

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
February 3, 2024  
6:00 P.M.**

**MEMBERS PRESENT:** Bob Mathia, Boyd Wiggam, Lonnie Olson, Tony Laird (online), Darrell Hibbens, Amy Hernandez, Megan Connor (Online)

**MEMBERS ABSENT:**

**CITY STAFF PRESENT:** Connor White, Planner II, Athen Mores, Planner I, Brandon Gilchrist, Planner I, Charles Bloom, Planning and Development Director, Seth Lloyd, Senior Planner, Jeanie Shrednik, Landscaping

**OTHERS PRESENT:** Ana Layuborn, Jennifer Pinter, Ms. Hejemenik

**ITEM 1: CALL MEETING TO ORDER / ROLL CALL**

Roll Call was done by Connor White, with all members present, and 2 online.

**ITEM 2: APPROVAL OF AGENDA AND MINUTES**

A motion for the set of minutes from the previous two meetings was made by Mr. Olson. Mr. Wiggam second the motion and The Motion passed will all members voting yes. Mr. Olsen mentioned a spelling error in the last name member. This error will be corrected

**ITEM 3: DISCLOSURES**

**ITEM 4: PLANNING PROJECTS**

**ITEM A: [Parks and Recreation Master Plan](#)**

**[Memo](#)**

**Case Planner: Jeanie Anderson-Shrednik, Greenway and Parks Planner  
Consultant: Design Workshop**

Ms. Shrednik approached the podium and explained that the parks and master plan of 2025 has been worked on and a rough draft is available, This is a 10 year plan.

Ms. Hejemenikc gave a presentation on the parks system master plan explaining the purpose and the long-term vision for the community needs and desires.

Ms. Laybourn continued the presentation stating how the plan creates quality of life, recreation, focus and an overall vision. Her main key points were vision, themes, goals, strategies, and action items. She then spoke about how they will attack these 5 themes, 19 goals, 79 strategies, and 71 action items.

Community values and natural resources were mentioned as important goals. Also to enhance open space, promote stewardship, and lastly optimize everyday maintenance practices.

Lastly, they spoke of expanding funding, and funding mechanisms. They would like to increase park funding, align developer needs with city needs and priorities, strengthen partnerships, and update the pricing structure. They also need to review the UDC to work with these developers and plans. The concluding portion of the plan was presented as the action plan, and how all of these factors will aid in the community, and that we need to look for funding. These are all the opportunities for the big vision.

Ms. Shrenik approached the podium and asked the planning commission to make a recommendation to give to city council, this would be a certificate of receipt.

Mr. Wiggam made a comment in regard to the words of fitness and was general health or obesity mentioned in the study>

Ms. Shrednik stated it shows up in the equity mapping

Ms. Laybourn confirmed this, and that it was the highest concentration level location.

Mr. Wiggam stated that he sees references for swimming, and that we have recently paved over our recent swimming establishment in town. He also stated that every pool in Cheyenne is cold, His last comment was he did not see anything regarding this survey when it came out.

Ms. Shrednik claimed that online, the paper, and the news did advertise and do publications regarding this.

Ms. Laybourn Confirmed this notion.

Ms. Hernandez asked about swimming as well.

Ms. Shrednik explained the plan and the changes that have taken place with hiring consultants making a plan for the Lincoln Park facility. There has been a lot of starts and stoppages in the plan.

Could not remember if they discussed the remodel of the pool.

Ms. Hernandez asked about the action plan investing in the South Side.

Ms. Laybourn stated the vision map shows the most potential for these locations and clarified a little bit more of the prioritization process.

Ms. Hernandez asked about only seeing Dave Romero Park.

Ms. Laybourn answered they did not label every park.

Mr. Olson asked about the community survey and the desire for splash parks. He is curious about how to balance the needs of using water for recreation vs amusement.

Ms. Shrednik answered that they will not take on too many splash pads. They are recirculating and don't require high-water use.

Ms. Laybourn stated focusing on plant materials and irrigation systems does not bring full functionality.

Ms. Hernandez stated the Lincoln Park pool will be an update.

Ms. Shrednik confirmed this,

Mr. Laird made a few comments that funding was in the 6 penny sales tax for the Lincoln park pool, and if it would be on the ballot of the next term to update.

He then commented about water wise these stating there is a big risk that the city as a whole has.

Mr. Wiggam stated he agreed, and also gave his concerns about parks and heat sinking, etc. We must be careful of irrigation factors and more.

Mr. Mathia asked if any consideration was given to increasing the pickle ball courts in the parks.

Ms. Shrednik answered yes 8 have opened up in lions park and a facility has opened up as well. The sound is an issue, and they must be 600ft from residential areas.

Ms. Hernandez asked about disc golf.

Ms. Shrednik could not answer without Mr. Sanchez knowledge

Mr. Laird stated disc golf course was by MYLAR park.

Mr. Wiggam referenced the wind and use of parks; He feels like we are removing more trees in the parks than maintaining them.

Ms. Laybourn stated that it is in the management plan of 4.7.

Public comments were open hearing none, it was closed, and no other questions were asked.

Mr. Wiggam acknowledged the receipt of the plan and recommended adoption to the governing body.

Mr. Olson second the motion.

Ms. Shrednik stated the revisions and changes will be included in the plan before it goes to the council.

Ms. Hernandez recommended the parks and recs master plan with our revisions to Lincoln Park pool and the various comments made by this body.

Mr. Olson second the motion with all members voting yes on the amended motion.

**ITEM B: [PLTA-25-1/Work Camps, Text Amendment](#)**

**Case Planner: Charles Bloom, Planning and Development Director**

Mr. White read the item into the record.

Mr. Bloom explained the amendment in response to a previous application, and the uproar that came with it.

Mr. Bloom explained the definitions and changes made to the definition of a work camp in the UDC. These changes would prohibit these anywhere within city limits, and delete work camp performance standards.

Mr. Bloom made a motion to approve.

Public comment was open and there was none.

Mr. Wiggam asked for clarification.

Mr. Olson made a motion for the text amendment as described

Mr. Wiggam second the motion and asked if they are allowed outside the city in the county.

Mr. Bloom answered the county is revising their land use right now. Presently that use is allowed there.

Roll call was taken with all members voting unanimously.

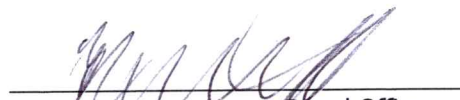
The motion passes.

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

Mr. Bloom brought up the legislation and house bill 56, which failed  
House bill 47 also failed  
Senate file 183 was killed  
TIF modifications are moving forward at the moment.  
Exemption from any repair services that one would encounter.  
2 bills in house and senate both alive regarding the High Plains Arboretum.  
Mr. Laird asked Mr. Boom about a bill; Mr. Bloom explained the bill is in the senate.  
Mr. Wiggam asked about any legal oversite regarding we do not have a council.  
Mr. Bloom confirmed we will be accountable for our own actions.

**ITEM 6: MEETING ADJOURNED 7:21PM**

  
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Staff Signature

  
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Board Officer