

CITY OF CHEYENNE

PLANNING COMMISSION MINUTES

March 2, 2026

6:00 P.M.

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

MEMBERS' ABSENT: Amy, Hernandez, Darrell Hibbens

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

OTHERS' PRESENT: Erin Gates, Brad Emmons, John Sayers, Casey Palma, Richard Hamett, Donald Thomas, Zachary Goeken, Josh Brown

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Boyd Wiggam, 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 AGENDA AND MINUTES

Boyd Wiggam, Chair, asked if there were any modifications to the Planning Commission Agenda. Hearing none.

Bob Mathia made the motion to approve the meeting minutes from February 2, 2026. Lonnie Olson seconded the motion.

Boyd Wiggam, Chair, asked if there was any discussion regarding the minutes from February 2, 2026.

No further discussion of the February 2, 2026 meeting minutes, and all approved at 6:05 PM.

ITEM 3: DISCLOSURES

ITEM 4: PLANNING PROJECTS

ITEM A: PUDC-26-7: Zone Change – Central Avenue Townhomes

Case Planner: Connor White, Planner II

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

Brad Emmons, AVI PC, presented the item into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission.

Bob Mathia inquired whether a Homeowners Association (HOA) would be established.

Mr. Emmons stated that one of the conditions of approval requires the creation of an association, as there must be a commonly owned lot. He explained that the open space, front yards, and the outdoor area between the rear of the units and the garage would all be maintained and controlled by the association.

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

Connor White, Planner II, presented the staff report into the record.

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

Mr. Wiggam inquired about the spot zoning analysis and the process involved, noting that no adjacent property is zoned (NR-2) Neighborhood Residential Medium Density.

Mr. White stated that the request was not considered spot zoning, as the proposed classification is a residential zone consistent with the surrounding residential zoning pattern. Mr. White explained that six residential zone districts exist, and the Urban Residential Future Land Use Map designation supports any of the six residential zone districts as appropriate within an Urban Residential Future Land Use area. During staff review of residential zone change requests, such changes are not considered spot zoning when the surrounding area is residential in nature. Mr. White further noted that the (NR-2) Neighborhood Residential Medium Density Zone is appropriate for smaller lots, compact urban development, and rear-loaded access.

Mr. Wiggam asked whether the (NR-2) Neighborhood Residential Medium Density Zone is more reflective of the existing development pattern than the (MR) Medium Residential Zone District.

Mr. White confirmed that the (NR-2) Neighborhood Residential Medium Density Zone is more reflective of the existing development pattern than the existing (MR) Medium Residential Zone District.

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

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

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

Bob Mathia made the motion to approve the rezoning of 2900 Central Avenue Townhomes to (NR-2) Neighborhood Residential Medium Density as shown in the attached zone change map, noting that the project meets the review criteria for approval. Lonnie Olson seconded the motion.

Mr. Wiggam 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 B: PUDC-26-8: Expedited Plat – Central Avenue Townhomes

Case Planner: Connor White, Planner II

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

Brad Emmons, AVI PC, presented the item into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission. Hearing none.

Connor White, Planner II, presented the staff report into the record.

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

Mr. Wiggam requested additional clarification regarding the (HOA) Homeowners Association and the common lot.

Mr. White stated that plats creating a common lot are required to include documentation addressing maintenance of the common lot. For this application, a draft (HOA) Homeowners Association document was submitted for the common lot, resulting in each property owner being included in the HOA for maintenance of the common open space.

Mr. Wiggam inquired whether the open space associated with the development would consist of Lot 17 and the parking area.

Mr. White clarified that the open space associated with the development would be Lot 17. No parking area is proposed. Garages with driveways are proposed, and the remaining area would consist of open space. Documentation related to the open space will be addressed during the Site Plan review process.

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

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

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

Lonnie Olson made the motion to approve the 2900 Central Avenue Townhomes Preliminary Plat, advancing the Final Plat to the Governing Body. Bob Mathia seconded the motion.

Mr. Wiggam 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 C: PUDC-26-25: Zoning Map Amendment – Harmony Valley Apartments

Case Planner: Morgan Dennis, Planner I

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

John Sayers, Tru-Grit Land Development, presented the item into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission.

