

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
September 2, 2025
6:00 P.M.**

MEMBERS' PRESENT: Bob Mathia, Boyd Wiggam, Tony Laird, Lonnie Olson, Meghan Connor

MEMBERS' ABSENT: Darrell Hibbens, Amy Hernandez

CITY STAFF PRESENT: Charles Boom, Planning & Development Director; Seth Lloyd, Senior Planner; Connor White, Planner II; Morgan Dennis, Planner I; Gisele Pacheco, Office Manager

OTHERS' PRESENT: Kristy Richardson

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Bob Mathia, Chair, called the meeting to order at 6:00 PM.

Roll Call: Done by Connor White, Planner II. There was a quorum with two members absent.

ITEM 2: APPROVAL OF MINUTES

Lonnie Olson made the motion to approve the meeting minutes from August 04, 2025. Tony Laird seconded the motion.

Bob Mathia, Chair, asked if there was any discussion regarding the minutes.

No further discussion of the August 04, 2025 meeting minutes, and all approved at 6:02 PM.

ITEM 4: PLANNING PROJECTS

ITEM A: PUDC-25-122: Assigned Zoning: County Pocket Annexation #7

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record.

Connor White, Planner II, presented the item into the record.

Bob Mathia, Chair, asked if there were any questions from the Commission.

Boyd Wiggam inquired about the (PUD) Planned Unit Development portion and its current operation. He asked whether the existing activities would become nonconforming under the proposed zoning designation.

Mr. White responded that the existing activities would not be rendered nonconforming under the proposed zoning. He explained that the PUD currently permits only mini storage, and based on his understanding, the current development does not meet the existing PUD requirements, which are strict in terms of allowable uses. He further noted that the (MUB) Mixed Use Business zoning designation does allow mini storage as a conditional use. Since the use already exists, it would be grandfathered in. Mr. White emphasized that the MUB zone is more flexible than the PUD, which only permits a single use, and therefore, the proposed zoning would be more beneficial.

Mr. Wiggam then referenced the land use analysis presented to the board during the adoption of the new land use designation. He asked whether any of the parcels proposed for or assigned zoning fall under that new land use designation and requested that staff provide an update or explanation.

** Minutes provide a brief summary of the meeting's action items, discussions, and decisions. For more detailed information, please refer to the audio recording available on the City of Cheyenne's website.*

Seth Lloyd, Senior Planner, mentioned that there are many properties within the area that are now designated (LU) Land Use within the county and provided additional updates on the process.

Mr. White noted that when the application was considered and in process, the resolution was approved by council on July 28, 2025. The county adopted the regulations on August 6, 2025, so the technical start was when the resolution was approved. Mr. White explained that any properties zoned (MR) Medium Density Residential fall under the (LU) Land Use zone.

Mr. Wiggam asked what uses by right the board should be aware of that would be permitted under the (LU) Land Use designation but would not be allowed under the assigned zoning.

Mr. Lloyd mentioned that the (LU) Land Use zone only allows minimal uses by right. Agricultural operations cannot be regulated by the county and are considered a use by right in any county zone. The LU zone is basically residential. There are a few other uses, but all of those uses will be allowed in the city zones. The LU zone is restrictive in terms of permitted uses and has a variety of conditional uses, ranging from administrative approval to county commissioner approval.

Mr. Mathia asked if there were any further questions or discussion from the Commission.

Tony Laird referenced the parcel southwest of Rawlins Street and Pierce Avenue, noting that it is split between an (AR) Agricultural zone and a (MR) Medium Density Residential zone. He inquired whether the area would remain a split-zone parcel.

Mr. White confirmed that the area would remain split for now, but it could be rezoned as a single zone in the future.

Mr. Mathia asked if there were any further questions or discussion from the Commission. Hearing none.

Mr. Mathia opened the meeting for public comment. Hearing none, public comment was closed.

Mr. Mathia asked if there were any further questions or discussion from the Commission. Hearing none.

Boyd Wiggam made the motion to recommend the Governing Body approve the assigned zoning for land south of Dell Range Boulevard, west of Dry Creek, east of North College Drive, and north of Cheyenne Street to (AR) Agricultural Residential, (MR) Medium Density Residential, (MUR) Mixed Use Residential, and (MUB) Mixed Use Business, as shown in the attached zone change map, noting that the project meets the review criteria for approval. Lonnie Olson seconded the motion.

Mr. Mathia asked if there were any further questions or discussion from the Commission. Hearing none.

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

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

Mr. Mathia opened the meeting to other business from staff or the Planning Commission.

- Charles Bloom and Seth Lloyd presented the following updates:
 - Next Meeting: September 15, 2025. Four agenda items will be presented.
 - Active Transportation Advisory Committee updates and introduction of members.
 - New Employee: Morgan Dennis, Planner I.
 - Historic Preservation: Airport Fountain update.

ITEM 6: MEETING ADJOURNED: 6:20 PM


Staff Signature


Board Officer

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