

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
February 22, 2022
6:00 P.M.

MEMBERS PRESENT: Philip Griggs, Chair; Brian Tyrrell, Vice-Chair; Robert Chamberlin, Secretary; Bob Mathia, Jeremy Arneson, Boyd Wiggam

MEMBERS ABSENT: Greg Palmquist

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Erin Fagan, Planner I; Valerie Pickard, Planning and Development Office Manager; Seth Lloyd, Planner II; Stephanie Boster, City Attorney, Mark Christensen, Planner II

OTHERS PRESENT: Kristina Richards, Richard Johnson, Shane Hansen, Dr. Mark Rinne

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Philip Griggs, Chair, called the meeting to order at 6:01 PM

Roll Call was done by Charles Bloom, AICP, Planning & Development Director. There was a quorum with 6 members present.

ITEM 2: APPROVAL OF MINUTES

Brian Tyrrell made a motion to approve the meeting minutes from January 18, 2022. Bob Mathia seconded the motion. The minutes from the January 18th Planning Commission Meeting were approved unanimously.

ITEM 3: PLANNING PROJECTS

ITEM A: [PLN-22-0002 / Future Land Use Plan and Transportation Map Updates](#)

Case Planner: Mark Christensen, Planner II

Charles Bloom, AICP, Planning & Development Director, read the item into the record.

Mark Christensen, AICP, Planner II, presented the Future Land Use Plan Updates.

Tom Mason, MPO Director, presented the Transportation Map Updates.

Philip Griggs, Chair, stated Converse Avenue is being downgraded from a principal arterial to minor arterial. He asked what the impact is of changing a designation of a road.

Mr. Mason stated the plan only allowed a certain percentage of principal arterials. He stated they had to downgrade many roads to meet the Federal guidelines.

Mr. Griggs asked if a road gets downgraded what are the impacts.

Mr. Mason stated at the Federal level the roads are still eligible for federal money.

Brian Tyrrell asked when they change road classifications to arterials, are signals planned at the same time.

Mr. Mason stated it is a different process that identifies the need for signals. He stated the City and the State would work together to identify signals.

Boyd Wiggam stated #6, 7 and 8 all address streets that are a part of the Converse plan. He stated the roads are being downgraded. He asked if there is a plan to connect Converse to the north.

Mr. Mason stated for #6 and #7 they were downgraded to local streets. He stated when the apartments on Converse were platted the developments blocked the road and therefore the roads were downgraded.

Mr. Wiggam stated Whitney and Van Buren look like they are going to serve Whitney Ranch. He asked if one of those should be classified as a higher classification.

Mr. Mason stated when they do a Master Transportation Plan they predict what the traffic will be in 25 years. He stated every 5 years they are required to update their plan and road classifications.

Mr. Wiggam stated this is projecting Storey Blvd is going to capture the traffic from the north.

Mr. Mason agreed.

Jeremy Arneson asked if Powderhouse was planned to connect to Pershing Boulevard.

Mr. Mason stated there was a plan to look at building a tunnel under the airport. He stated it was taken out of the plan after 911. He stated this plan has put it back in as other large communities have roads under airports. He stated adding a tunnel would alleviate many existing traffic problems.

Mr. Arneson stated they have made advancements in boring tunnels.

Mr. Griggs asked for questions from the Board. Hearing none, he asked for public comment. Hearing none, he closed the public comment.

Brian Tyrrell made a motion to move to approve the Resolution amending the Land Use category from Open Space and Parks to Community Business for an area of land located southwest of the intersection of Cleveland Ave and U.S. 30, correct land use categories of lands throughout the City inadvertently applied with previous map adoption, modify roadway designations of specific roads that inadvertently applied with previous map adoption, and modify roadway designations in accordance with previously approved plans noting that the project meets the review criteria for approval. Bob Mathia seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 5-0.

ITEM B: [UDC-22-00030 / 1720 Cleveland Avenue Zoning Map Amendment](#)

Case Planner: Mark Christensen, Planner II

Charles Bloom, AICP, Planning & Development Director, read the item into the record.

Mark Christensen, AICP, Planner II, presented the item.

Philip Griggs, Chair, asked for questions from the Board.

Boyd Wiggam asked how this impacts greenway in the area.

