

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
November 4, 2024
6:00 P.M.**

MEMBERS PRESENT: Bob Mathia, Boyd Wiggam, Lonnie Olson, Tony Laird, Darrell Hibbens, Amy Hernandez,

MEMBERS ABSENT: Megan Conner,

CITY STAFF PRESENT: Connor White, Planner II, Athen Mores, Planner I, Brandon Gilchrist, Planner I, Seth Lloyd, Senior Planner, Valerie Pickard, Planning Manager, Charles Bloom, Planning and Development Director, Stefanie Boster, City Attorney,

OTHERS PRESENT: Brad Emmons, Brandon Swain,

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

Minutes are a bit delayed and will all be completed.

ITEM 3: DISCLOSURES

ITEM 4: PLANNING PROJECTS

ITEM A: PUDC-24-89 / North Range Business Park, Assigned Zoning Case Planner: Seth Lloyd, Senior Planner

Mr. White read Item A into the record.

Mr. Lloyd presented the staff report to the commission. This is an annexation and assigned zoning in North Range Business Park.

Public comment was opened

Mr. Emmons approached the podium to thank the commission and thinks this will be a benefit to the business park.

Public comment was closed

Mr. Laird made a motion to approve.

Mr. Wiggam second the motion.

Roll call was taken with all members voting unanimously, the motion passes.

ITEM B: PUDC-24-188 / County Pocket Annexation #3, Assigned Zoning Case Planner: Connor White, Planner II

Mr. White read item B into the record.

Mr. White presented the staff report for an assigned zoning at County pocket #3.

Mr. Wiggam asked if there would be anyway to assign parcels subject to a PUD by the county as the zoning within the city.

Mr. Bloom answered that we could not do that due to issues that have arrived due to specific procedures.

Mr. Wiggam asked if there was a way to look at our assigned zoning process to make sure PUD's are intact. He is concerned, alarmed, and many other adjectives used to describe his displeasure.
Mr. Lloyd answered that we do not feel it is best practice to have new PUD's. There is a process for applicants to apply for different zones.
Mr. Wiggam asked for a final clarification and again voiced his displeasure for spot zoning.
Mr. Bloom answered that is a zoning situation, and an independent zone district.
Public comment was opened.
Public comment was closed.
Mr. Laird asked if there was a targeted notice to the neighbors about the project.
Mr. White answered yes and explained the project.
Mr. Wiggam stated he drives this route multiple times a day and is not concerned about the notices.
Mr. Laird asked when the original date of the PUD was and voiced his concerns.
Mr. Olson made a motion for approval.
Mr. Laird second the motion.
Roll call was taken and the motion passed with a vote of 4-1

ITEM C: PUDC-24-189 / County Pocket Annexation #4, Assigned Zoning Case Planner:
Connor White, Planner II

Mr. White read item C into the record.
Mr. White presented the staff report to the commission.
Mr. Wiggam asked if any specific feedback was given.
Mr. White answered no.
Public comment was opened, public comment was closed.
Mr. Wiggam made a motion for approval.
Mr. Laird second the motion.
Roll call was a taken with the motion passing of a vote 5-0.

ITEM D: PUDC-24-194 / Cheyenne Business Park 13th Filing, Zoning Map Amendment
Agent: AVI PC Case Planner: Brandon Gilchrist, Planner I

Mr. White read Item D into the record.
Mr. Emmons presented the project to the commission.
Mr. Olson asked if a plat had been reported for this.
Mr. Emmons answered yes, it's been approved not recorded.
Mr. Gilchrist presented the staff report to the commission.
Public comment was opened, public comment was closed.
Mr. Hibbens made a motion for approval.
Ms. Hernandez second the motion.
Roll call was taken with the motion passing. All member voting unanimously.

ITEM E: PUDC-24-199 / La Terrazza, Future Land Use Map Amendment Agent: Brandon Swain
Case Planner: Connor White, Planner II

Mr. White read Item E into the record.
Mr. Swain presented the podium and presented his project at hand and gave a detailed backstory on the project.
Mr. Wiggam complimented the applicant on the project.
Mr. Laird asked there was a proposal in the past to move the house.
Mr. Swain answered he is correct, summer of 2022, and plans to still move the home.
Mr. Mathia asked if the house was occupied.
Mr. Swain stated no it is vacant.
Mr. White presented the staff report to the commission.
Mr. Wiggam asked the same questions as the previous item and voiced his concerns quoting "spot zoning."
Mr. Lloyd answered that FUL is different than the zoning and the parcel to the south is MUC.

Mr. Bloom answered that staff has evaluated this entire project and this is what makes the most sense from a logical and zoning standpoint.

