

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
November 18, 2024  
6:00 P.M.**

**MEMBERS PRESENT:** Bob Mathia, Boyd Wiggam, Lonnie Olson, Tony Laird, Amy Hernandez, Meghan Connor

**MEMBERS ABSENT:** Darrell Hibbens

**CITY STAFF PRESENT:** Connor White, Planner II, Seth Lloyd, Senior Planner, Charles Bloom, Planning and Development Director, Stefanie Boster, City Attorney

**OTHERS PRESENT:** Dan Dorsch, 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**

Mr. Wiggam made a motion to approve the minutes from the October 7, 2024, and the October 21, 2024, meetings. Mr. Olson seconded the motion, all members voted to approve the motion, and the motion passed.

**ITEM 3: DISCLOSURES**

**ITEM 4: PLANNING PROJECTS**

**ITEM A: Belvoir Ranch Master Plan Update:** Seth Lloyd, Senior Planner

Mr. Lloyd read Item A into the record.

Mr. Lloyd presented the staff report to the commission. This is an item that was postponed from the October 21, 2024, meeting. This item is a Belvoir Ranch Master Plan Update.

Public comment was opened

No Comment

Public comment was closed

Mr. Wiggam made a motion to withdraw the item.

Ms. Connor second the motion.

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

**ITEM B: PLTA-24-7 / Materials, Text Amendment Case Planner:** Seth Lloyd, Senior Planner

Mr. Lloyd read item B into the record.

Mr. Lloyd presented the staff report for a Materials, Text Amendment.

Mr. Wiggam addressed the board saying he is in favor of the text amendment believing this would help the housing problem here in Cheyenne.

Mr. Olson asked staff have they considered reducing the mandated 50% square footage for this item. He believes staff should consider numbers closer to 30% believing that would make homebuilding more affordable.

Public comment was opened.

*\* 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. Bloom addressed the board and explained that some builders are using imitation brick replica materials. He also explained how these materials provide the required aesthetics and conform to UDC requirements.

Dan Dorsche from Habitat for Humanity addressed the board and told them he supports this text amendment and hopes the board will as well. He believes this will help to decrease housing costs here in Cheyenne.

Brandon Swain Spoke to the board and said he hopes this agenda item gets passed. He is in the business of real estate development, and he believes this amendment will lower building costs which will help with future homeownership as well as decrease rental rates.

Public comment was closed.

Ms. Connor made a motion for approval.

Mr. Wiggam second the motion.

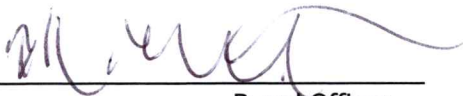
Roll call was taken and the motion passed.

**ITEM 5: OTHER BUSINESS/STAFF ANNOUCEMENTS**

Mr. Bloom stated this is a busy week for the DDA, there will likely be a meeting in January for an update on the DDA Plan of Development.

**ITEM 6: MEETING ADJOURNED 6:28 PM**

  
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Staff Signature

  
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Board Officer