Mr. Christensen stated the greenway would be looked at during the site plan process.

Mr. Bloom stated the zone change would not change the greenway in the area. He stated at the time the lot redevelops the greenway connection across the existing access on Lincolnway may be built.

Mr. Griggs asked if there is an issue for the current use of the lot changing from P to CB.

Mr. Christensen stated a fire department is a permitted use within the CB zone.

Mr. Wiggam asked would there be a problem with a CB zone next to a residential zone.

Mr. Bloom stated the CB zone was the best option for this property due to the setbacks and zoning requirements. The CB zone adjacent to the residential would require a Level 2 buffer between the zones which is a 15' landscape buffer with trees and shrubs.

Mr. Griggs asked for public comment. Hearing none, he closed the public comment.

Brian Tyrrell made a motion to recommend approval to the Governing Body of the rezoning of Lot 1, Block 1, Wynn Addition to CB Community Business as shown in the attached zone change map, noting that the project meets the review criteria for approval, with the following condition: 1. The Future Land Use Map for the area be amended to Mixed-use Commercial prior to (or concurrently with) the zone change application. Jeremy Arneson seconded the motion.

Roll Call: Motion to postpone the item was passed unanimously by a vote of 5-0.

ITEM C: [PLN-22-00003 / Urban Use Overlay District Relocation and Amendments](#)

Case Planner: Mark Christensen, Planner II

Charles Bloom, AICP, Planning & Development Director, read the item into the record.

Mark Christensen, AICP, Planner II, presented the item.

Philip Griggs, Chair, asked for questions from the Board.

Boyd Wiggam asked if there are upcoming projects or areas that prompted expanding the UU Overlay district beyond adjacency to the Central Business District.

Mr. Christensen stated the most prominent area that will use the UU Overlay District will be the West Edge. He stated the area south of Lincolnway, along the Logan Avenue Corridor was also a consideration. He stated they have also looked at Urban Renewal areas. He stated the UU Overlay offers more flexibility.

Mr. Griggs asked for questions from the Board. Hearing none, he asked for public comment. Hearing none, he closed the public comment.

Jeremy Arneson made a motion to recommend the Governing Body approve text amendments to the Unified Development Code to repeal UDC 5.4.7 UU – Urban Use Overlay District and create UDC 5.6.9. UU – Urban Use Overlay District, noting the request meets the review criteria of UDC 2.4.1.d. Mr. Wiggam seconded the motion.

Roll Call: Robert Chamberlin abstained from voting. Motion to approve the item was passed unanimously by a vote of 4-0.

ITEM D: Annual Review

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

Charles Bloom, AICP, Planning & Development Director, read the item into the record and presented the project.

** 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.*

Philip Griggs, Chair, asked for questions from the Board.

Mr. Griggs stated there was a typo that needed correction. He stated he liked the report for the updates to the UDC.

Jeremy Arneson stated he agreed.

Boyd Wiggam asked if they could highlight requested UDC changes from the public and place priority on those things.

Mr. Griggs stated the Planning Department is working with the public and makes changes based on the problems they are encountering. He stated he had a problem with prioritizing the public's concerns as other issues that staff encounter may be more important.

Brian Tyrrell stated the updates to the UDC are coming from the public because staff has brought things forward that they have been having issues with throughout the year.

Mr. Bloom agreed.

Mr. Wiggam stated he would like to make sure public issues are addressed.

Mr. Tyrrell asked what the increase was in the Public Safety Fees.

Mr. Bloom reviewed the increase in Public Safety Fees.

Mr. Tyrrell stated we should not follow the lead of Jackson Hole.

Mr. Griggs asked for questions from the Board. Hearing none, he asked for public comment. Hearing none, he closed the public comment.

Mr. Tyrrell made a motion to acknowledge receipt of the annual review report. Bob Mathia seconded the motion.

Roll Call: Motion to acknowledge receipt of the item was passed unanimously by a vote of 5-0.

ITEM 4: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- Commissioners should review the Planning Commission rules/regulations/procedures
- Planning Commission training is postponed
- Next meeting will be at the library in the Sage Room on the 2nd floor
- City Building should be open on April 1st

ITEM 5: MEETING ADJOURNED: 7:23 PM



Staff Signature



Board Officer