Mr. Wiggam inquired about which specific regulations within the (PUD) Planned Unit Development would no longer apply if the parcel were removed from the (PUD) Planned Unit Development and returned to a city zone district.

Mr. Sayers stated that removing the parcel from the (PUD) Planned Unit Development and returning it to the (NR-3) Neighborhood Residential High Density Zone quantified the number of units permitted on the site. Removal from the (PUD) Planned Unit Development would allow an increase of eight units, permit garages on the site, and eliminate the requirement for an on-site office manager.

Mr. Wiggam asked if there were any further questions or discussion from the commission. Hearing none.

Morgan Dennis, Planner I, presented the staff report into the record.

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

Bob Mathia expressed concern regarding the location of the proposed development, stating that the parcel appeared more suitable for commercial or business activity than for residential development. Mr. Mathia inquired about the location of the nearest commercial or business activity.

Ms. Dennis stated that the nearest commercial or business activity is located along South Greeley Highway.

Charles Bloom, Planning and Development Director, noted that, in addition to the commercial development within the area, the area is limited to future residential growth. Mr. Bloom stated that, after review of the analysis for modifying where commercial development could be located, the focus remained on areas where residential properties would surround commercial development.

Mr. Mathia inquired whether rooftops were being counted and whether an insufficient number of rooftops had been identified.

Mr. Bloom confirmed that rooftops were included in the analysis.

Mr. Wiggam referenced the (PUD) Planned Unit Development and inquired whether removal of the parcel would undermine the integrity of the (PUD) Planned Unit Development, which was intended to be more comprehensive at the time of adoption.

Seth Lloyd, Senior Planner, stated that the (PUD) Planned Unit Development established a broader vision for the area, with essential characteristics tied to the street design and the park. Mr. Lloyd explained that the street design included monolithic curb and gutter with attached sidewalks, while City standards typically require detached sidewalks. Mr. Lloyd further noted that the street-adjacent improvements have already been constructed, as has the park. As a result, removal of the parcel from the (PUD) Planned Unit Development would not detract from the portions of the development that have already been established, including the street sections within the single-unit residential areas and the park. Mr. Lloyd added that a (PUD) Planned Unit Development serves specific purposes, and when those purposes are no longer necessary, standard City zoning is generally more appropriate.

Mr. Wiggam inquired whether removal of the parcel from the (PUD) Planned Unit Development would affect any existing (HOA) Homeowners Association associated with the (PUD) Planned Unit Development.

Mr. Lloyd stated that an existing (HOA) Homeowners Association is associated with Harmony Valley. Mr. Lloyd further noted that additional explanation from the applicant would be needed regarding HOA involvement and whether the HOA would extend to the parcel.

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

Tony Laird noted a potential misalignment with the Future Land Use Plan and inquired whether the proposed development aligns with that designation.

Mr. Lloyd stated that the (MUB) Mixed Use Business Zone would be a more appropriate zone designation for the location and would better align with the Future Land Use Map. Mr. Lloyd explained that the Future Land Use Map recommends commercial uses mixed with high-intensity residential uses, and zoning the property (MUB) Mixed Use Business would allow that mix to continue, whereas zoning the property (NR-3) Neighborhood Residential High Density would not allow for a commercial and residential mix. Mr. Lloyd further noted that the (MUB) Mixed Use Business Zone would allow apartments and multifamily developments as uses by right. Mr. Lloyd stated that staff preferred the (MUB) Mixed Use Business Zone over the (NR-3) Neighborhood Residential High Density Zone and provided additional information.

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

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

Mr. Sayers addressed questions and concerns, noting that there are no plans for commercial development in the area, as the primary objective is to provide additional housing on the south side of Cheyenne, Wyoming. As previously noted by staff, the nearest commercial activity is located along South Greeley Highway. Mr. Sayers further stated that contracts are being established, and individuals under those contracts would be required to join the (HOA) Homeowners Association to support and contribute to park maintenance.

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

Tony Laird made the motion to approve the rezoning of Lot 1, Block 1, Harmony Valley 4th Filing to (NR-3) Neighborhood Residential High Density as shown in the attached zone change map, noting that the project meets the review criteria for approval. Bob Mathia seconded the motion.

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

Mr. Laird expressed concerns regarding the limited commercial development in the area and provided additional comments on the proposed development.

