

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
July 5, 2023  
6:00 P.M.**

**MEMBERS PRESENT:** Brian Tyrrell, Vice-Chair; Meghan Connor, Bob Mathia, Boyd Wiggam, Amy Hernandez

**MEMBERS ABSENT:** Philip Griggs, Chair; Robert Chamberlin, Secretary

**CITY STAFF PRESENT:** Athen Mores, Planner I; Stephanie Boster, City Attorney; Connor White, Planner II; Erin Fagan, Planner II

**OTHERS PRESENT:** Ramsey Pickard, Brad Emmons, Betsey Hale, Richard Oblak, Richard Medrano

**ITEM 1: CALL MEETING TO ORDER / ROLL CALL**

Brian Tyrrell, Vice-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.

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

Brian Tyrrell stated the meeting minutes from June 5<sup>th</sup> need his name spelled correctly. Bob Mathia made a motion to approve the meeting minutes with corrections from June 5, 2023. Boyd Wiggam seconded the motion with corrections. The minutes from the June 5<sup>th</sup> Planning Commission Meeting were approved unanimously.

**ITEM 3: PLANNING PROJECTS**

**ITEM A:** **POSTPONED FROM 06/05/2023**  
PUDC-23-12 / Sunnyside Addition, 11<sup>th</sup> Filing, Expedited Plat  
Agent: Bradford Egan, EIG14T  
Case Planner: Seth Lloyd, Senior Planner

Connor White, Planner II, read the item into the record. He stated staff recommended postponement of the item to the August 7<sup>th</sup> meeting.

Bob Mathia made a motion to postpone the item to the August 7<sup>th</sup> Planning Commission meeting. Megan Connor seconded the motion.

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

**ITEM B:** PUDC-23-62 / Project Bronco Filly, Future Land Use Map Amendment  
Agent: Ramsey Pickard  
Case Planner: Connor White, Planner II

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

Brian Tyrrell, Vice-Chair, asked the applicant to present the item.

Ramsey Pickard, agent, presented the item.

Mr. Tyrrell asked for questions from the Board.

*\* 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.*

Boyd Wiggam asked for the proposed use.

Mr. Pickard stated a data center was proposed.

Mr. Tyrrell asked if a buffer would be built between the development and the existing housing area.

Mr. Pickard stated they would follow the UDC requirements for buffering.

Mr. White gave the staff report.

Mr. Wiggam stated he was concerned about the residential island that was being created. He asked if we have ever done an analysis for residential growth as there was recently plans to remove proposed housing with another data center that is going to be located in south Cheyenne.

Mr. White stated he believed the analysis had been done with the Transportation Plan for 2045.

Mr. Wiggam asked if the City has looked to see if there would be enough area for residential growth.

Brad Emmons stated Mr. Wiggam is referring to project Cosmo. He stated a data center will produce far less traffic than a residential development.

Mr. Wiggam asked where will housing be able to be built in the future if we are amending the future land use map to remove residential in multiple areas to build data centers.

Mr. Emmons stated there are areas in Whitney Ranch, the Cole properties, Sweetgrass, Saddle Ridge and the area north of project Cosmo that are planned to be residential. He stated some areas that have been previously planned for residential have turned into commercial or industrial and there are some areas that have been previously planned for commercial that are now residential.

Megan Connor asked if a residential island is being created.

Mr. White stated JL Ranch is a PUD which has never been fully developed. He stated you could look at it as creating a residential island but it was an island even prior to this map amendment.

Mr. Tyrrell asked for public comment.

Richard Medrano stated JL Ranch is a residential island and they have been surrounded by industrial. He asked where the data center would be located.

Betsey Hale, Cheyenne Leads, stated the property will join the existing Cheyenne Business Parkway. She showed an exhibit of the data center and where it would be located in proximity to the housing area. She stated the data center has a sensitivity for the existing neighborhood and they want to work with the City and residents. She stated much of the open space will be maintained and there are possible park and trail improvements planned for the area.

