

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
May 17, 2021
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Phillip Regeski, Secretary; Jeremy Arneson and Stefanie Boster

MEMBERS ABSENT: Brian Tyrrell, Vice-Chair; James Bowers, Greg Palmquist

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Mark Christensen, Planner II; Erin Fagan, Planner I; Sam Cowley, Planner I; Alessandra Fakelman, Staff Attorney

OTHERS PRESENT: Dr. Mark Rinne

Philip Griggs, Chair, called the meeting to order at 6:00 P.M.

1. Roll Call was done by Charles Bloom, Planning and Development Director. There was a quorum with 4 members present.

- 2.b. Minutes – No minutes

ITEM A: [PLN-20-00011 / Urban Use Overlay District Text Amendment](#)
Case Planner: Mark Christensen, Planner II

Mark Christensen, Planner II, read the item into the record and reviewed the amendment.

Philip Griggs, Chair, asked for questions from the Board.

Phillip Regeski asked if this district would replace the existing zoning.

Mr. Christensen stated most of the WestEdge is currently zoned LI, Light Industrial. He stated they are proposing the overlay district to be in addition to the zoning in place. He stated they are proposing to change the WestEdge zoning to Mixed Use Business.

Mr. Regeski asked if the existing zoning is replaced by the overlay zoning.

Mr. Christensen said the overlay district would supplement the existing zoning.

Mr. Regeski stated the streets are wide in the area. He stated they should decrease the size of the rights-of-way.

Mr. Christensen stated that looking at street sizes could be looked at with the zone change and would require replating.

Charles Bloom, Planning and Development Director, stated the Engineering Department is planning to revise Article 4 of the UDC which would include the street design standards and they could possibly look at revising the street standards for the WestEdge area.

Mr. Regeski stated that vacating the right-of-way should be included in the text amendment so that property owners and developers are aware of the possibility.

Mr. Bloom stated property owners or developers could apply for a replat or a partial vacation to vacate the right-of-way. He stated the Commission could add an additional recommendation to the amendment.

Mr. Regeski asked how the overlay district would affect the Reed Corridor.

Mr. Christensen stated the Reed Corridor is an Engineering project for public improvements in the right-of-way. He stated the overlay district would guide the surrounding properties. He stated the overlay district would compliment the Reed Corridor Plan.

Mr. Regeski stated there are currently a lot of industrial uses at this time and asked what kind of responses has staff had from them and asked if property values would increase.

Mr. Christensen stated that the City has been in contact with the property owners and the overlay could possibly increase the value of the properties. He stated they could stay in their location as non-conforming uses and could move if they decided that was in their best interest.

Mr. Griggs asked about the requirement for bicycle parking. He asked what would be required if there was only 1,000 sq ft of property.

Mr. Christensen stated they would be required 1 bicycle parking space and there would also be a cash in-lieu system for property owners to provide additional bicycle parking within their block.

Mr. Griggs asked if vehicle charging stations would be permitted in the area.

Mr. Christensen stated they had not included vehicle charging stations in the overlay district but the Commission could include a condition to add it to the text amendment.

Mr. Bloom stated the Planning and Development office is looking at adding charging stations as a definition to the UDC. He stated that they would look at adding charging stations to the overlay district.

Mr. Griggs stated that Section 5 needed to be clarified.

Mr. Christensen stated Section 5 states there aren't parking requirements in the CBD or UU overlay district but when a property owner elects to provide parking, they must comply with the parking regulations and standards.

Mr. Griggs stated that if an owner decided to provide parking the regulations would resort back to the parking standards in the UDC.

Mr. Christensen agreed.

Stefanie Boster asked if there were not minimum parking requirements for the UU overlay district.

Mr. Christensen stated there are no parking requirements proposed for the overlay district and they are focused on pedestrian and bicycle transportation.

Ms. Boster asked if there is a parking structure and street parking proposed.

Mr. Christensen stated on street parking would be available and they are looking into a central parking area and would investigate other parking management strategies.

Mr. Griggs asked for further questions. Hearing none, he opened public comment. Hearing none, he closed the public comment

Mr. Regeski made a motion to recommend the Governing Body approve the text amendment with an addition of reviewing the ROW size and including electric charging stations to the Unified Development Code to create the Urban Use Overlay District, noting the request meets the review criteria of UDC 2.4.1.d. Ms. Boster seconded the motion.

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

OTHER BUSINESS/STAFF ANNOUNCEMENTS: No other business.

MEETING ADJOURNED: 6:37P.M.



Staff Signature



Board Officer