Mr. Wiggam 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 D: PUDC-26-27: Zoning Map Amendment – Harmony Valley

Case Planner: Morgan Dennis, Planner I

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

John Sayers, Tru-Grit Land Development, presented the item into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission.

Mr. Wiggam inquired about the number of additional housing lots for the proposed development under the (NR-3) Neighborhood Residential High Density Zone as opposed to the (PUD) Planned Unit Development Zone.

Mr. Sayers stated that the calculation for additional housing lots under the proposed (NR-3) designation has not yet been completed. Mr. Sayers provided further details regarding lot development and site characteristics.

Mr. Wiggam asked whether there is an estimate of the total number of lots anticipated for development within the area currently designated as the (PUD) Planned Unit Development Zone.

Mr. Sayers noted that, based on the Harmony Valley 5th Filing and the Harmony Valley 23rd Filing, the area currently accounts for 308 residential units.

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

Morgan Dennis, Planner I, presented the staff report into the record.

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

Mr. Wiggam inquired whether Planning and Development staff had any concerns regarding the removal of the proposed area from the (PUD) Planned Unit Development Zone.

Seth Lloyd, Senior Planner, stated that no concerns exist regarding the removal of the proposed area from the (PUD) Planned Unit Development Zone.

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

Mr. Wiggam opened the meeting for public comment.

Richard Hamett noted the presence of powerlines within the area and inquired whether easements would affect property development.

Mr. Wiggam asked if there were any further public comments.

Donald Thomas noted concerns regarding traffic and driver behavior on West Allison Road and inquired whether the proposed development would direct additional traffic onto the roadway.

Mr. Wiggam asked if there were any further public comments.

Zachary Goeken expressed concerns regarding high-density development and apartments, noting that such development could contribute to additional traffic. Mr. Goeken further explained that traffic should be redirected from West Allison Road to help alleviate congestion and improve driver behavior on the roadway.

Mr. Wiggam asked if there were any further public comments.

Josh Brown expressed concerns regarding potential traffic impacts and inquired whether an updated traffic analysis has been conducted. Mr. Brown also asked whether a school capacity analysis has been completed, noting that additional development units could exceed the capacity of schools in the area. He further inquired whether coordination with the school district has occurred. Additionally, Mr. Brown requested information on any analysis regarding emergency services and the ability to access the proposed development and accommodate residents.

Mr. Wiggam asked if there were any further public comments. Hearing none, public comment was closed.

Mr. Lloyd noted that, according to recent information from Laramie County School District #1, long-range plans anticipate a decrease in school populations, even as Cheyenne's overall population grows, due to fewer school-age children and a reduced number of children per family. Eight Cheyenne elementary schools were closed in anticipation of decreased demand. Traffic impact studies are typically requested during platting actions. Overhead powerlines in the area include easements, and no structures can be built beneath the lines. The street stub near Harmony Meadows and Harmony Valley was not graded for vehicular connection and is expected to serve as a pedestrian pathway. The Cheyenne Fire Department is aware of service needs, and a continuing analysis is evaluating potential new locations throughout the community. In the short term, the City plans to eventually connect York Avenue to Cribbon Avenue, which could affect traffic patterns in the area.

Mr. Sayers provided additional information regarding powerline easements, traffic concerns, pedestrian connections and access points, traffic studies, school capacities and administrative coordination, and the analysis of fire department services and station locations.

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

Mr. Wiggam inquired whether the City Engineering Department had any concerns regarding traffic planning based on the additional residential lots proposed with the zone change.

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Erin Gates, City Staff Engineer, stated that no concerns exist related to the zone change and noted that a traffic study and traffic impact analysis would be required during the platting process.

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

Bob Mathia made the motion to approve the rezoning of Lot 2, Block 10, Harmony Valley, 1st Filing to (NR-3) Neighborhood Residential High Density as shown in the attached zone change map, noting that the project meets the review criteria for approval. Tony Laird seconded the motion.

Mr. Wiggam 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 E: PUDC-26-33: Zoning Map Amendment – Allison Property

Case Planner: Morgan Dennis, Planner I

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

John Sayers, Tru-Grit Land Development, presented the item into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission. Hearing none.

Morgan Dennis, Planner I, presented the staff report into the record.