Mr. Medrano stated he would like to see a buffer between the residential area and the data center development. He asked if there was a plan to alleviate the traffic concerns in the area. He stated there are traffic issues when it snows.

Mr. Emmons stated a site plan will be required and it will include a full traffic study. He stated the traffic study will indicate if additional improvements will be needed for the area and development.

Richard Oblak stated there are traffic issues when it snows and the neighbors have to plow themselves out. He stated there isn't supposed to be truck traffic on HR Ranch Road but there consistently has been truck traffic. He stated there are traffic issues at the intersection of S Industrial Road and College Drive. He stated there are traffic issues in the area.

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

Mr. Wiggam stated a future land use map amendment opens the door for any uses under this designation.

Mr. Wiggam made a motion to approve the Resolution amending the Land Use Plan for a portion of land south of HR Ranch Road and west of Banner Dr as shown in Exhibit A from MU-R (Mixed-use Residential) to MU-E (Mixed-Use Employment). Amy Hernandez seconded the motion.

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

**ITEM C:**        PUDC-23-61 / Project Bronco Filly, Zoning Map Amendment  
Agent: Ramsey Pickard  
Case Planner: Connor White, Planner II

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

Ramsey Pickard, agent, presented the project.

Brian Tyrrell, Vice-Chair, asked for questions from the Board. Hearing none, he asked for the staff report.

Mr. White gave the staff report.

Boyd Wiggam asked what are the permitted uses in Light Industrial District.

Mr. White stated there are permitted uses such as animal care kennel, entertainment -indoor recreation facility, mini storage, offices, retail, grocery stores, automobile service repair, automobile service stations, data centers, limited industrial, moderate industrial, limited outdoor storage, impoundment yards, railroad yards and maintenance buildings, government facilities, recycling services, and transportation facilities. He stated utility stations are allowed under Administrative Approval. He stated uses allowed under Conditional Use Approval are group housing, neighborhood and community assembly, cemeteries, athletic fields, emergency shelter, entertainment uses, storage yard, outdoor sales, large scale automobile service stations, general industrial, outdoor storage and salvage yards.

Mr. Wiggam asked what is included in General Industrial and Moderate Industrial.

Mr. White stated Limited industrial includes uses that produce no byproducts discernable from outside the building and might include artist studios, metal and wood shops, arts and crafts manufacturing, small appliance or machine repair or other small-scale assembly. Moderate Industrial includes uses where byproducts are not discernable from outside the building and might include uses such as research labs, computer manufacturing and furniture assembly. General Industrial includes uses where byproducts are not discernable from the property boundary and may include uses such as food processing, commercial warehouses or distribution centers.

Mr. Tyrrell stated crypto mining was removed from the data center definition a few months ago.

Mr. White stated the data center definition was changed recently for noise to stay within the property line. He stated if a data center produces noise beyond the property line it is classified as Industrial.

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

Mr. Wiggam made a motion to approve the rezoning of proposed Lots 2 and 3, Block 1, GDC Subdivision, Cheyenne, Wyoming to LI as shown in the attached zone change map, noting that the project meets the review criteria for approval. Megan Connor seconded the motion.

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Mr. Wiggam stated he originally was not going to be in support of an industrial area next to a residential development. He stated the discussion was informative.

Mr. Tyrrell stated he agreed and that all residential neighborhoods need to be protected.

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

**ITEM E:**        PUDC-23-63 / Sweetgrass, Planned Unit Development Amendment  
Agent: Casey Palma, Palma Land Planning  
Case Planner: Connor White, Planner II

Conor White, Planner II, read the item into the record and stated the item has been requested to be postponed.

Boyd Wiggam asked if this should be on the mid-month agenda.

Mr. White stated once a PUD is established it is an application and is classified as a zone district and revisions of the PUD will be at the 1<sup>st</sup> meeting of the months agenda.

Megan Connor made a motion to postpone the item to the August 7<sup>th</sup> Planning Commission meeting. Bob Mathia seconded the motion.

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

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

**NONE**

**ITEM 5:        MEETING ADJOURNED: 6:53 PM**



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Staff Signature



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Board Officer