

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
January 2, 2024
6:00 P.M.**

MEMBERS PRESENT: Meghan Connor, Bob Mathia, Amy Hernandez (Zoom), Boyd Wiggam, Tony Laird

MEMBERS ABSENT: Darell Hibbens, Bryan Thomas

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Valerie Pickard, Planning and Development Office Manager; Seth Lloyd, Senior Planner; Stephanie Boster, City Attorney; Connor White, Planner II; AJ Swain, Planner I; Sophia Maes, Planner I

OTHERS PRESENT: Randy Guill, Taran Triplett, Paula Tolliver, Jerry & Gloria Bruner, Jeremy Paiz, Bill Edwards, Will Edwards, Chris Lovas, Max Pfeiffer, Keven Weisbeck, Krystal Lewis, Carol Gass

Zoom: Brad Kuehl, Casey Palma, Kristy Richardson, Ursula Haverbeck (Removed for disruption), Bjorn Ragnarson (Removed for disruption), Jim Conley (Removed for disruption), Chris Coursey (Removed for disruption)

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Robert Mathia, 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. Amy Hernandez joined late via Zoom.

ITEM 2: ELECTION OF OFFICERS

CHAIR: Robert Mathia

VICE-CHAIR: Boyd Wiggam

SECRETARY: Meghan Connor

Boyd Wiggam nominated Mr. Mathia. Seconded by Tony Laird. None opposed. Mr. Mathia nominated and motioned Mr. Wiggam for Vice-Chair. Seconded by Mr. Laird. Mr. Wiggam nominated Amy Hernandez as secretary, seconded by Tony Laird. Ms. Hernandez opposed. Mr. Wiggam withdrew the nomination, none opposed. Mr. Wiggam nominated Meghan Connor, which was motioned by Mr. Mathia, seconded by Mr. Laird. None opposed.

ITEM 3: APPROVAL OF MINUTES

Mr. Wiggam made a motion to approve the meeting minutes from November 20, 2023. Ms. Connor seconded the motion. The minutes from the November 20th Planning Commission Meeting were approved unanimously.

Mr. Wiggam made a motion to approve the meeting minutes from December 4, 2023. Ms. Connor seconded the motion. The minutes from the December 4th Planning Commission Meeting were approved unanimously.

ITEM 4: PLANNING PROJECTS

ITEM A: [PUDC-23-171 / 5419 Ridge Rd., Assigned Zoning](#)

Case Planner: Sophia Maes, Planner I

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

Mr. Lloyd stated that applicants typically present, however the applicant has expressed no interest in attending the project. Since the City is likely to annex this county pocket in the near future, Staff is continuing the annexation process presently.

Sophia Maes, Planner I, presented the item.

Mr. Wiggam asked what permitted uses were allowed in the County versus the City AR zone (and vice versa). Mr. Lloyd stated that the only difference known to Staff is that the County permits a duplex, while the city does not.

No public comment.

Ms. Connor made a motion to recommend the Governing Body approve the assigned zoning of Land to be known as the 5419 Ridge Road, Laramie County, Wyoming to AR Agriculture Residential as shown in the attached zone change map, noting the project meets the review criteria for approval. Mr. Wiggam seconded the motion.

Roll Call: Motion to approve the item was passed unanimously.

ITEM B: [PUDC-23-200 \(Previously PUDC-23-170\) / 5419 Ridge Rd, Expedited Plat](#)

Agent: Shane Hansen
Case Planner: Sophia Maes, Planner I

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

Sophia Maes, Planner I, presented the item. She stated the applicant is determining whether to withdraw plat and has requested postponement.

Public Comment: Jeremy Paiz, a neighbor of the plot, asked what the allowed property uses would be under the City AR zone.

Public Comment: At roughly 6:14 pm, an online participant made comments not relevant to the project (regarding second amendment rights). Participant refused to yield the floor, and the commission took a brief recess.

Meeting was relaunched on Zoom with a new link and was provided to all previous participants except those who caused disruption at roughly 6:29 pm.

