

PLANNING COMMISSION MINUTES

May 18, 2026

6:00 P.M.

MEMBERS' PRESENT: Boyd Wiggam, Tony Laird, Justin Tripp, Meghan Connor, Amy Hernandez, Robert Mathia

MEMBERS' ABSENT: Darrell Hibbens

CITY STAFF PRESENT: Charles Bloom, Planning & Development Director; Seth Lloyd, Senior Planner; Connor White, Planner II

OTHERS' PRESENT: Mark Rinne

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 one member absent.

ITEM 2: APPROVAL OF AGENDA AND MINUTES

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

No meeting minutes.

ITEM 3: DISCLOSURES

ITEM 4: PLANNING PROJECTS

ITEM A: PLTA-26-1: Text Amendment – Special Use Approvals, Creation of the Regional Entertainment Overlay and Development Standards for Off Track Betting Facilities.

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, presented the staff report into the record. (0:2:13)

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

Mr. Wiggam inquired about the Regional Entertainment Overlay and associated radii areas and whether the facilities within those radii would be subject to avoidance requirements. (0:21:10)

Mr. Bloom explained the Regional Entertainment Overlay District, related zone districts, and the purpose of the radii in various areas. (0:21:42)

Tony Laird inquired about the High Plains Road Interchange, the proposed interchange expansion, measurement methods, and the City of Cheyenne boundary. (0:26:22)

Mr. Bloom explained the project area, identified parcels within the City of Cheyenne boundary and unincorporated Laramie County, and discussed the measurements associated with the High Plains Road expansion. (0:26:54)

Mr. Wiggam inquired about adjacent parcels in the High Plains Road area, potential annexation into the City of Cheyenne, and applicable subdivision requirements. (0:29:30)

Mr. Bloom provided an example of zoning districts in Laramie, Wyoming and discussed subdivision regulations and requirements within the Overlay Districts. (0:29:52)

** 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.*

Mr. Laird referenced the code description of any subsequent relocation, reconstruction, or realignment and the Overlay District boundary, inquiring whether it included the High Plains Road extension. (0:31:20)

Mr. Bloom noted the boundary would not change and provided additional details. (0:31:53)

Mr. Wiggam inquired about the anticipated removal of the radius at the corner of Ridge Road and Pershing Boulevard and what would result in removal. (0:34:21)

Mr. Bloom explained the center of the radius within the area and noted no proposed use. (0:34:43)

Justin Tripp noted a childcare facility within the area. (0:35:32)

Mr. Bloom confirmed the childcare center within the area and explained the reason for removal of the radius. (0:35:40)

Mr. Bloom presented the proposed development standards. (0:36:40)

Mr. Laird inquired about the Gaming Center Development Standard. (0:39:38)

Mr. Bloom explained the Gaming Center Development Standards, specific uses, and provided additional examples and details. (0:40:42)

Mr. Wiggam inquired about the written aspects of the development standards. (0:43:58)

Mr. Bloom explained the process for configuring the standard and potential modifications to improve clarity. (0:45:40)

Mr. Laird referenced the staff report and Amendment Text 5.6.10d: Regional Entertainment Overlay District Permissible Uses, requesting clarification. (0:41:11)

Mr. Bloom explained Amendment Text 5.6.10d and provided additional examples and details. (0:48:54)

Mr. Laird clarified whether the information indicated a use by right. (0:49:55)

Mr. Bloom confirmed use by right status and provided additional details. (0:50:23)

Mr. White explained uses by right and associated regulations and requirements. (0:50:37)

Mr. Wiggam noted complexity of various uses treated as conditional and preservation within the development code when classified as use by right. (0:51:31)

Mr. Bloom explained the development code section, permissible and conditional uses, and use of Table 5-1 for clarification. (0:52:21)

Mr. Wiggam inquired about necessity of legal nonconforming uses within the development standard. (0:55:05)

Mr. Bloom explained roles of the various boards and the Governing Body, as well as legal nonconforming uses. (0:55:23)

Mr. Wiggam inquired about clarification and intent of the development standard due to increased development of potential casinos. (0:58:12)

Mr. Bloom explained intent of the development standard. (0:58:45)

Mr. Wiggam inquired about casino locations permitted based on the development standard. (0:59:21)

Mr. Bloom explained that, based on the development of the development standard, staff confidence exists that the standard would not apply to typical casino uses and provided examples of permitted uses. (0:59:45)

Tony Laird inquired about the special use approval development standard and the board approval process. (1:00:45)

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Mr. Bloom confirmed that the special use approval development standard would be approved exclusively by the Governing Body. (1:01:13)

Mr. Wiggam inquired about the language of the development standards related to distinctions among gaming facilities that include age restrictions. (1:02:17)

Mr. Bloom noted that the language does not require distinction of age restrictions at the development code standard level, as age restrictions are established by the state licensing agency. (1:03:15)

Mr. Wiggam discussed concerns regarding the Regional Entertainment Overlay Map. (1:04:05)

Mr. Bloom explained the Regional Entertainment Overlay Map and the process for removing restrictions to encourage urbanity. (1:04:58)

Mr. Wiggam inquired if a deadline existed for submission of the text amendment to City Council. (1:06:45)

Mr. Bloom provided applicable dates and noted no opportunity for postponement. (1:07:12)

Justin Tripp inquired about the rationale for the 500-foot regulation from schools. (1:08:08)

Mr. Bloom explained the 500-foot regulation and its purpose. (1:08:33)

Mr. Tripp inquired about childcare facilities within a single building. (1:09:16)

Mr. Bloom explained building arrangements and mixed-use development contexts. (1:09:50)

The Planning Commission and Planning and Development staff discussed the development code. (1:10:55)

Mr. Wiggam opened the meeting for public comment.

