

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
JANUARY 6, 2025
6:00 P.M.**

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

MEMBERS ABSENT: No members absent

CITY STAFF PRESENT: Charles W. Bloom, Planning & Development Director; Seth Lloyd, Senior Planner; Connor White, Planner II; Brandon Gilchrist, Planner I

OTHERS PRESENT: 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 all members present.

ITEM 2: Election of Officers

Chair – Bob Mathia

Vice Chair – Boyd Wiggam

Secretary – Meghan Connor

ITEM 3: APPROVAL OF MINUTES

Lonnie Olson made a motion to approve the meeting minutes from December 2, 2024. Darrell Hibbens seconded the motion.

The minutes from the December 2nd Planning Commission Meeting were approved unanimously.

ITEM 5: PLANNING PROJECTS

ITEM A: PUDC-24-223 / Holliday Park, Expedited Plat

Agent: Brandon Swain

Case Planner: Connor White, Planner II

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

Brandon Swain, agent, presented the item.

Bob Mathia, Chair, asked for questions from the Commission. No questions were asked at this time.

Mr. White presented the staff report.

Mr. Mathia asked for questions from the Commission.

Meghan Connor asked what the standard width is for a turn lane, noting that this is a dangerous intersection and will it be addressed with this plan.

Charles Bloom, Planning and Development Director, noted that lane widths vary based on street volume and can be 11 to 12 feet in width. It is challenging at this intersection, and this application was routed to the City Engineer's office and traffic engineer for review, no comments were made on the intersection or requiring any additional right-of-way.

Ms. Connor asked if they had any justification as to why and Mr. Bloom responded that they made no comment as to why.

Tony Laird mentioned that Lincolnway is a state highway and the City does not necessarily have any control over it and it is run by the WYDOT.

Mr. White noted that WYDOT did review the plat and made no comment on needing additional right-of-way, they did comment about the access on Lincolnway.

Mr. Hibbens asked whether the right-of-way could be widened with Mr. Swain's proposal to develop the parcel in discussion.

Mr. White responded that should the plat be approved a site plan will be required which will be reviewed by WYDOT and the City Engineering Department. Off-site improvements may be required, such as widening the turn lane.

Mr. Bloom explained that the right-of-way is wider than the currently constructed roadway and the road could be widened within the existing right-of-way. He also mentioned that the MPO is looking at possibly doing an "East Gateway Plan" that would look at the corridor from downtown to Holliday Park.

Boyd Wiggam asked that if the road was widened, would it reduce the sidewalk.

Mr. Bloom responded that the pedestrian sidewalk width would not be affected.

Mr. Wiggam followed up by asking if we could solicit additional feedback from WYDOT about this intersection.

Mr. Bloom mentioned that we can inform the DOT of the discussion at Planning Commission but does not believe that it would be proper to ask them for additional comment at this time.

Mr. Olson asked if there were any comments or questions about the variable width access easement on the plat.

Mr. White responded that there were no comments. The easement follows Holliday Park Drive.

Mr. Hibbens asked if Mr. Swain had any feedback he would like to provide based on the discussion.

Mr. Swain addressed comments made by the Commission, such as the access easement and the right-of-way / turn lane discussion.

Ms. Connor asked staff if Mr. Swain was the owner of this land or is the City still the owner of the land.

Mr. Bloom responded that presently the City is the owner, but Mr. Swain is under contract and has obligations that he needs to fulfill before the land could be sold to him.

Amy Hernandez asked Mr. Bloom if the City had an anticipated closing date. Mr. Bloom responded that there is not currently an anticipated closing date but that per the contract it needs to finish up by mid-February.

Mr. Mathia asked if the Commission had any further comments. Hearing none, he opened the meeting up to Public Comment.

Delita Walker provided public comment. She was confused as to what portion of the park was to be sold to the private developer.

Mr. White provided details as to the location.

Ms. Walker also asked about the mention of 40 acres within the staff report.

Mr. White explained that the 40 acres is the entirety of the park and plat boundary.

Ms. Walker asked if this would limit access to the park and will the sidewalk become dangerous.

Mr. White responded that Lot 1 will have limited access and not the park. He also stated that the sidewalk will remain as is unless per the discussions had at the meeting that the road be widened.

Mr. Mathia asked if there was any further public comment. Hearing none, public comment was closed.

Mr. Mathia asked if the applicant wanted to make any additional comment.

Mr. Swain provided additional information about the Plat and the requirements for the plat.

Mr. Mathia asked if there were any further questions from the Commission.

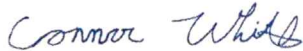
Mr. Olson made the motion to approve the preliminary plat advancing the final plat to the Governing Body. Mr. Hibbens seconded the motion.

Roll Call: Motion to approve the item was passed by a vote of 5-1.

ITEM 6: OTHER BUSINESS/STAFF ANNOUNCEMENTS:

- There will be a mid-month January meeting with the DDA on January 21st.
- The Parks and Recreation Master Plan will be at the February 3rd meeting.
- UDC Annual Review will take place at the February 18th meeting.
- Staff will be looking at Planning Commissions By-Laws this year.
- An updated version of the UDC should be available within the next week.
- The Work Camp proposal was withdrawn by the applicant, but the Zone Change to AG is still moving forward in front of Council.

ITEM 7: MEETING ADJOURNED: 6:46 PM



Staff Signature



Board Officer