

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
May 6, 2024
6:00 P.M.**

MEMBERS PRESENT: Bob Mathia, Chair; Boyd Wiggam, Vice-Chair; Tony Laird, Meghan Connor, Secretary, Amy Hernandez

MEMBERS ABSENT: Bryan Thomas, Darrell Hibbens

CITY STAFF PRESENT: Stephanie Boster, City Attorney; Charles Bloom, AICP, Planning and Development Director; Valerie Pickard, Planning & Development Office Manager; Sophia Maes, Planner I; Connor White, Planner II

OTHERS PRESENT: Brad Emmons

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Bob Mathia, Chair, called the meeting to order at 6:00 PM

Roll Call was done by Connor White, Planner II. There was a quorum with 6 members present.

ITEM 2: APPROVAL OF AGENDA AND MINUTES

Mr. Laird made a motion to approve the April 1st meeting minutes. Mr. Wiggam seconded the motion. The minutes were approved unanimously.

ITEM 3: DISCLOSURES

None

ITEM 4: PLANNING PROJECTS

ITEM A: **Postponed from 4/1/2024**
[PUDC-24-6 / Centennial Heritage, 3rd Filing, Expedited Plat](#)
Agent: Casey Palma, Palma Land Planning
Case Planner: Sophia Maes, Planner I

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

Casey Palma, agent, was not present.

Sophia Maes, Planner I, presented the staff report. The item is a request to replat of eight lots into eighteen lots, with one dedicated as a drainage lot. The replat has several conditions and a block size exception and recommends approval.

Mr. Mathia asked if the Commission had any questions for Ms. Maes.

Mr. Wiggam asked if the drainage study proposed any actions for drainage issues within Sun Valley. Mr. White stated the City Engineering department did review the study and did not require any further actions, besides the drainage lot proposed.

Cassie Pickett, City Engineer, stated the drainage study does propose mitigation for the neighborhood where the plat is located. Mr. Wiggam asked if this mitigation would capture flooding from surrounding neighborhoods. Ms. Pickett stated that to mitigate flooding in surrounding neighborhoods, there would

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need to be a regional pond, while this plat only proposes a drainage pond for the development its associated with.

Mr. Wiggam asked if there was any way to maximize this as an opportunity to mitigate flooding to the south. Mr. Bloom stated that this concern would be forwarded to the Engineering Department to complete a more thorough evaluation and regional facility need.

Ms. Hernandez asked if the item would need to be postponed for clarification from the Engineering Department. Mr. Bloom stated he would not recommend postponement as it's an external issue.

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

Mr. Larid made a motion to approve the Centennial Heritage, 3rd Filing Preliminary Plat, advancing the Final Plat to the Governing Body with staff recommended conditions and acknowledgements. Mr. Wiggam seconded the motion.

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

ITEM B: **Postponed from 4/1/2024**
PUDC-24-33 / Foxcrest, 4th Filing, Expedited Plat
Case Planner: Sophia Maes, Planner I

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

Sophia Maes, Planner I, gave the staff report. She stated the applicant requested to postpone this item again until the June 3rd, 2024 meeting.

Mr. Mathia asked if the Commission had any questions for Ms. Maes.

Mr. Wiggam made a motion to postpone this item to the June 3rd, 2024 Planning Commission meeting. Mr. Laird seconded the motion.

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

ITEM C: PUDC-24-52 / Cheyenne Business Parkway, 13th Filing, Expedited Plat
Agent: AVI PC
Case Planner: Connor White, Planner II

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

Brad Emmons, agent, presented the item. The plat consolidates the lots, building one detention pond instead of three, saving on outlets, infrastructure, and other costs while providing the same capacity. He stated Cheyenne LEADS has parties interested in this large of lot size.

Mr. Mathia asked if the Commission had any questions. Mr. Wiggam asked if traffic volume would need to be assessed given the size of the lot and the potential type of development. Mr. Emmons stated there is a traffic study for the area, and the primary user that has been inquiring about has been truck loading and offloading (not commercial). He also stated that there is a greenway trail system in the works on the northside.

Mr. White gave the staff report. This item is for approximately 69.33 acres of land located west of Christensen Rd, south of and adjacent to Campstool Rd. The utilities are readily available. He stated the Engineering Department is alright with the plat moving forward, but no additional development would be allowed at the site without the traffic study being completed. All lots are buildable lots within the HI zone district. Staff recommends approval.

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Mr. Wiggam asked if the lack of right of way for access (such as alleys) is a concern. Mr. Emmons stated these types of developments typically have easements as access points, which will have a Commercial Owners' Association that will maintain the access points and drainage ponds.

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

Ms. Hernandez made a motion to approve the Cheyenne Business Parkway, 13th Filing Expedited Preliminary Plat, advancing the Final Plat to the Governing Body. Mr. Laird seconded the motion.

Roll Call: The motion to approve the item passed by a vote of 5-0.

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS

- Mr. White confirmed that there would be a mid-month Planning Commission on May 20th for the Southwest Drive Corridor plan and two text amendments.
- Mr. White stated that the June 3rd Planning Commission will likely be held in Room 104 due to a Committee of the Whole conflict in Council Chambers.

ITEM 6: MEETING ADJOURNED 6:31 PM



Staff Signature



Board Officer