Mark Rinne, City Council, provided information regarding the gaming facilities development code and the request for code updates. (1:13:49)

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

Bob Mathia made the motion to recommend the Governing Body approve text amendments to the Unified Development Code amending UDC Sections 1.3.11 Nonconformities; 1.4.4 Definitions; 1.4.5 Interpretation of Zoning Map; 2.2.7 Special Use Approval; 5.1.2 Zoning Districts Established; 5.1.4 Use Table; creating 5.6.10 Regional Entertainment (RE) Overlay District; and 5.7.13 Gaming Center Development Standards as outlined in the staff report and as recommended by staff, noting the amendments meet the review criteria of Unified Development Code Section 2.4.1.d. Tony Laird seconded the motion.

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

Tony Laird made the motion to amend the motion to exclude amended Section 5.6.10.d Permissible Uses, specifically to exclude bars and liquor stores. Justin Tripp seconded the motion to amend. (1:20:53)

The Planning Commission and Planning and Development staff discussed the amended motion. (1:22:45)

Roll Call: Motion to amend the removal of Section 5.6.10.d Permissible Uses, Bars and Liquor Stores, failed with a 2:3 vote.

Justin Tripp made the motion to amend the motion to exclude amended Section 5.7.13.a Gaming Centers, requiring location a minimum of five hundred (500) feet from any childcare center operating as the sole primary use of an independent structure and including childcare center at the time of application. Meghan Connor seconded the motion to amend. (1:26:48)

Justin Tripp explained the amended motion. (1:27:55)

Roll Call: Motion to amend the removal of Section 5.7.13.a Gaming Centers, Childcare, passed with a 4:1 vote.

Roll Call: Motion to approve the item as amended passed with a 4:1 vote.

ITEM B: PLTA-26-2: Text Amendment – Carports

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. (1:32:29)

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

Mr. Wiggam noted the use of a synonym for accessory building and inquired about setbacks and the structural stability of carports. (1:45:40)

Tony Laird referenced the building department and inspection process in response to inquiries regarding structural stability. (1:48:00)

Mr. White explained the building permit process. (1:48:30)

Robert Mathia inquired about the 600-square-foot requirement and the 50 percent side coverage regulation. (1:49:00)

Mr. White explained the 600-square-foot requirement and the 50 percent side coverage regulation. (1:49:09)

Meghan Connor expressed concerns regarding carports located in front of structural buildings, municipal considerations, and property values. (1:54:00)

Charles Bloom, Planning and Development Director, noted the item was Council member initiated and provided additional information regarding carport regulations and property values. (1:54:40)

Amy Hernandez inquired about structural standards. (1:59:15)

Mr. White noted that established criteria have not been included in the zoning code; however, building code requirements must be met. (1:59:55)

Tony Laird inquired about conditional use applications. (2:01:00)

Mr. White explained updated Accessory Dwelling Unit provisions and the flexibility and requirements of the Conditional Use process. (2:01:31)

The Planning Commission and Planning and Development staff discussed additional carport details, including attached and detached requirements, side coverage requirements, and the purpose of setbacks. (2:09:02)

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. (2:14:24)

Amy Hernandez made the motion to recommend that the Governing Body approve text amendments to the Unified Development Code, creating Section 5.8.9: Carports and amending Section 1.4.3: Defined Terms and Section 5.8.8: Accessory Building, as outlined in the staff report and recommended by staff, noting the amendments meet the review criteria of Unified Development Code Section 2.4.1.d. Justin Tripp seconded the motion.

Tony Laird made the motion to amend the motion to modify the carport definition by striking accessory. Robert Mathia seconded the motion. (2:16:20)

Roll Call: Motion to amend the carports definition passed unanimously.

Robert Mathia made the motion to amend Sections 5.8.9.C.1 and 5.8.9.C.3 to modify the setback requirements. Tony Laird seconded the motion. (2:32:42)

Justin Tripp expressed concerns regarding the setbacks and various structural configurations of properties, which could present challenges for homeowners. (2:34:25)

Roll Call: Motion to amend 5.8.9.C.1 and 5.8.9.C.3 passed with a 3:2 vote.

Roll Call: Motion to approve the item as amended was passed with a 3:2 vote.

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: June 1, 2026
 - Ordinance: Data Center Construction
 - Saturday, May 23, 2026, 10:00 AM - 1:00 PM: Safe Kids Day

Robert Mathia inquired about City of Cheyenne initiated annexations (2:45:14)

Charles Bloom noted that there has been a postponement of the most recent City-initiated annexation. (2:45:23)

ITEM 6: MEETING ADJOURNED: 8:50 PM


Staff Signature


Board Officer