

PLANNING COMMISSION MINUTES

June 1, 2026

6:00 P.M.

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

MEMBERS' ABSENT: Darrell Hibbens, Justin Tripp

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: John Sayers, Glenn Connor, Luis Cantu, Jerry Young, Naomi Young, Brad Emmons, Michelle Cobb, Sherry Boryczko, Kathleen Sheehan, Fredrick Schlachter, Matthew Young, John Nelson, Justin Hesser, Heather Madrid, Daunte Rushton, Rachel Irwing, Venitta Lum, Lucas Downey, Adonis Trujillo, Monique Rutte, Randy Reed, Dan Reed, Matthew Hengel, Mary Goodwin, Jim Malcom, Mark Christensen, Linda Michaels, Janet Tolman, Alyssa Tolman, Lawrence Wolfe, Pete Laybourn, Greg Walkup, Jackson Klein, Cheyenne LEADS, Rachelle Zimmerman, Sandra Hagen Solin, Tyler Gibbs, Kathy Emmons, Mark Rinne, Charles Miller, Betsey Hale, Sabrina Lloyd

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Boyd Wiggam, Chair, called the meeting to order at 6:00 PM. (0:00:31)

Roll Call: Done by Connor White, Planner II. There was a quorum with two members absent. (0:00:48)

ITEM 2: APPROVAL OF AGENDA AND MINUTES

Boyd Wiggam, Chair, asked if there were any modifications to the Planning Commission Agenda. Hearing none. (0:02:15)

Tony Laird made the motion to approve the meeting minutes from May 4, 2026. Meghan Connor seconded the motion. (0:02:34)

Boyd Wiggam, Chair, asked if there was any discussion regarding the minutes from May 4, 2026. (0:02:40)

No further discussion of the May 4, 2026 meeting minutes, and all approved at 6:02 PM. (0:02:50)

ITEM 3: DISCLOSURES

Tony Laird disclosed a potential conflict of interest. (0:03:17)

Meghan Connor disclosed a potential conflict of interest. (0:04:08)

Boyd Wiggam noted that written correspondence had been provided and disclosed a potential conflict of interest. (0:04:21)

ITEM 4: PLANNING PROJECTS

ITEM A: PUDC-26-70: Assigned Zoning – Michaels Annexation (5631 Charles Street)

Case Planner: Morgan Dennis, Planner I

Connor White, Planner II, read the item into the record. (0:08:16)

Morgan Dennis, Planner I, presented the staff report into the record. (0:09:11)

Discussion related to the annexation included the purpose of the proposed zoning designations and current conforming and nonconforming uses. (0:10:09)

Boyd Wiggam opened the meeting for public comment. Hearing none, public comment was closed. (0:12:17)

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Meghan Connor made the motion to recommend the Governing Body approve the assigned zoning for the north half of Tracts 3 and 4 to (AR) Agricultural Residential, noting that the project meets the review criteria for approval. Tony Laird seconded the motion. (0:12:43)

No Planning Commission deliberation. (0:13:10)

Roll Call: Motion to approve the item passed unanimously. (0:13:20)

ITEM B: PUDC-26-111: Future Land Use Map Amendment – Cheyenne 98

Case Planner: Seth Lloyd, Senior Planner

ITEM C: PUDC-26-76: Zoning Map Amendment – Cheyenne 98

Case Planner: Seth Lloyd, Senior Planner

Connor White, Planner II, read the item into the record. (0:13:55)

Matt Hengel, West Side Property Investment Company, presented the item into the record. (0:14:58)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included the relationship to previous Tru-Grit Land Development projects, property ownership, existing and future zoning uses, the proposed location and existing zoning, industrial and urban residential buffers, infrastructure plans, workflow processes, and project users. (0:17:19)