Mr. Lloyd addressed Mr. Paiz' question, stating that the uses that would be allowed at the property would be a detached dwelling, accessory dwelling unit, in-home childcare, a childcare center, a bed and breakfast, home occupations, utility station, limited agriculture, and landscaping nurseries. Mr. Lloyd acknowledged the property owners' previous use of industrial business was not authorized by the county and would therefore not be allowed as a continued use once annexed. If this use continued, a complaint could be made to City compliance.

Wiggam made a motion to postpone this item to the February 5th, 2024 Planning Commission meeting. Meghan Connor seconded the motion.

Roll Call: Motion to approve the item was passed unanimously.

ITEM C: [PUDC-23-184 / The Bluffs, 12th 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 at the intersection of Converse Ave and Storey Blvd, reminding the Committee that Staff is technically the agent for Assigned Zoning items, because it is a Staff function that goes along with an annexation (not a requested zone by the applicant). The current County Zones are A-1 Agricultural and Residential and LR Low Density Residential. The most analogous City zones are AG Agriculture and LR Low Density Residential.

Mr. Wiggam asked what uses would be permitted now as of right through city that would not be by the County. Mr. Lloyd stated the City AG would allow Outdoor Recreation uses as conditional use and Assisted Living and Nursing homes as conditional use (not currently allowed in the County A1 zone). The City AG zone would not allow work camps, duplexes, or Community Assembly greater than 350 people (currently allowed in the County A1 zone). Mr. Lloyd stated the City LR would not allow Townhomes, Childcare Centers (only In-Home Childcare). He stated the City LR zone would allow (under conditional use) Primary and Secondary Schools, Community Athletic Fields, Assisted Living and Nursing homes, Indoor and Outdoor Entertainment Facilities, and Utility Stations.

Public comment. Krystal Lewis stated that the mailed notice mentioned an MR Medium Density Zone for this property, and wondered why that hadn't been discussed. Mr. Lloyd clarified that this item was to set the base zoning, and the MR Zoning would be addressed in Item D with the applicant requested zone of MR Medium Density.

Mr. Wiggam made a motion to recommend the Governing Body approve the assigned zoning of land to be known as the Bluff's 12th Filing, Laramie County, Wyoming to AG Agriculture and LR Low-density Residential as shown in the attached zone change map, noting that the project meets the review criteria for approval. Ms. Connor seconded the motion.

Roll Call: Motion to approve the item was passed unanimously.

Mr. Lloyd clarified which items were on the agenda relating to this project (Item D, E and F), stating that comments related to the project can be asked at any time, and if necessary, the Commission could address public comments for any item at one time. The approval of each item would be in order, however. Mr. Mathia asked if Mr. Lloyd would read all items into the record at once to have discussion, with voting on each separate item after discussion. Mr. Lloyd agreed.

ITEM D: [PUDC-23-182 / The Bluffs, 12th Filing, Comprehensive Plan Amendment](#)

Agent: Taran Triplett

Case Planner: Connor White, Planner II

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

ITEM E: [PUDC-23-181 / The Bluffs, 12th Filing, Zoning Map Amendment](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

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

ITEM F: [PUDC-23-183 / The Bluffs, 12th Filing, Expedited Plat](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

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

Randy Guill, acting agent, presented the project for Items D, E and F. Project is located southeast of Converse Ave. and Storey Blvd., consisting of 29.61 acres. It is the next step in the area's development and will create 3 lots for future development (the northwest lot zoned CB Community Business, the southern two lots zoned MR Medium Density Residential). It will have a dedication and construction of two streets (the connection of Ogden from Plain View to Storey Blvd, and the continuation of Wild Bluff over to Converse Ave. It will also complete the annexation process for some County pockets.

Mr. Laird asked if the extension of the two roads would be completed as part of the first phase of the project. Mr. Guill confirmed.

Ms. Connor asked if CB Community Business would be the most appropriate zone for church use (versus NB Neighborhood Business). Mr. Lloyd stated that while there are many zones that allow churches of various sizes, the CB zone might be most appropriate since it allows the largest church occupancy, and the size of the proposed church is currently unknown. Ms. Connor clarified that her concern wasn't the size of the church, but rather if the residents believe a church is being built and then it falls through and apartments are developed instead. Mr. Lloyd stated that the CB zone would allow apartments as a conditional use, however other commercial uses (such as a convenience store) would be permitted. He clarified that Staff's believes commercial uses at that site would be appropriate, and asked commission to use best judgement regarding the CB zone's appropriateness.

