

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
August 21, 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: Erin Fagan, Planner II; Stephanie Boster, City Attorney; Connor White, Planner II; Seth Lloyd, Senior Planner; Lonnie Olson, Planner I

OTHERS PRESENT:

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

Bob Mathia made a motion to approve the meeting minutes from June 20, 2023. Amy Hernandez seconded the motion. The minutes were approved unanimously.

ITEM 3: PLANNING PROJECTS

ITEM A: [PLLR-23-2 / West Downtown Urban Renewal Plan and Project](#)
Case Planner: Lonnie Olson, Planner I

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

Lonnie Olson, Planner I, gave the staff report and presented the item.

Boyd Wiggam asked for an explanation of the street layout being inadequate. He stated he was a fan of the grid layout.

Mr. Olson stated the defective street layout was found on 15th Street. He stated this Plan and Project does not have the defective street layout.

Mr. Wiggam stated he had a problem approving something that said the grid layout is a defective street layout.

Mr. Olson said it is in the blight study which had already been adopted but the street condition did not pertain to this Plan and Project.

Brian Tyrrell, Vice-Chair, stated he knew of a business owner that had not been notified.

Mr. Olson stated all property owners were notified on July 27th. He stated business owners were not notified if they weren't also property owners. He stated this is not recorded on the property but is a tool they can use to revitalize their property.

Mr. Tyrrell asked why the south side of Lincolnway was not included.

Mr. Olson stated the area is already in a different Plan and Project.

Mr. Tyrrell stated it would be nice to have a continuous map to show the properties included in the Plan and Project.

Mr. Olson stated the City is working on the map. He stated there is a map that shows where areas were declared blight.

Mr. Wiggam asked staff to confirm the exercise of eminent domain of blighted structures would not be used.

Mr. Olson stated this Plan & Project does not invoke eminent domain. He stated they want to utilize this for Tax Increment Financing.

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

Meghan Connor made a motion to recommend the Governing Body approve the West Downtown Urban Renewal Plan and Project, 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 B: [PLTA-23-1 / Manufactured Homes on Single Platted Lots, Text Amendment](#)
Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the item and gave the staff report.

Brian Tyrrell, Vice-Chair, stated he was surprised this has not come up before.

Mr. White stated there has been issues previously.

Mr. Tyrrell stated he is for affordable housing. He stated many communities are building tiny homes.

Mr. White stated the UDC does not call out a tiny home but they are able to build them at this time. He stated they can't currently bring in a manufactured tiny home and place it on a lot.

Mr. Tyrrell stated he was talking about manufactured tiny home developments.

Mr. White stated the text amendment would address developments for tiny home communities.

Boyd Wiggam stated when the UDC was adopted they were trying to regulate out manufactured homes. He asked if it was possible to restore basic reference to current HUD codes under Option B.

Mr. Tyrrell stated he would agree.

Mr. White stated staff agreed and they could add it back in under Option B under #1.

Mr. Wiggam asked what the City Attorney thought about enforcing the HUD codes.

Stefanie Boster, City Attorney, stated she needed time to think about it.

Mr. White stated they could recommend approval of Option B and add in the 1st line of #3.

Mr. Wiggam stated that would be his preference.

Mr. White stated staff would agree.

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

Mr. Wiggam made a motion to recommend the Governing Body approve text amendments to the Unified Development Code Sections 5.8.2.h as outlined in Option B of this staff report and recommended by staff, noting the requests meets the review criteria of UDC 2.4.1.d. Bob Mathia seconded the motion.

Mr. Wiggam moved to amend the motion to include the language under #3 the house shall be built to the current HUD code for its zone as referenced in the Federal Manufactured Housing and Safety Standards. Meghan Connor seconded the motion.

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

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

ITEM 4: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- September meeting

ITEM 5: MEETING ADJOURNED: 6:37 PM



Staff Signature



Board Officer