Seth Lloyd, Senior Planner, presented the staff report into the record. (0:29:54)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included the capacity for potential residential development, residential buffer regulations, the conversion of land from residential to industrial designations, Master Plan updates and processes, the impacts of industrial zoning on residential housing, and map accessibility. (0:36:26)

Boyd Wiggam opened the meeting for public comment. (0:51:45)

Heather Madrid, John Sayers, Michelle Cobb, Sherry Boryczko, Glenn Connor, Kathleen Sheehan, Fredrick Schlachter, Naomi Young, Matthew Young, John Nelson, Janet Tolman, and Charles Miller provided public comment. (0:52:49)

City of Cheyenne staff addressed public comments and comments from Planning Commission members. (1:25:36)

Item B: Robert Mathia made the motion to approve the Resolution amending the Future Land Use Plan for a portion of land between I-80 and College Drive, east of Southwest Drive, as shown in Exhibit A, from Mixed-Use Residential to Mixed-Use Employment, due to the request meeting the review criteria. (1:45:30)

Motion to approve the item failed due to lack of a second. (1:46:34)

Item C: Meghan Connor made the motion to recommend that the Governing Body deny the rezoning of approximately 90.5 acres of unplatted land situated northeast of the intersection of Broken Arrow Road and Woodenshoe Drive to (LI) Light Industrial as shown in the attached zone change map, noting that the project does not meet review criteria 1 and 8, the (LI) zoning request being incompatible with the Future Land Use designation of Mixed-Use Residential. Tony Laird seconded the motion. (1:48:04)

Roll Call: Motion to deny the item passed unanimously. (1:48:44)

ITEM D: PUDC-26-82: Expedited Plat – Harmony Valley 24th Filing

Case Planner: Morgan Dennis, Planner I

Connor White, Planner II, read the item into the record. (1:53:30)

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John Sayers, Tru-Grit Land Development, presented the item into the record. (1:53:47)

Morgan Dennis, Planner I, presented the staff report into the record. (1:54:55)

Discussion regarding the plat included the additional lots and division of lots for maintenance, property liens on property owners, and zoning violation processes. (1:56:10)

Boyd Wiggam opened the meeting for public comment. (1:59:00)

Heather Madrid provided public comment. (1:59:10)

John Sayers, Tru-Grit Land Development, addressed public comments. (2:00:52)

Tony Laird made the motion to approve the Harmony Valley 24th Filing Preliminary Plat, advancing the Final Plat to the Governing Body. Robert Mathia seconded the motion. (2:05:28)

No Planning Commission deliberation. (2:05:43)

Roll Call: Motion to approve the item passed unanimously. (2:05:50)

ITEM E: PUDC-26-83: Assigned Zoning – Swan Ranch Rail Park 20th Filing

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record. (2:06:17)

Connor White, Planner II, presented the staff report into the record. (2:06:35)

Boyd Wiggam opened the meeting for public comment. Hearing none, public comment was closed. (2:08:09)

Meghan Connor made the motion to recommend that the Governing Body approve the assigned zoning for land northwest of the intersection of Clear Creek Parkway and Gannett Peak Drive to (LI) Light Industrial as shown in the attached zone change map, noting that the project meets the review criteria for approval. Robert Mathia seconded the motion. (2:08:41)

No Planning Commission deliberation. (2:09:09)

Roll Call: Motion to approve the item passed unanimously. (2:09:15)

ITEM F: PUDC-26-87: Expedited Plat – Swan Ranch Rail Park 21st Filing

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record. (2:09:41)

Mark Christensen, AVI PC, presented the item into the record. (2:10:05)

Discussion regarding the plat included the additional lots, zoning, and potential uses for the lots. (2:11:12)

Connor White, Planner II, presented the staff report into the record. (2:12:29)

Boyd Wiggam opened the meeting for public comment. (2:17:10)

Charles Miller provided public comment. (2:17:40)

Charles Bloom, Planning and Development Director, addressed public comments and comments from Planning Commission members. (2:20:45)

