

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
December 2, 2019
6:00 P.M.

MEMBERS PRESENT: Alice Hall, Chair; Jeremy Arneson, Secretary; Philip Griggs; Brian Tyrrell; Phillip Regeski

MEMBERS ABSENT: Greg Palmquist, Vice-Chair; Ted Gertsch

CITY STAFF PRESENT: Marian Orr, Mayor; Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Tawn Hillenbrand, Planner; Connor White, Planner; Tom Cobb, City Engineer; Alessandra McCoy Fakelman, Assistant City Attorney Senior

OTHERS PRESENT: Frank Cole, Brandon Swain, Councilman Dr. Rinne,

Alice Hall, Chair, called the meeting to order at 6:00 P.M.

Roll Call was done by Connor White, Planner. There was a quorum with 5 members present.

Minutes: Mr. Tyrrell made a motion to approve the November October 24, 2019 meeting minutes. Mr. Palmquist seconded the motion. The minutes were approved unanimously.

ITEM 1: Presentation of plaque to Chair Alice Hall by Mayor Orr

ITEM 2: North Half (N1/2) of Lot 4, Williams Subdivision, a zone change from County LR Low Density Residential to City LR Low Density Residential (Annexation in process) for the North Half (N½) of Lot 4, Williams Subdivision, Cheyenne, Wyoming, for residential development. (located east of Marshall Road and north of Storey Boulevard).
UDC-19-00645 / North Half (N1/2) of Lot 4, Williams Subdivision

Brandon Swain – Owner

Tawn Hillenbrand – Office Representative

Connor White read the item into record.

Tawn Hillenbrand, Planner, provided the staff report.

Brandon Swain, agent, presented the proposed project.

Discussion: Charles Bloom, Director, provided further clarification of the RR zone and the allowed lot types. Mr. Regeski asked Mr. Swain if the RR zone district would achieve his goals. Mr. Bloom stated that if the RR zone is adopted, it will allow our Department to approve a permit for a single residence. There was further discussion regarding surrounding zoning and the existing residences.

Ms. Hall opened the floor to public comment.

Ed Clark, adjacent property owner, stated had several questions regarding construction, height of structures, lighting and setbacks. Mr. Swain stated there would not be any lighting proposed and that the structure would be single-story ranch style construction.

Ms. Hall closed the public comment period.

Brian Tyrrell made a motion to recommend denial of the zone change request due to not meeting the zone change criteria of the UDC. Phillip Regeski seconded the motion.

Roll Call: Motion to deny failed by a vote of 2-3, with the Chair voting no.

Jeremy Arneson made a motion to approve the zone change from County LR to City LR. Philip Griggs seconded the motion.

Roll Call: Motion was recommended unanimously with a vote of 4-0.

OTHER BUSINESS: Heads-up: Planning Commission Election of Officers to take place on January 6, 2020.

MEETING ADJOURNED: 6:50 PM

Produced by Lisa Pafford, Staff

Chair