

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
June 20, 2023  
6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Meghan Connor, Bob Mathia, Boyd Wiggam, Amy Hernandez

**MEMBERS ABSENT:** Brian Tyrrell, Vice-Chair; Robert Chamberlin, Secretary

**CITY STAFF PRESENT:** Charles W. Bloom, AICP, Planning & Development Director; Valerie Pickard, Planning and Development Office Manager; Stephanie Boster, City Attorney

**OTHERS PRESENT:** Dan Dorsch

**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 Charles Bloom, AICP, Planning & Development Director. There was a quorum with 5 members present.

**ITEM 2: APPROVAL OF AGENDA AND MINUTES**

There were no minutes to approve.

**ITEM 3: PLANNING PROJECTS**

**ITEM A:** Blight Study- Jolly Rogers and Expanded Downtown  
Case Planner: Lonnie Olson, Planner I

Charles Bloom, AICP, Planning & Development Director read the item into the record and presented the project.

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

Boyd Wiggam asked if the current property owner of the Jolly Rogers site had a response or input about the property being included in the study.

Mr. Bloom stated the owner is aware of the blight designation and is looking for the ability to redevelop it into something else. He stated the owner is in support of the study. Mr. Bloom stated some of the property owners in the Expanded Downtown Study are in support of the project. He stated it is not required to notify all property owners. He stated when they create the TIF district they will give notice to the property owners that their property will be included in the TIF project. He stated they have not had any negative reactions to the study so far.

Mr. Wiggam stated he felt the downtown street layout should remain a grid and the study identified a defective street layout. He asked where there is a deficient street layout.

Mr. Bloom stated the 15<sup>th</sup> Street area has a discontinuation of the grid. He also pointed out areas where there is deficient fire access. He also stated areas around the Union Pacific parking lot. He stated at the Jolly Rogers site there is an issue with the larger block size and access issues due to WYDOT right-of-way.

*\* 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.*

Mr. Wiggam asked if parking downtown feeds into potential blight and potential TIF districts in the area.

Mr. Bloom stated with a designation of blight it opens up an area for plan and project. He stated the requirement we look at for eligible expenses is if it is public facing. He stated there are several ways it can be done. He stated they look at environmental remediation, public parking and curb, gutter and sidewalk. He stated the 15<sup>th</sup> Street project was set up in a way that there were a lot of public facing benefits that it could fund. He stated the first project that was funded was for the Hitching Post project. He stated it was limited in scope as to what it could fund. He stated it allowed for the construction of streets, utilities and environmental remediation. He stated they had to amend the plan to include storm water and street elements. He stated a plan could be developed to address parking deficiencies and to develop public parking facilities.

Mr. Wiggam asked if it would cause an issue with Union Pacific.

Mr. Griggs stated he didn't know but its been hard to discuss things with them in the past.

Mr. Bloom stated it shouldn't cause problems with Union Pacific or Burlington Northern Railroad. He stated their properties are tax exempt. He stated he believed they now have a good line of communication with the railroads.

Mr. Wiggam stated that blight opens the door to condemnation of private property.

Mr. Bloom stated that is correct. He stated in a past plan with the Hynds and the Hole, when the plan and project went forward to the Governing body from the Planning Commission, they removed the ability for it to result in property acquisition. He stated if a plan and project ever came to acquisition then the Planning Commission would have a chance to remove it.

Meghan Connor asked how many properties are on the historic registry.

Mr. Bloom stated he didn't know how many properties were on the historic registry. He stated that if they are a contributing structure they would be prohibited from being moved or demolished prior to getting approval from the Historic Preservation Board. He stated the list of historic structures could be found on the City website.

Mr. Wiggam asked if this is adopted would it include the Hynds and the Hole. He asked if it would override the acquisition that was prohibited within the plan and project that was done for the Hynds.

Mr. Bloom stated that original plan and project would remain in place.

Bob Mathia asked if there was set criteria for the inadequate street layout.

Mr. Bloom stated they look at surrounding streets and lots to determine if they are consistent.

Mr. Griggs asked for public comment.

Dan Dorsch stated he is in support of the URA's and TIF's as a tool because they can be used to create more affordable housing which is greatly needed in Cheyenne. He stated 15<sup>th</sup> Street would greatly benefit from the TIF project for this area as there are many drainage issues. He stated he was personally in support of the blight study to create a better City for our citizens.

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

Mr. Wiggam made a motion to acknowledge receipt and recommended adoption of the Blight Study for Jolly Rodgers and Expanded Downtown, to the Governing Body. Mr. Mathia seconded the motion.

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

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**ITEM 4: OTHER BUSINESS/STAFF ANNOUNCEMENTS:**

- Habitat for Humanity on Fridays in June at Blue Raven
- Next meeting will be on Wednesday, July 5th

**ITEM 5: MEETING ADJOURNED: 6:52 PM**



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Staff Signature



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Board Officer