Mr. Laird asked if both Converse Ave. and Storey Blvd. are arterials, Mr. Lloyd confirmed they are.

Mr. Wiggam asked if buffering or other recommended conditions would be placed on this regarding any other commercial uses on for this lot (versus the proposed church). Mr. Bloom stated there were no concerns with other uses as they should be mitigated w/ landscaping requirements associated with further development.

ITEM D: [PUDC-23-182 / The Bluffs, 12th Filing, Comprehensive Plan Amendment](#)

Agent: Taran Triplett
Case Planner: Connor White, Planner II

Connor White, Planner II, presented the Staff report for this item. The agent is requesting a zone change at the intersection of Converse Ave. and Storey Blvd. (roughly 7.91 acres of land). The proposed amendment is from Urban Residential to Community Business, which would help the applicant facilitate the proposed Zoning Map Amendment (Item E). He stated that staff recommends approval given the surrounding land use.

ITEM E: [PUDC-23-181 / The Bluffs, 12th Filing, Zoning Map Amendment](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the Staff report for this item, of which the applicant is requesting the CB zone for the northwest lot of the parcel and MR zone for the southern two parcels. The current zoning of this property is AG Agricultural Residential (on the western portion) and LR Light Density Residential (on the eastern portion). Staff recommends approval for CB Community Business zoning for the northwest lot and MR Medium Density Residential for the remaining two, as the surrounding land use would support this zoning.

ITEM F: [PUDC-23-183 / The Bluffs, 12th Filing, Expedited Plat](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the staff report on the item, which is a plat that proposes subdividing the parcel into three lots (the northwest lot to be used for church development, the southern two lots to be used for future residential development, with two major street networks being added, connecting Ogden to the north up to Converse Ave, and Wild Bluff to the west up to Converse Ave. Mr. White stated the two conditions for this plat. The first is that prior to Governing Body approval, updated traffic information would be provided and approved by the Engineering department. The second is that prior to mylars being signed, an easement across Towns Place Apartments LP be recorded to allow Wild Bluff to connect into Converse Ave. With these conditions, Staff recommends approval.

ITEM C, D, E, & F Discussion

Mr. Laird asked for clarification on the Comprehensive Plan and how an amendment fits into it. Mr. White stated the Comprehensive Plan is the same as the Land Use Plan (PlanCheyenne), and the Land Use Plan would be amended through this item (the map itself would be amended). He clarified that Staff updates the Comprehensive Plan when a zone is changed to understand how the overall area will function for development in the future.

Mr. Laird asked about the Future Land Use and Transportation Map 2020, which showed proposed road extensions that are nearby but do not fit with this proposal. Mr. White clarified that the document may have been the projected road networks from the Metropolitan Planning Organization (MPO). He stated these are projected when they do their study but are reevaluated depending on developments. Mr. Laird clarified that these roads were not reserved or established previously. Mr. White confirmed there were not.

Mr. Wiggam asked which item we were discussing. Mr. White stated all three relevant items were being discussed.

Mr. Wiggam asked if this development would negate the need to search for any other East-West connections west of Ogden and east of Converse or if there would be a continued effort. Mr. White stated there was some consideration for Plain View, Pattison, and potentially Apache to connect to Converse, but it would be with development of southern parcels, eliminating connectivity issue. Mr. Wiggam asked if there would be any impact on the Mountain Rd. connection. Mr. Bloom stated it would not interfere with Mountain Road, and it does meet standards for minor arterials as they intersect with other streets. He stated there has been conversations with the developer about a second access from Ogden to Converse, which involves developers on the westside of Converse. He stated that the Wild Bluff connection will

** 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.*

likely work for all, and the only option that is off the table is Crane Bluff (due to the construction of Summit Apartments).

