

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

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

MEMBERS ABSENT: Robert Chamberlin, Secretary

CITY STAFF PRESENT: Stephanie Boster, City Attorney; Connor White, Planner II; Seth Lloyd, Senior Planner; Charles Bloom, AICP, Planning and Development Director; Lonnie Olson, Planner I; Valerie Pickard, Planning & Development Office Manager; Erin Fagan, Planner II; Jeanie Vetter, Greenway Planner

OTHERS PRESENT: Kristy Richardson, Casey Palma

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 August 7th meeting minutes. Meghan Connor seconded the motion. The minutes were approved unanimously.

ITEM 3: PLANNING PROJECTS

ITEM A: **POSTPONED FROM 08/07/2023**
[PUDC-23-12 / Sunnyside Addition, 11th 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Seth Lloyd, Senior Planner, read the item into the record and stated the project was requested to be withdrawn.

Boyd Wiggam made a motion to acknowledge withdrawal of the item. Meghan Connor seconded the motion.

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

ITEM B: [PUDC-23-98 / Gymnastics Facility, Zoning Map Amendment](#)
Agent: Jeanie Vetter
Case Planner: Seth Lloyd, Senior Planner

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

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

Jeanie Vetter, agent, presented the item.

Mr. Tyrrell asked for the staff report.

Mr. Lloyd gave the staff report.

Mr. Tyrrell asked why the Ice & Event Center was not included in the zone change.

Mr. Lloyd stated this zone change was started and ready prior to staff realizing they may want to change the zone on the Ice & Events Center property.

Boyd Wiggam asked if the zoning would interfere with affordable housing proposed in the area.

Mr. Lloyd stated the P zone is compatible with residential uses.

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

Bob Mathia made a motion to approve the zoning of Lot 1, Block 1, Back 40 Subdivision, 3rd Filing, Laramie County, Wyoming to P Public District as shown in the attached zone change map, noting that the project meets the review criteria for approval. Meghan Connor seconded the motion.

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

ITEM C: [PUDC-23-99 / Shining D North at Sweetgrass, Expedited Plat](#)
Agent: Casey Palma, Palma Land Planning
Case Planner: Connor White, Planner II

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

Casey Palma, agent, presented the project.

Brian Tyrrell, Vice-Chair, asked which phase is this project.

Mr. Palma stated it would be the 11th Filing plat. He stated it is in Phase 3 but the phases have changed and it may be phase 10 or 11 based on filings.

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.

Meghan Connor made a motion to approve the Shining D North at Sweetgrass Preliminary Plat, Expedited advancing the Final Plat to the Governing Body. Bob Mathia seconded the motion.

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

ITEM D: [PUDC-23-100 / R+R at Sweetgrass, Expedited Plat](#)
Agent: Casey Palma, Palma Land Planning
Case Planner: Connor White, Planner II

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

Casey Palma, agent, presented the project.

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

Boyd Wiggam stated he assumed commercial lots would have more of an impact than hospitality would have had but the same access point is being used.

Mr. Palma stated WYDOT plans on changing the alignment of College and the Traffic Impact Study has been updated and accounted for this proposed plat.

Mr. Tyrrell asked for the staff report.

Connor White, Planner II, gave the staff report.

Mr. Wiggam asked why there is a request for a minimum 30 mph design speed.

Mr. White stated the comment was from the Engineering Department and Prairie Gold Lane would be a higher classification of road and they reviewed it to meet those standards.

Mr. Tyrrell asked for public comment.

Mr. Palma stated he had met with the Deputy City Engineer and they could work out the comment prior to moving forward.

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

Bob Mathia made a motion to approve the R+R at Sweetgrass Expedited Preliminary Plat, advancing the Final Plat to the Governing Body with staff conditions. Mr. Wiggam seconded the motion.

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

ITEM E: [PUDC-23-102 / Hitching Post Plaza, 3rd Filing, Expedited Plat](#)
Agent: Casey Palma, Palma Land Planning
Case Planner: Lonnie Olson, Planner I

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

Casey Palma, agent, presented the project.

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

Mr. Tyrrell asked for the staff report.

Lonnie Olson, Planner I, gave the staff report.

Boyd Wiggam stated the drainage easement condition was vague and wanted to know if the applicant was ok with the condition.

Mr. Palma stated they would work with Engineering to revise the easement.

Mr. Lloyd stated it was intentionally vague so the condition can be easier to fulfill.

Mr. Tyrrell asked for public comment.

Mr. Wiggam stated he would like to ensure there are pedestrian connections.

Mr. Palma stated there would be pedestrian connections along Lincolnway and on Paul Smith Way. He stated there would also be a patio at the proposed coffee shop. He stated the pedestrian connectivity is planned to be in place.

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

Mr. Wiggam made a motion to approve the Hitching Post Plaza, 3rd Filing Expedited Preliminary Plat, advancing the Final Plat to the Governing Body, with conditions listed in the staff report. Bob Mathia seconded the motion.

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

ITEM F: PUDC-23-103 / Hitching Post Plaza, 3rd Filing, Zoning Map Amendment
Agent: Casey Palma, Palma Land Planning
Case Planner: Lonnie Olson, Planner I

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

Casey Palma, agent, presented the project.

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

Mr. Tyrrell asked for the staff report.

Lonnie Olson, Planner I, 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 rezoning of Lots 3, 4, 5, 6, 7, & 8, Block 1, Hitching Post Plaza, 3rd Filing to MUB Mixed-Use Business as shown in the attached zone change map, noting that the project meets the review criteria for approval. Meghan Connor 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:

- No Mid-month Planning Commission Meeting
- Chair will need to be elected at the October meeting
- Airport Fountain Dedication on September 9th

ITEM 5: MEETING ADJOURNED: 6:38 PM



Staff Signature



Board Officer