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Tony Laird made the motion to approve the Swan Ranch Rail Park 21st Filing Preliminary Plat, advancing the Final Plat to the Governing Body with staff recommended conditions. Meghan Connor seconded the motion. (2:23:00)

No Planning Commission deliberation. (2:23:24)

Roll Call: Motion to approve the item passed unanimously. (2:23:31)

ITEM G: PUDC-26-86: Zoning Map Amendment – Swan Ranch Rail Park

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record. (2:24:04)

Mark Christensen, AVI PC, presented the item into the record. (2:24:20)

Discussion regarding the assigned zoning included potential objections from the surrounding area and potential reasons to join the business park. (2:25:32)

Connor White, Planner II, presented the staff report into the record. (2:26:50)

Discussion regarding the assigned zoning included the city-initiated annexation to the (BP) Business Park Zone for the large parcels to the east, and whether similar initiatives should be considered to avoid multiple rezonings for future development. (2:30:37)

Boyd Wiggam opened the meeting for public comment. (2:33:50)

Charles Miller provided public comment. (2:34:16)

Charles Bloom, Planning and Development Director, addressed public comments. (2:37:00)

Tony Laird made the motion to recommend the Governing Body approve the rezoning of Lots 4 and 5, Block 3, Swan Ranch Rail Park 8th Filing; Lots 7, 8, 11, 12, 13, 14, and 15, Block 2, and Lot 9, Block 1, Swan Ranch Rail Park 11th Filing; Tract A, Swan Ranch Rail Park 18th Filing; Tract 1, Swan Ranch Rail Park 20th Filing; and Lots 1 and 2, Block 3, Swan Ranch Rail Park 21st Filing to (BP) Business Park as shown in the attached zone change map, noting that the project meets the review criteria for approval. Robert Mathia seconded the motion. (2:37:32)

No Planning Commission deliberation. (2:38:33)

Roll Call: Motion to approve the item passed with a vote of 3:2. (2:38:38)

ITEM H: PUDC-26-84: Assigned Zoning – Highlands

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record. (2:39:17)

Connor White, Planner II, presented the staff report into the record. (2:39:35)

Boyd Wiggam opened the meeting for public comment. (2:41:51)

Heather Madrid provided public comment. (2:42:00)

Connor White, Planner II, addressed public comments. (2:45:10)

Robert Mathia made the motion to recommend that the Governing Body approve the assigned zoning for land east of South Greeley Highway and south of the Sweetgrass Development to (AG) Agricultural as shown in the attached zone change map, noting that the project meets the review criteria for approval. Tony Laird seconded the motion. (2:49:04)

No Planning Commission deliberation. (2:49:38)

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Roll Call: Motion to approve the item passed unanimously. (2:49:44)

ITEM I: PUDC-26-116: Future Land Use Map Amendment – Highlands

Case Planner: Connor White, Planner II

ITEM J: PUDC-26-85: Zoning Map Amendment – Highlands

Case Planner: Connor White, Planner II

Connor White, Planner II, read the item into the record. (2:50:27)

Brad Emmons, AVI PC, presented the item into the record. (2:50:47)

Rachel Irving, Microsoft Land Development and Permitting Program Manager, provided additional details into the record. (2:51:25)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included the annexation of additional land, which highlighted discrepancies between the Future Land Use Map area and the Zone Change Map area, and the availability of service by the existing wastewater treatment plant, as well as map depictions. (2:57:26)

Connor White, Planner II, presented the staff report into the record. (3:00:23)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included the review criteria process related to size regulations, long-term impacts, long-term management and planning initiatives, water usage and power consumption, existing water and sewer connections, potential lift station installation, residential development, water sources, water quantities, water rights, four-year storage updates, data center water projections, and the natural and cultural resources area and ridge line. (3:11:07)

Boyd Wiggam opened the meeting for public comment. (3:40:05)