Mr. Wiggam asked about the impact on the property located north of the unbuildable lot of the proposed development (the eastern thin strip of land). Mr. White stated that this lot was being called out as a remainder (or unbuildable) lot and would need to be replated to be used in the future. He stated the current applicant is the owner of the northern lot and will apply to continue development of that lot at a future date. Mr. Guill concurred, stating that it needs to be annexed first and then will be replated.

Mr. Laird asked about the retention pond (small blue strip to the north of the parcel on the map) and if the city owned it. Mr. Lloyd clarified that the pond does capture some drainage from Storey Blvd and the owner of the parcel currently owns it and will need to maintain the pond (citing a land swap with the city). He anticipates that it will be included in a replat, which is not part of the items being discussed, but might inform the project at hand.

Mr. Laird asked about pedestrian access across Storey Blvd from Mustang Ridge to Anderson School. Mr. Lloyd stated he was not aware of any reservation of this land for pedestrian access, but there is pedestrian access further east that underpasses Storey Blvd. Mr. Bloom stated there is pedestrian connection that was plated there and is a public right of way for a 20' wide pedestrian easement, referencing the narrow parcel directly northeast of the proposed development. He stated it has not been developed but is reserved.

Mr. Mathia opened public comment.

Gloria Bruner, lives on Point Bluff and noted her concerns about a lot of traffic on the north street of Anderson School (even prior to development). She stated she would prefer access to go out on Converse Ave instead of Storey Blvd. She also mentioned that Storey Blvd is used as a drag strip in the summertime and is concerned about people entering Storey from Ogden.

Crystal Lewis referred to the retention pond land swap, stating there are issues with water coming down Ogden and Point Bluff. There is a retention pond at the end of Plain View, does not want other retention pond to go be dismantled. She is also concerned about the width of Storey Blvd (as people use it as a drag strip). And would recommend some speed deterrents be installed.

Bill Edwards is the president of development company working on this project but is speaking as the general public. He owned the property north where the retention pond is located. He noted that this development is required to meet all drainage studies and requirements by the engineers. He stated the plan is to re-route the retention pond onto the west side of Plain View. He noted conversations have been had with BOPU and the City about additional capacity needs, stating that any issues on Ogden will be mitigated. He clarified that the 80 foot right of way Ms. Lewis addressed, stating it is not an 80-foot street but a right-of-way, which is to be dedicated to the City. He mentioned that Ogden is not a new street and is where the 12-inch water main is located. He shares the concern about traffic but noted that a connection will be made on both Converse and Ogden to disperse traffic.

Mr. Wiggam asked about concerns regarding drainage further southwest of Anderson School (specifically due to the grade of the hill), wondering if there was enough capacity. Mr. White stated Staff has no concerns with what the applicant is presenting as they will be required to state how drainage will be mitigated via a study for replat. He believes the applicant has provided adequate information for addressing current drainage. Mr. Wiggam stated his concern for the properties at the bottom of the hill. Mr. Guill stated a full drainage study has been submitted for the entire area, not just the parcel (as they want to phase development smoothly).

ITEM D: [PUDC-23-182 / The Bluffs, 12th Filing, Comprehensive Plan Amendment](#)

Agent: Taran Triplett
Case Planner: Connor White, Planner II

Mr. Mathia called for a motion. Mr. Wiggam made a motion to approve the Resolution amending the Future Land Use Plan for a portion of land southeast of the intersection of Converse Avenue and Storey Boulevard as shown in the Future Land Use Map provided from Urban Residential to Community Business. Mr. Laird seconded the motion.

Ms. Connor moved to amend the motion to recommend NB Neighborhood Business instead of CB Community Business.

Mr. Lloyd stated NB is not a future land use designation (but is a Zoning District). He stated the Neighborhood Activity Center area could be an option (as opposed to changing the underlying land use designation to CB Community Business). He stated that the land use designation that would be most appropriate to reach NB Neighborhood Business application is MUR Mixed Use Residential Emphasis.

Ms. Connor withdrew amendment to the motion.

