

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
December 4, 2023
6:00 P.M.**

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

MEMBERS ABSENT: Robert Chamberlin, Secretary; Brian Thomas

CITY STAFF PRESENT: Stephanie Boster, City Attorney; Seth Llyod, Senior Planner; Charles Bloom, AICP, Planning and Development Director; Valerie Pickard, Planning & Development Office Manager; Erin Fagan, Planner II; Connor White, Planner II

OTHERS PRESENT: Richard Johnson, Brad Emmons, Dr. Mark Rinne

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Brian Tyrrell, 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 November 6th meeting minutes. Meghan Connor seconded the motion. The minutes were approved unanimously.

ITEM 3: DISCLOSURES

None

ITEM 4: PLANNING PROJECTS

ITEM A: [PUDC-23-168 / Polk Addition, 3rd Filing, Assigned Zoning](#)
Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the item.

Brian Tyrrell, Chair, asked if most of the parcel is in the flood plain.

Mr. White stated that was correct.

Boyd Wiggam asked why there are two separate zone changes for the same item.

Mr. Lloyd stated the assigned zoning is so there is a default zone to fall back on in case a zone change is denied.

Mr. Wiggam asked if the City Council will have to take the zone change as two different items. He asked what is preventing the Council from denying both zone changes.

Mr. Lloyd stated the Council will have two different zone changes. He stated the ultimate goal is that both zone changes will be approved. He stated the Council should always approve the assigned zoning but they may not approve the other zone change. He stated the assigned zoning would be there to fall back on. He stated it is possible they deny both zone changes but it is not likely.

** Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please request a recording from the Planning & Development Staff.*

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

Mr. Wiggam made a motion to recommend to the Governing Body the assigned zoning of Lot 2, Polk Addition, 2nd Filing, Laramie County, Wyoming to AR Agricultural Residential as shown in the attached zone change map, noting that the project meets the review criteria for approval. Bob Mathia seconded the motion.

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

ITEM B: [PUDC-23-169 / Polk Addition, 3rd Filing, Zoning Map Amendment](#)
Agent: Brad Emmons, AVI PC
Case Planner: Connor White, Planner II

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

Brad Emmons, agent, presented the item.

Brian Tyrrell, Chair, asked how high they need to raise the land to take it out of the flood plain.

Mr. Emmons stated a lot of the flood plain area will remain as drainage.

Connor White, Planner II, gave the staff report.

Mr. Tyrrell stated this is in the area of the Van Buren corridor where there have been many drainage issues.

Mr. Lloyd stated there have been many flooding issues, but they were north of US 30.

Mr. Tyrrell stated it would flow down through this property.

Mr. Lloyd stated that was correct.

Mr. Tyrrell stated the owner will need to mitigate the flood plain so there isn't a problem in this area.

Boyd Wiggam stated industrial development is an appropriate use within a flood plain.

Mr. Lloyd stated industrial developments are usually acceptable near flood plain area.

Mr. Emmons stated the Van Buren area would be contained within the channel well before it reached this property.

Mr. Wiggam stated this property will be for the storage of goods. He asked what is the extent of the parcel that will be developed.

Mr. Emmons stated it is the purple area on the Future Land Use Plan exhibit.

Mr. Lloyd stated Plan Cheyenne recommends no development within flood plains. He stated the Engineering Department would review the site plan for drainage. He stated a portion of the lot is buildable but the entire lot would not be developed.

Mr. Wiggam asked if this should be subdivided into two lots where a lot would be within the flood plain and another lot was not.

Mr. White stated the lot is going to be subdivided into multiple lots and there would be easements for the flood area. He stated the easements would prohibit buildings in those areas.

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Mr. Wiggam asked if it was not a good idea to zone a flood plain to Light Industrial.

Mr. Lloyd stated there are many areas where there are different parcels where the flood plain that are zoned or it is within the right-of-way. He stated the entire parcel should be one zone. He stated there should not be a problem since there are easements on the plat.

Mr. Emmons stated there will be easements and also a note on the plat for the easements.

Mr. Tyrrell stated there is not much room to build on this property unless it is built up.

Mr. Emmons stated his staff has planned for a small portion where they can build the storage units.

Mr. Tyrrell stated this is just the zone change and not the site plan.

Mr. Emmons stated they can't turn in the site plan prior to the zone change.

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

Mr. Wiggam made a motion to recommend the Governing Body approve the rezoning of Lot 2, Polk Addition, 2nd Filing and a portion of vacated Van Buren Avenue to LI Light Industrial 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: The motion to approve the item passed unanimously by a vote of 4-0.

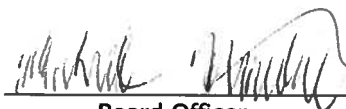
ITEM 5: OTHER BUSINESS/STAFF ANNOUCEMENTS

- No mid moth December meeting
- 3 board members terms will be expiring
- 1st meeting in January will be the election of officers

ITEM 6: MEETING ADJOURNED 6:37 PM



Staff Signature



Board Officer