Heather Madrid, Jim Malcom, Janet Tolman, Lawrence Wolfe, Charles Miller, and Betsey Hale provided public comment. (3:40:15)

City of Cheyenne staff, AVI PC staff, Microsoft staff, and Cheyenne LEADS addressed public comments. (3:59:25)

Item I: Tony Laird made the motion to approve the Resolution amending the Future Land Use Plan for approximately 3,238.8 acres of land east of South Greeley Highway and south of the Sweetgrass Development as shown in the Future Land Use Map provided, adding land to the Urban Service Boundary and changing the land from Agricultural/Rural and Urban Residential to Mixed-Use Employment. Robert Mathia seconded the motion. (4:10:10)

Planning Commission deliberation. (4:11:17)

Roll Call: Motion to approve the item failed due to a lack of four (4) affirmative votes. (4:12:07)

Item J: Meghan Connor made the motion to recommend that the Governing Body deny the rezoning of approximately 3,034.7 acres of land east of South Greeley Highway and south of the Sweetgrass Development to (BP) Business Park as shown in the attached zone change map, noting that the project does not meet the review criteria for approval. Amy Hernandez seconded the motion. (4:13:11)

No Planning Commission deliberation. (4:13:52)

Roll Call: Motion to deny the item passed with a vote of 3:1. (4:14:09)

ITEM K: PUDC-26-122: Future Land Use Map Amendment – Read

Case Planner: Seth Lloyd, Senior Planner

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ITEM L: PUDC-26-121: Zoning Map Amendment – Read

Case Planner: Seth Lloyd, Senior Planner

Connor White, Planner II, read the item into the record. (4:14:55)

Brad Emmons, AVI PC, presented the item into the record. (4:15:20)

Rachel Irwing, Microsoft Land Development and Permitting Program Manager, provided additional details into the record. (4:15:50)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included the Future Land Use housing plan, land bank initiatives, the approximate timeframe for development, and projected roadways. (4:17:27)

Seth Lloyd, Senior Planner, presented the staff report into the record. (4:23:12)

Discussion regarding the Future Land Use Map Amendment and Zoning Map Amendment included sound limits, conversations regarding the amendment's applicability and appropriateness, various use applications, and water and sewer services. (4:28:22)

Boyd Wiggam opened the meeting for public comment. (4:33:04)

Jim Malcom, Charles Miller, and Betsey Hale provided public comment. (4:33:26)

AVI PC staff, Microsoft staff, and Dan Reed addressed public comments. (4:42:05)

Item K: Robert Mathia made the motion to approve the Resolution amending the Future Land Use Plan for Lots 1 and 2, Block 1, Read Land Addition, located east of College Drive and south of I-80, as shown in Exhibit A, from Urban Residential, Mixed-Use Residential, Mixed-Use Commercial, and Community Business to Mixed-Use Employment; also amending the major street plan to remove the extension of Allison Road and the extension of Fox Farm Road, due to the request meeting the review criteria. Tony Laird seconded the motion. (4:46:54)

Planning Commission deliberation. (4:48:03)

Roll Call: Motion to approve the item failed due to a lack of four (4) affirmative votes. (4:51:19)

Item L: Meghan Connor made the motion to recommend that the Governing Body deny the rezoning of Lots 1 and 2, Block 1, Read Land Addition to (BP) Business Park as shown in the attached zone change map, noting that the project does not meet review criteria 1, 2, 5, and 8, the (BP) Business Park zoning request being incompatible with the Future Land Use designations of Urban Residential, Mixed-Use Residential, and Mixed-Use Commercial. Tony Laird seconded the motion. (4:52:24)

Planning Commission deliberation. (4:52:56)

Roll Call: Motion to deny the item passed with a vote of 3:1. (4:53:22)

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: July 6, 2026
 - PlanCheyenne Request for Proposals: 8 Qualified Firms.

ITEM 6: MEETING ADJOURNED: 11:05 PM


Staff Signature


Board Officer