Mr. Wiggam acknowledged that developers may change their plan from what is proposed today, and it is critical to focus on arterial sections, noting he would like to see Community Business in locations at arterial intersections to reduce burden on road networks (and would maybe like to see grocery stores that could take pressure off Dell Range Blvd). Ms. Connor stated that she simply wanted transparency in what was being approved and for what purpose. Mr. Laird agrees with Mr. Wiggam, particularly regarding arterials and the relevance of CB Community Business. Mr. Mathia asked if this discussion is appropriate at this time, to which Mr. Lloyd confirmed it was to consider all future land uses regardless of the proposed use, particularly if it falls through as Ms. Connor expressed.

Mr. Guill stated that through meetings with city staff, CB Community Business land use was recommended based on size of lot and what developer divulged as to size of church.

Mr. Mathia called for a roll call on the original motion.

Roll Call: Motion to approve the item was passed unanimously.

ITEM E: [PUDC-23-181 / The Bluffs, 12th Filing, Zoning Map Amendment](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

Mr. Laird made a motion to recommend the Governing Body approve the rezoning of land south of Storey Blvd. and east of Converse Avenue, to be known as the Bluffs 12th Filing from AG and LR to CB and MR as shown in the attached zone change map, noting that the project meets the review criteria for approval. Mr. Wiggam seconded the motion.

Mr. Wiggam opened the discussion of whether MR should cover the entire parcel (vs partial CB), as it is important to recognize that CB Community Business does open the door to a full range of CB uses, not just a church. He, however, still intends to support the motion.

Roll Call: Motion to approve the item was passed unanimously.

ITEM F: [PUDC-23-183 / The Bluffs, 12th Filing, Expedited Plat](#)

Agent: Randy Guill
Case Planner: Connor White, Planner II

Mr. Wiggam made a motion to approve the Bluffs, 12th Filing Expedited Preliminary Plat, advancing the Final Plat to the Governing Body with staff conditions. Mr. Wiggam asked for staff to read in conditions referred to in the motion. Mr. White advised Mr. Wiggam to add to the motion "with the two staff conditions included in staff report." Mr. Wiggam amended his motion to approve the Bluffs, 12th Filing Expedited Preliminary Plat, advancing the Final Plat to the Governing Body with the two staff conditions listed in the staff report. Mr. Laird seconded the motion.

Mr. Laird asked for clarification about the easement condition in the staff report. Mr. White stated the easement document must be included before the mylars are signed and the applicant is working to get that easement. Mr. Guill clarified that the easement has been prepared and stamped; they are only waiting for it to be returned.

Mr. Mathia asked for a roll call for the motion as it's been adjusted rather than recommended.

Roll Call: Motion to approve the item was passed unanimously.

ITEM G: [PUDC-23-189 / 1821 Dell Range, Zoning Map Amendment](#)

Agent: Christofer Lovas
Case Planner: Seth Lloyd, Senior Planner

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

Chris Lovas, Lovas Engineering presented the project, which is a proposal to redevelop the parcel as a drive-thru coffee shop. The current zone for the parcel is NB Neighborhood Business which requires a smaller setback for a commercial business, which would not accommodate a drive-thru.

Mr. Lloyd presented the staff report for this item, which is to amend the Zoning Map for this parcel from NB Neighborhood Business to CB Community Business. He stated that intense commercial zoning is appropriate given the surrounding land use. He emphasized that CB Community Business zoning allows for greater setbacks than required, has looser design standards and less pedestrian orientation, agreeing that this is a better fit for a drive-thru coffee shop.

Mr. Wiggam asked if staff was concerned with spot zoning. Mr. Lloyd stated that CB Community Business is a good middle ground zoning district between the zoning to north (NB) and south (HR), but concurred it is a bit of spot zoning.

No public comment.

Mr. Wiggam made a motion to approve the rezoning of Lots 1 and 2, Block 7, Meadowbrooke Park to CB Community Business, noting that the project meets the review criteria for approval and additionally noting that the zoning on three of the four sides of the lot are also CB Community Business. Ms. Connor seconded the motion.

