

CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
October 21, 2024
6:00 P.M.

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

MEMBERS ABSENT: Meghan Connor, Secretary; Darrell Hibbens

CITY STAFF PRESENT: Seth Lloyd, Senior Planner; Charles Bloom, Planning and Development Director; Jeanie Anderson-Shrednik, Greenway and Parks Planner, Erin Fagan, Planner II

OTHERS PRESENT: Matthew Whipple, Pagie Ida, Gene MacDonald, Richard Johnson

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 Seth Lloyd, Senior Planner. There was a quorum with 4 members present.

ITEM 2: APPROVAL OF AGENDA AND MINUTES

Amy Hernandez made a motion to approve the September 16th Planning Commission meeting minutes. Boyd Wiggam seconded the motion. The minutes were approved unanimously.

ITEM 3: DISCLOSURES

None

ITEM 4: PLANNING PROJECTS

**ITEM A: Postponed from September 16, 2024
Belvoir Ranch Master Plan Update**

Case Planner: Seth Lloyd, Senior Planner and Connor White, Planner II
Consultant: Mark Christensen, AVI PC

Mr. Lloyd, read the item into the record.

Mr. Lloyd requested postponement of the item on behalf of the agent.

Mr. Mathia opened this item up to public comment. No comment was made, and public comment was closed.

Mr. Wiggam made a motion to postpone this item. Ms. Hernandez seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 3-0.

ITEM B: Rotary Park Master Plan

Case Planner: Jeanie Anderson-Shrednik, Greenway and Parks Planner
Consultant: Mathew Whipple, DHM Design and Gene MacDonald, GLM Design Group

Mr. Lloyd, read the item into the record.

Jeanie Anderson-Shrednik, Greenway and Parks Planner, presented the staff report.

** Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please request a recording from the Planning & Development Staff.*

Mr. Wiggam asked staff if there are plans to prevent this park from being wind swept like North Park during the winter, spring and fall.

Ms. Shrednik explained that there are plantings being provided that should help.

Mr. Wiggam asked if this plan encompasses everything between Hoy Road and Dell Range.

Ms. Shrednik explained that the amenities are located in on specific section due to the flood plain but there are paths along the creek. She also explained that the entire site is part of the park.

Mr. Wiggam asked about the Airport Board slivers of land and if they are on board with this plan.

Ms. Shrednik explained that there is an easement on their property and agreements in place for the green through them. But at this time, it will not be added to the park.

Pagie Ida, DHM Design and consultant on the project, presented the master plan report.

Mr. Laird asked if the greenway along Dell Range would remain or be replaced by the path shown in the plan.

Ms. Ida indicated that the greenway along Dell Range would remain, and the proposed path would be an additional path.

Mr. Laird asked about the irrigation system for the grasses.

Matthew Whipple, DHM Design and consultant on the project, responded that they typically provide irrigation for all of their newly proposed landscaping to help get it established. He explained that once it is established the irrigation could be turned off for the native areas and that this plan was meant to be very water conscious.

Mr. Wiggam asked about the parking on Hoy Road.

Ms. Ida explained that they did look at other parking layouts but wanted to keep the budget lower and decided to go with existing facilities such as public rights-of-way.

Mr. Wiggam asked about connecting this to Mylar Park and made comment that it is almost an extension of that park.

Mr. Whipple explained that this park was evaluated as its own separate park and not as an extension. The only thing that connects the two parks is the proposed 10-foot-wide trail.

Mr. Wiggam asked how is the City going to invite people into this park, noting that his critique of Mylar Park is that it's a nice park but it is very hidden. He also asked if any consideration was given to at least, one inviting publicly accessible facility.

Gene MacDonald, GLM Design Group and consultant on the project, responded that there are a few different master plans that proposed connections to both this park and Mylar Park. He specifically noted that the Dry Creek Master Plan and the potential closer of Prairie Avenue between the two parks where additional parking could be made for both.

Mr. Wiggam asked if anything could be added within the plan to the west part of the property near the crossing to invite more people into the parks and travel between both.

Mr. MacDonald explained that the greenway connection proposed with the new park would become that connection between the two.

Charles Bloom, Planning and Development Director, added that this would most likely be added to the City's wayfinding program and signage would be added noting this as a stop along the greenway.

Mr. Wiggam asked if there was any possibility of adding the agricultural theme into the meandering theme.

Ms. Shrednik explained that this is just a concept master plan but there is no survey or construction plans. As the City works through those additional plannings could be added.

Mr. Mathia opened this item up to public comment. No comment was made, and public comment was closed.

Mr. Wiggam made a motion to approve this item. Ms. Hernandez seconded the motion.

Roll Call: Motion to approve the item was passed unanimously by a vote of 3-0.

ITEM C: Petitioning to add the UU Overlay to areas of the community as discussed at the Planning Commission meeting on October 7, 2024.

Mr. Lloyd, read the item into the record.

Mr. Bloom discussed the process for petitioning a zoning map amendment.

Mr. Wiggam started the discussion about where to add the UU Overlay zone suggesting that the block face along Warren where the previous application for the single lot was requested be the area to petition. Mr. Mathia and Ms. Hernandez agreed.

Mr. Laird asked if there was a layer for the UU on the assessor's map.

Mr. Lloyd explained that there is not.

Mr. Wiggam asked about the height limitation in the West Edge.

Mr. Lloyd explained how the height limitation worked in the West Edge.

Mr. Wiggam made a motion to approve this item. Ms. Hernandez seconded the motion.

Mr. Mathia opened this item up to public comment.

Richard Johnson asked Staff about how detrimental it would be to look at the UU for any MUR parcel facing an arterial.

Mr. Lloyd explained that staff is unaware of where all the MUR parcels are located throughout the City and there could be unintended consequences.

Mr. Bloom added that the Council could expand on what Planning Commission is requesting when they consider the resolution.

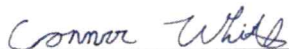
No further comment was made, and public comment was closed.

Roll Call: Motion to approve the item was passed unanimously by a vote of 3-0.

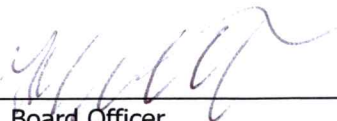
ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS

- Mr. Bloom informed everyone that it is Community Planning Month.
- Mr. Bloom informed everyone that there is a ribbon cutting for the Greenway underpass at US 30.
- Mr. Bloom informed everyone that there will be a first of the month meeting for November and a mid-month November meeting. He also stated that we hope to not have a mid-month December meeting.
- Mr. Bloom provided an update on the Urban Renewal Authority and the plan and projects.

ITEM 6: MEETING ADJOURNED 7:05 PM



Staff Signature



Board Officer