Mr. Wiggam asked how can we take comfort to this being our last proposal to promote park space to commercial space.

Mr. Bloom answered this process took many years, and that things change over time. There are restrictions etc in place. Must maintain as outdoor recreation space.

Public comment was opened.

Mr. Hibbens gave a statement he was impressed with Mr. Swain.

Mr. Swain stated he has tried several times to get more land and has been shut down. He also stated that the transients have been bad and that it's a nuisance property. He is very grateful for staff.

Mr. Olson made a motion for approval.

Mr. Wiggam second the motion,

Roll call was taken with the motion passing with all members voting unanimously.

ITEM F: PUDC-24-195 / La Terrazza, Zoning Map Amendment Agent: Brandon Swain
Case Planner: Connor White, Planner II

Mr. White read Item F into the record.

Mr. Swain presented the project to the commission and passed out some material as well to the commissioners and addressed the spot zoning issues that Mr. Wiggam keeps bringing up.

Mr. White presented the staff report to the commission and explained the zoning. Staff believes the MUB zone better fits the description of the parcel. And that the UU met all criteria except criteria number 2. It is up to planning commission to decide if they want the UU addition.

Mr. Laird stated he is struggling with the parking, and this may not be enough.

Mr. White answered depending on what happens with the project the parking requirements have changed.

Ms. Hernandez asked what 1.5 parking is?

Mr. White answered that for 2 units you would have 3 spaces.

Public comment was opened.

Mr. Swain stated staff is correct with the parking requirements and state the units will not exceed 2-bedroom 2 bathroom and will have a mixture of studio apartments as well. He is also proposing a drive under parking for the project, and that shared parking is also going to be used.

Mr. Wiggam made a statement about walk ability and walk scores. Do we know what the walk score would be.

Mr. Swain answered that if The UU passes there is additional bicycle parking. He referenced some studies and tried to answer the best he could.

Mr. Wiggam asked more about parking and walkability.

Mr. Swain answered his reasoning on parking with future projects and future plans.

Mr. Wiggam asked staff to comment.

Mr. Lloyd answered not knowing the specific measurements, the applicants' estimates are in line with what is required.

Mr. Swain countered Mr. Lloyd per a section in the UDC.

Mr. Wiggam asked about underground parking and mentioned a past project and that water table issues arose.

Mr. Bloom answered we weren't here when that occurred so he cannot answer.

Mr. Swain asked for staff to please answer his parking concern.

Mr. Lloyd answered 5 spaces for every 1000 sf for restaurants.

Mr. Swain displayed his maps and explained what he would do to prevent any leakage or seepage for the parking garage.

Mr. Bloom answered the walk score for the project, and it came to 78 which identifies it as a very walkable environment.

Ms. Hernandez asked about the contract and what the UU is for in place to go higher than 3 stories.

Mr. White verified the contract has to be 3 or more stories. UU is used to cancel out the conditional use.

Public comment was closed.

Mr. Wiggam commented that he loves the project and would make the motion to not include the UU for his concerns about zoning.

Mr. White stated without the UU it would be a conditional use for the board of adjustment regarding the height.

Mr. Laird asked about the timeline.

Mr. White verified the timeline for Mr. Laird and explained the process.

Mr. Wiggam asked about revisiting the project and what would be a not far-fetched timeline for this for UU overlay.

Mr. Lloyd answered the timeline was long or as short as a year and explained the process.

Mr. Bloom added that building blocks workshops have occurred and have been able to review the next steps memo for the near future. This creates community involvements and shows them what is going on with their property. Open houses etc will be used for community outreach and are looking to replicate this process.

Mr. Wiggam made a motion to approve without the UU overlay.

Mr. Laird second the motion.

Mr. Wiggam stated why he was a no vote yet continued to say that the vision was perfect for this project.

Mr. Laird stated that discussion has taken place with the UU in the past.

Mr. Wiggam asked if there would be any benefit for petitioning the council of UU along the Lincolnway corridor.

Mr. Bloom discussed the UU overlay to the commission and other zone change options.

Roll call was taken and the motion passed with all members voting unanimously.

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS

Mr. Bloom stated this is a busy week for the DDA, for the draft plans and to please attend. Also stated there will be a mid-month meeting for November.

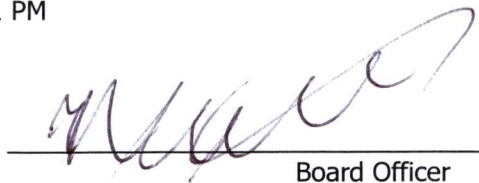
Updated UDC has been sent out as well.

Mr. Swain stated he will not be seeking a conditional use.

ITEM 6: MEETING ADJOURNED 7:51 PM



Staff Signature



Board Officer