

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
April 4, 2022
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; Bob Mathia, Boyd Wiggam, Jeremy Arneson

MEMBERS ABSENT: Robert Chamberlin, Secretary; Greg Palmquist

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Erin Fagan, Planner I; Valerie Pickard, Planning and Development Office Manager; Stephanie Boster, City Attorney, Mark Christensen, Planner II; Connor White, Planner II

OTHERS PRESENT: Kelly Hafner, Kristina Richards, Dr. Mark Rinne

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Philip Griggs, Chair, called the meeting to order at 6:00 PM

Roll Call was done by Connor White, Planner II. There was a quorum with 5 members present (one on Zoom).

ITEM 2: APPROVAL OF MINUTES

Brian Tyrrell made a motion to approve the meeting minutes from February 22, 2022. Jeremy Arneson seconded the motion. The minutes from the February 22nd Planning Commission Meeting were approved unanimously.

Brian Tyrrell made a motion to approve the meeting minutes from March 7, 2022. Jeremy Arneson seconded the motion. The minutes from the March 7th Planning Commission Meeting were approved unanimously.

ITEM 3: PLANNING PROJECTS

ITEM A: [UDC-22-00064 / Interior Heights, 4th Filing Zone Change](#)

Agent: Kelly Hafner, CivilWorkx LLC
Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record.

Kelly Hafner, agent, presented the item.

Philip Griggs, Chair, asked for questions from the Board. Hearing none, he asked for the staff report.

Mr. White gave the staff report.

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

Brian Tyrrell made a motion to approve the rezoning of Lot 1, Block 1, Interior Heights, 4th Filing to the existing Harmony Valley PUD as shown in the attached zone change map, noting that the project meets the review criteria for approval. Bob Mathia seconded the motion.

** 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.*

Roll Call: Motion to approve the item was passed unanimously by a vote of 4-0.

ITEM B: [URA-21-00001-01 / Hitching Post Urban Renewal Plan and Project Amendment](#)

Case Planner: Mark Christensen, AICP, Planner II

Connor White, Planner II, read the item into the record.

Mark Christensen, Planner II, presented the item.

Philip Griggs, Chair, asked if the City Council must approve the amendment.

Mr. Christensen stated that was correct.

Brian Tyrrell stated there was a street within this project area that needed to be vacated and he believed there was water and sewer in that street.

Mr. Christensen stated he was referring to W. 18th Street. He stated that would come at a later phase of the Urban Renewal Project. He stated this project was for the Hitching Post Plaza area. He stated the Urban Renewal area includes W 18th Street and the Ice and Events Center. He stated once they look at the plans for the back 40 area, they will look at how it will affect the water and sewer for the Tax Increment Financing.

Mr. Tyrrell asked if this amendment was for the whole area.

Mr. Christensen stated the whole plan authorizes the activities to be funded by TIF. He stated if those facilities need to be abandoned, TIF would be available to finance that project.

Mr. Griggs asked if there would be more amendments as the project moves forward.

Mr. Christensen stated that would probably happen.

Mr. Griggs stated that made sense.

Mr. Tyrrell stated the water table is low in the area and there may be issues.

Boyd Wiggam asked where the second new hotel is proposed in the area that is located within the Urban Renewal Boundary. He asked if the Urban Renewal Boundary already included the old Atlas Motel. He asked if amending this plan would not impede the ability to fund all the public improvements through the TIF. He asked if the improvements would exceed the projected TIF increment.

Mr. Christensen showed where the Urban Renewal area is located. He showed where the 2 hotels are proposed to be located where the old Hitching Post existed. He stated the applicant has been granted a development agreement for 1.2 million for the TIF. He stated the developer has another application for \$573,000 for public improvements. He stated they have a 3rd application in for asbestos abatement for \$460,000. He stated it is approximately \$2 million for the projected tax increment. He stated they have been predicting \$2.7 million for the TIF but it has increased to \$3.7 million with the addition of the 2nd hotel. He stated when they factor what the increment is going to be, they factor it parcel by parcel.

Mr. Wiggam asked if the current TIF is all within the Hitching Post property.

Mr. Christensen stated that was correct. He stated each TIF is created based on its own site and project.

Mr. Tyrrell asked if at some point it could be spread throughout the TIF.

Mr. Christensen stated that was correct. He stated within the TIF program, they hope each project will sustain itself. He stated they hope the TIF district will over deliver, and the income will be able to be used on other projects.

Mr. Tyrrell asked if it would be easy to include the Urban Renewal Area across the street along the Union Pacific Railroad property.

Mr. Christensen stated the properties need to be classified as blighted. He stated if they are specified as blighted, they could be included in the Urban Renewal Area. He stated they would need to do an amendment to add the area across Lincolnway.

Mr. Tyrrell stated he liked the concept but felt they should include as much property in the plan as possible.

Mr. Christensen stated he agreed. He stated they are working with property owners to educate them on blighted properties. He stated some people don't want their properties described as blighted.

Mr. Tyrrell asked if there are other properties in the City designated as blighted.

Mr. Christensen stated the Reed Avenue Rail Corridor, the Hynds and "the Hole", 15th Street between Bent Avenue and Capitol Avenue have all been designated as blighted.

Mr. Tyrrell stated it is important for people entering into Cheyenne to have a good impression. He stated further down on W. Lincolnway could be improved.

Mr. Christensen stated they could look at including that area in the blight study. He stated when they define the TIF area they try to maximize the TIF by including areas that are redeveloping immediately.

Mr. Tyrrell asked if the City has been approaching property owners to identify the need.

Mr. Christensen stated they are having a neighborhood meeting with the 15th Street project prior to it going to City Council.

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

Mr. Tyrrell made a motion to recommend approval of the Hitching Post Urban Renewal Plan and Project amendment as recommended by the Urban Renewal Authority, noting the request meets the review criteria of Wyo. Stat. § 15-9-110. Mr. Wiggam seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 4-0.

ITEM 4: FOLLOW-UP INFORMATION ON PREVIOUS ACTIONS:

None

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- Next meeting will be held in Council Chambers
- There will not be a mid-month April Planning Commission meeting
- There are several items for the beginning of the month May Planning Commission meeting
- The UDC has been updated on the website

ITEM 6: MEETING ADJOURNED: 6:29 PM

** 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.*



Staff Signature



Board Officer

** 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.*