Mr. Laird asked Mr. Wiggam if the addition to the motion was more of a discussion point than an amended motion. Mr. Wiggam referenced an item not approved by the Governing Body in the past that was surrounded by the same zoning as was being requested, stating he was disturbed by that and hopes his reference to the zoning of the surrounding parcels will provide Equal Protection for the project owner

as much as the rights of the adjacent property owners. Mr. Lloyd will include Mr. Wiggam's addition to Council if the motion is passed by the Planning Commission.

Roll Call: Motion to approve the item was passed unanimously.

ITEM H: PUDC-23-190 / A portion of Tract 23, Sunnyside Addition, 2nd Filing, Zoning Map Amendment

Agent: Brad Kuehl
Case Planner: Seth Lloyd, Senior Planner

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

Brad Kuehl, Bishop Engineering presented the project. The project will rezone 3906 East Pershing Blvd in the Sunnyside Addition, 2nd filing from MUB Mixed-Use Business to CB Community Business due to proposed design, site layout and setbacks for access.

Mr. Wiggam asked the agent to elaborate on the nature of the development (business type, layout, etc.). Mr. Kuehl stated it will be a nine-bay auto service facility, only providing typical auto service such as tune-ups, not collision repair, tire replacement, or major engine repair. He stated the design aesthetic is residential in nature and is a national chain anxious to have a location in Cheyenne.

Mr. Lloyd presented the staff report. The project proposes changing the zoning of the parcel from MUB Mixed Use Business to CB Community to accommodate design standard and setback issues with the current zoning. Staff noted properties generally north of Pershing follow the CB Community Business design standards (before the UDC was enacted) versus MUB Mixed Use Business design standards (therefore would suit the surrounding area aesthetically). He stated the future land use is Mixed Use Business Emphasis, which expects variety of commercial and residential development, with a more intense development pattern expected. He noted Staff recommends approval.

Mr. Wiggam asked for clarification on why this is not spot zoning. Mr. Lloyd stated the CB zone is more appropriate given the surrounding developments which have a CB development pattern (with larger setbacks). While CB zoning is sparse on this block, the development pattern and design follows CB zoning and is more standard, and therefore Staff does not see it as spot zoning (and believes the entire area should have been zoned CB Community Business to begin with). Mr. Wiggam noted that the bank to the east was an old service station and was designed as such.

Mr. Laird stated the property to the south was developed under the MUB higher pedestrian standard. Mr. Lloyd confirmed that the property to the south did utilize the MUB design standards.

Mr. Bloom clarified "spot zoning," where one parcel receives special zoning treatment. However, he stated it is an acceptable practice when considering the Comprehensive Plan (PlanCheyenne). He noted the CB and the MUB district are both recommended zoning districts within that area via Comprehensive Land Use Plan and feels comfortable with the zone change from MUB to CB as it would continue to compliment and benefit the Comprehensive Plan for the area. He did acknowledge that Cheyenne is missing a middle ground zoning district between CB and MUB, which is something that Staff is open to exploring.

No public comment.

Mr. Laird made a motion to approve the rezoning of a portion of Tract 23, Sunnyside Addition, 2nd Filing to CB Community Business, noting that the project meets the review criteria for approval. Ms. Connor seconded the motion.

Roll Call: Motion to approve the item was passed unanimously.

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- Mr. Lloyd introduced AJ Swain to the Commission. Mr. Swain is the new City Planner I.
- Mr. Lloyd noted that City Council had passed several text amendments regarding housing, including the minimum lot area, the density requirement, and the parking reduction (amended from .5 space to 1 space for studio units).
- Mr. Bloom stated mid-month meeting January is cancelled, and a light agenda for the first meeting in February, including a training for the new members on the Commission.
- Mr. Bloom stated the mid-February meeting will be on the 3rd Tuesday because of the holiday. This meeting will have a presentation on UDC Article 1 comments received throughout the year.
- Mr. Bloom also mentioned the work session on January 19th at noon with the Governing Body to go through preview of public comments on UDC, as well as highlighting several text amendments to get feedback prior to the Planning Commission work session for Council to see the full picture versus incremental pieces. This will be held in Council Chambers and on Zoom.

ITEM 6: MEETING ADJOURNED: 8:16 PM



Staff Signature



Board Officer