.

Roll Call was taken by Seth Lloyd, Planner. There was a quorum with 4 members present.

**MINUTES:** Brian Tyrrell made a motion to approve the June 1, 2020 meeting minutes. Philip Griggs seconded the motion. The minutes were approved unanimously.

**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

Mr. Lloyd read the item into the record.

Jim Grenfell, Wyoming Housing Network, agent, presented the project.

Mr. Lloyd, Planner, provided the staff report.

Charles Bloom, Planning & Development Director and Thomas Cobb, City Engineer, provided further clarification of the project and the listed conditions.

Brad Emmons, agent, stated the recent meeting with City staff that took place on Wednesday, after the mailing of the staff report, and were able to work out several items to allow this project to qualify for an expedited process.

Mr. Regeski discussed drainage, roadway improvements required, abandonment of excess ROW and the easement from Sparks Road to Lincolnway.

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

Brian Tyrrell made a motion to recommend approval of the Expedited plat for Hawk's Point advancing the Final Plat to the Governing Body with conditions as listed in the staff report and exception of stated block size. James Bowers seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

*\* 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.*

**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

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Mr. Lloyd, Planner, provided the staff report.

Mr. Regeski discussed excess ROW dedication. Mr. Bloom stated the ROW were dedicated much earlier and would not recommend vacating on a case by case basis.

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

Mr. Tyrrell made a motion to recommend approval of the Expedited Plat of Stanfield Addition, 4<sup>th</sup> Filing, advancing the Final Plat to the Governing Body. Mr. Bowers seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

**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

Mr. Lloyd read the item into the record.

Casey Palma, agent, presented the project.

Mr. Lloyd, Planner, provided the staff report.

Philip Griggs asked staff to clarify that variances were granted for the non-conformances. Mr. Lloyd verified that they were granted.

Mr. Regeski asked who will maintain the shared accesses. Mr. Palma stated that it will be the property owners or an owners association if established.

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

Mr. Tyrrell made a motion to recommend approval of the Expedited Plat of Stanfield Addition, 5<sup>th</sup> Filing, advancing the Final Plat to the Governing Body. Mr. Bowers seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

**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).

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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

Mr. Lloyd read the item into the record.

Casey Palma, agent, requested this project be postponed until August 3, 2020 meeting of the Planning Commission.

Mr. Tyrrell made a motion to recommend a 30-day postponement of the preliminary plat of Back 40 Subdivision, 2<sup>nd</sup> Filing. Mr. Bowers seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

**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

Mr. Lloyd read the item into the record.

Brad Emmons, agent, presented the project.

Mr. Lloyd, Planner, provided the staff report.

There was discussion regarding proposed drainage, storm sewer, trail corridor, pedestrian connection and retention basin with maintenance. Mr. Emmons addressed those concerns. Mr. Emmons stated they did hold an open house earlier this year. The different phases of the project were discussed.

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

Mr. Tyrrell made a motion to recommend approval of the preliminary plat for Whitney Ranch, 3<sup>rd</sup> Filing with conditions as listed in the staff report and exceptions stated. Mr. Bowers seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

**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

Mr. Lloyd read the item into the record.

Brad Emmons, agent, presented the project.

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Mr. Griggs asked why they are asking for a MUB zone district. Mr. Emmons stated that the eastern house is being used as an office currently.

Mark Christensen, Planner, provided the staff report.

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

Mr. Tyrrell made a motion to recommend approval of the Zone Change request from County MU to MUB for Lots 1 & 2, Block 1, Prairie Hills Addition. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

**OTHER BUSINESS:** Mr. Regeski proposed to conduct future meetings in the council chambers meeting the requirements by the State of Wyoming. All three board members agreed to meet in chambers next. Mr. Bloom stated social distancing and masks would be required. Mr. Bloom will investigate and get back with all board members. Mr. Lloyd stated that there will not be any agenda items for the mid-month meeting.

**MEETING ADJOURNED:** 8:10 PM



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Prepared by Lisa Pafford

  
for - Greg Palmquist, Chair