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

Tony Laird inquired whether Allison Road and Walterscheid Boulevard are classified as arterial roadways.

Erin Gates, City Staff Engineer, stated that Allison Road is a Major Collector and Walterscheid Boulevard is a Minor Arterial.

Mr. Laird expressed concerns regarding the traffic network.

Charles Bloom, Planning and Development Director, provided additional information regarding the roadways and overall traffic network.

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

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

Bob Mathia made the motion to approve the rezoning of 14.47 acres of land northwest of and adjacent to the intersection of Walterscheid Boulevard and Allison Road to (NR-3) Neighborhood Residential High Density as shown in the attached zone change map, noting that the project meets the review criteria for approval. Lonnie Olson seconded the motion.

Mr. Wiggam 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 F: PUDC-26-34: PUD Amendment – Sweetgrass

Case Planner: Connor White, Planner II

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

Casey Palma, Palma Land Planning, requested postponement of the item due to the extensive public notice mailing.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission. Hearing none.

Lonnie Olson made the motion to postpone the (PUD) Planned Unit Development, Sweetgrass, item to the April 6, 2026, Planning Commission meeting. Bob Mathia seconded the motion.

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

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

ITEM G: PUDC-26-36: Vacation – Frank Court

Case Planner: Connor White, Planner II

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

Connor White, Planner II, presented the staff report into the record.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission.

Bob Mathia noted that it appeared one of the property owners opposed the vacation and inquired about public comments.

Mr. White stated that no public comments were received from neighboring properties; however, a comment was submitted by the southwest property owner regarding access to the garage. Mr. White clarified that access would be available via an easement on the east side of the vacation, while the property owner would retain ownership of the land on the west side.

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

Tony Laird noted that a portion of the original road right-of-way has been acquired and that an easement will be obtained for most of the eastern side. Mr. Laird inquired whether the access easement is necessary if 30 feet of the property will be privately owned.

Mr. White explained that the access easement is intended to provide access to the lot located northeast. The easement is a full access easement, which will also allow access for the southwest property.

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

Mr. Wiggam inquired whether an attorney had reviewed the vacation of Frank Court and the implications of establishing an access easement for a parcel owned by the current owner.

Seth Lloyd, Senior Planner, stated that the common law doctrine of merger regarding easements does not apply to platted subdivisions, and the property will be processed through the platting process. While it is unclear whether this issue has been specifically challenged in Wyoming, the general rule is that when a subdivision includes an easement on the recorded plat, the doctrine of merger does not apply. Any vacation or modification of the easement would be addressed through the platting process or other necessary legal actions to remove or adjust plat elements.

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

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

Bob Mathia made the motion to approve the vacation of Frank Court, north of Rocksprings Street, and the alley west of Frank Court, as shown on the attached vacation map, noting that the project meets the review criteria for approval, with conditions. Tony Laird seconded the motion.

Mr. Wiggam 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 H: PLTA-26-1: Text Amendment - Special Use Approvals

Case Planner: Charles Bloom, AICP, Planning and Development Director

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

Charles Bloom, Planning and Development Director, requested postponement of the Special Use Approvals item due to other development commitments.

Boyd Wiggam, Chair, asked if there were any questions or discussion from the Commission. Hearing none.

Tony Laird made the motion to postpone the Text Amendment, Special Use Approvals item to the April 6, 2026, Planning Commission meeting. Lonnie Olson seconded the motion.

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

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

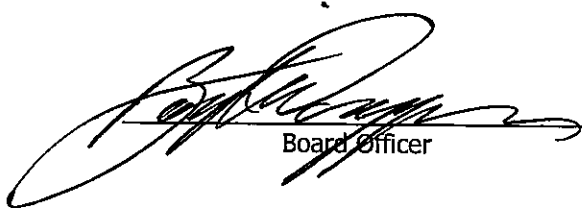
ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

Boyd Wiggam opened the meeting to other business from staff or the Planning Commission.

- Charles Bloom presented the following updates:
 - Next Meeting: April 6, 2026
 - Updates: (ATAC) Active Transportation Advisory Committee
 - Request for Proposals: Comprehensive Plan
 - Email Notice: Updated Unified Development Code – Version 2
 - Legislative Updates

ITEM 6: MEETING ADJOURNED: 8:00 PM


Staff Signature


Board Officer