

**CITY OF CHEYENNE**  
**PLANNING COMMISSION MINUTES**  
**August 7, 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; Seth Lloyd, Senior Planner; Charles Bloom, AICP, Planning and Development Director

**OTHERS PRESENT:** Casey Palma, Shane Hansen

**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 Seth Lloyd, Senior Planner. There was a quorum with 5 members present.

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

Boyd Wiggam made a motion to approve the meeting minutes. Bob Mathia seconded the motion. The minutes 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

Seth Lloyd, Senior Planner, read the item into the record and stated the applicant has requested the item be postponed.

Brian Tyrrell, Vice-Chair, asked for public comment. Hearing none, he closed the public comment.

Boyd Wiggam made a motion to postpone the item. Meghan Connor seconded the motion.

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

**ITEM B:** **POSTPONED FROM 07/05/2023**  
[PUDC-23-63 / Sweetgrass, Planned Unit Development Amendment](#)  
Agent: Casey Palma, Palma Land Planning  
Case Planner: Connor White, Planner II

Seth Lloyd, Senior Planner, read the item into the record.

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

Casey Palma, agent, presented the item.

Mr. Tyrrell stated there are 30 phases and things will change a lot by the time they get to Phase 30.

*\* 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. Palma agreed and stated there are some provisions in the PUD text to allow for minor amendments. He stated they have planned the best they could at this point in the way they think it will develop. He stated if things change dramatically, they will need to come back to amend the PUD.

Mr. Tyrrell asked what Phase is going on now.

Mr. Palma stated there were originally 26 Phases but now there are 30. He stated they are amending the PUD in a way that they hope to not have to amend it again in the future.

Boyd Wiggam stated in the future he would like to see the amendment show the old version and the new version. He asked for a high level review of the transportation changes.

Mr. Palma stated there are many changes to the alignment of roads. He stated they worked with the MPO on the preferred alignments that are within their long range plans. He stated the school has moved locations. He stated there was a plan for a business park but now they have changed those lots to commercial lots. He stated they have increase entry level housing areas.

Mr. Wiggam asked if the golf course would still happen.

Mr. Palma stated they would like to see it develop but there may not be a population density to support it at this time. He stated the market will shape the demand for what is developed.

Mr. Tyrrell asked for the staff report.

Connor White, Planner II, gave the staff report.

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

Bob Mathia made a motion to approve the Sweetgrass PUD amendment with conditions as outlined in the staff report. Mr. Wiggam seconded the motion.

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

**ITEM C:**        [PUDC-23-81 / Lot 7B, Block 1, Frontier Mall 5<sup>th</sup> Filing, Zoning Map Amendment](#)

Agent: Shane Hansen

Case Planner: Athen Mores, Planner I

Seth, Lloyd, Senior Planner, read the item into the record.

Shane Hansen, agent, presented the project.

Brian Tyrrell, Vice-Chair, asked for questions from the Board.

Boyd Wiggam asked why the existing PUD can't be utilized.

Mr. Hansen stated the applicant is buying the property from the mall and they don't want to be a part of the PUD. He stated staff would like the PUD to go away for the mall and have it changed to the CB district.

Mr. Wiggam asked what business was proposed for the lot.

Mr. Hansen stated Dickey's was proposed.

Mr. Wiggam stated a restaurant.

Bob Mathia stated there is a question if there is sufficient parking.

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Mr. Tyrrell stated the zone change would not look at parking requirements.

Mr. Lloyd stated the main reason for the requested zone change is that there are design standards required in the PUD.

Mr. Tyrrell asked for the staff report.

Athen Mores, Planner I, gave the staff report.

Mr. Wiggam stated parking is a zoning issue. He asked to explain the parking requirements for the project.

Mr. Lloyd stated the existing PUD requires less parking than the applicant wants to put on the property. He stated the UDC has a maximum parking standard based on the minimum parking. He stated the applicant cannot put as much parking on the property as they would like to. He stated the CB zoning would require more parking than the applicant would like to provide. He stated there is an opportunity for relief process for parking. He stated there is also an opportunity for shared parking with the mall. He stated the CB zone has different design standards than the PUD. He stated the signage requirements are also different between the PUD and the CB zoning. He stated the PUD signage requirements make signage difficult. He stated it would be staffs preference to rezone all of the PUD's in the area to the CB zone.

Meghan Connor asked if the access would be within the mall parking lot or have its own access onto Prairie Avenue.

Mr. Lloyd stated the access would be within the mall parking lot.

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

Mr. Wiggam made a motion to approve the rezoning Planned Unit Development (PUD) of Lot 7B, Block One, Frontier Mall to CB Community Business as shown in the attached zone change map, noting that the project meets the review criteria for approval. Mr. 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:**

- New staff member Athen Mores
- New Director of MPO Jeff Noffsinger
- New Unified Development code on website
- 3 new positions
  - Support position for the DDA
  - Long Range Planner
  - Planner I
- Mid-month Planning Commission for August
- New webpage for PUDs

**ITEM 5: MEETING ADJOURNED: 6:34 PM**



Staff Signature



Board Officer