

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
January 3, 2017
6:00 P.M.**

MEMBERS PRESENT: Gene MacDonald, Greg Palmquist, Phillip Griggs, Kenneth Uhrich, Nicole Novotny Smith, Alice Hall

MEMBERS ABSENT: Gunnar Malm

CITY STAFF PRESENT: Lisa Pafford, Asst. Director; Susana Montana, Senior Planner; Eric Hammer, Planner; Alessandra McCoy, Staff Attorney; Justin Dupuy, Chief Building Official

OTHERS PRESENT: Brad Emmons, Kelly Hafner, Bill Fehringer, Donna Kincheloe, Earl Kincheloe, Paul Bailey, Kim Morrow, Patrice Gapen, Frank Gerstenkorn, Victoria Dowdy, Tad Bolinger, Nicole Bolinger, Brandon Swain, Blake Davis, Preston Davis, Nick Pickering, Scott Rockhold, Roger Rapp

Gene MacDonald called the meeting to order at 6:00 P.M.

Roll Call was done by Eric Hammer, Planner. There was a quorum with six of seven members present.

MINUTES: Mr. Uhrich made a motion to approve the November 7 and December 15, 2016 meeting minutes. Mr. Griggs seconded the motion. The minutes were approved unanimously.

ITEM 1: ELECTION OF OFFICERS

CHAIR: Gene MacDonald

VICE-CHAIR: Nicole Novotny-Smith

SECRETARY: Greg Palmquist

Kenneth Uhrich nominated Gene MacDonald as Chair. Greg Palmquist seconded the motion. The motion was passed unanimously by a vote of 5-0.

Mr. Palmquist nominated Nicole Novotny-Smith for Vice Chair. Mr. Griggs seconded the motion. The motion was passed unanimously by a vote of 5-0.

Nicole Novotny-Smith nominated Greg Palmquist for Secretary. Mr. Griggs seconded the motion. The motion was passed unanimously by a vote of 5-0.

Gene MacDonald, Chair, explained meeting procedures.

ITEM 2: Subdivision Plat Waiver Process: Text Amendment, amending Section 2.1.1 for the purpose of creating a subdivision plat waiver process for minor lot line adjustments of platted properties.

Postponed from December 8, 2016 Planning Commission Meeting

PLN-16-00011 / UDC Sec 4.4 Open Space Amendments, Text Amendment

Kelly Hafner – Applicant

Susana Montana – Office Representative

Eric Hammer, Planner, read the item into record.

Susana Montana, Senior Planner provided the staff report.
Mr. MacDonald opened the floor to public comment.

Kelly Hafner, applicant, was willing to support compromise for the amendment.

Mr. MacDonald closed the public comment period.

Mr. Palmquist made a motion to recommend approval of the Plat Waiver text amendment to the UDC.
Mr. Uhrich seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

ITEM 3: South Ridge Addition: Expedited Plat, a replat of Lot 2, Block 1 and a 20' wide alley of Estevan's Subdivision, situate within a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34, T.14N., R.66W., 6th P.M., Cheyenne, Laramie County, Wyoming (located south of and adjacent to Randy Road, west of Ridge Road).

UDC-16-00772 / South Ridge Addition, Preliminary Plat

UDC-16-00773 / South Ridge Addition, Final Plat

CEPI (Bill Fehringer) – Agent
Steven and Delilah Pineda – Owners
Eric Hammer – Office Representative

Ms. Montana read the item into record.

Bill Fehringer, agent, presented the project.

Mr. Hammer provided the staff report.

Mr. MacDonald opened the floor to public comment.

Patrice Gapen, property owner, opposes the proposal for a multi-family development. Ms. Gapen provided information requirements for WCDA and HUD for affordable housing units.

Roger Rapp, area resident, is opposed due to parking requirements and will decrease property values in the area.

Mr. MacDonald closed the public comment period.

Mr. Fehringer addressed the question regarding the alley vacation and parking requirements.

Jen Clary, architect for the project, stated they have already received tax credits for this project and meet all WCDA requirements.

Nicole Novotny-Smith made a motion to recommend approval of the Expedited Plat of South Ridge Addition with staff conditions as listed in the staff report, advancing the Final Plat to the Governing Body.
Mr. Uhrich seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

Mr. MacDonald stated the Commission would hear and discuss Items 4 and 5 together, but vote on them separately.

ITEM 4: Rorabaugh Subdivision: Zone Change, changing the zoning classification from MR – Medium Density Residential to MR-2 – Medium Density Residential - Developing for Tract 71 and portions of Tracts 70 & 72, Allison Tracts 2nd Filing located in the SW ¼, NW ¼, of Section 8, T 13 N, R 66 W of the 6th Principal Meridian in Cheyenne, Laramie County, Wyoming (located north of and adjacent to W. Allison Rd. and east of Walterscheid Blvd).
UDC-16-00774 / Rorabaugh Subdivision, Zoning Map Amendment

ITEM 5: Rorabaugh Subdivision: Expedited Plat, a replat of Tract 71 and portions of Tracts 70 & 72, Allison Tracts 2nd Filing located in the SW ¼, NW ¼, of Section 8, T 13 N, R 66 W of the 6th Principal Meridian in Cheyenne, Laramie County, Wyoming (located north of and adjacent to W. Allison Rd. and east of Walterscheid Blvd).
UDC-16-00775 / Rorabaugh Subdivision, Preliminary Plat
UDC-16-00776 / Rorabaugh Subdivision, Final Plat

Brad Emmons, AVI PC – Agent
Rorabaugh, Leonard c/o Cathcart, Ramona and John Accardo – Owners
Eric Hammer – Office Representative

Ms. Montana read the items into record.

Brad Emmons, agent, presented the project.

Mr. Hammer, Planner, provided the staff report.

Mr. MacDonald opened the floor to public comment. Hearing none, he closed the public comment period.

Mr. Palmquist made a motion to recommend approval of the Zone Change request from County MR to MR-2. Mr. Griggs seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

Ms. Novotny-Smith made a motion to recommend approval of the Expedited Plat of Rorabaugh Subdivision, advancing the Final Plat to the Governing Body. Mr. Palmquist seconded the motion.

Roll Call: Motion approved unanimously with a vote of 5-0.

Mr. MacDonald stated the Commission would hear and discuss Items 6 and 7 together, but vote on them separately.

ITEM 6: Eastridge Fifth Filing: Zone Change, changing the zoning classification from LR-1 Low Density Residential to NR-1 Neighborhood Residential—Moderate Density for Lot 1, Block 5, Eastridge Third Filing Subdivision, City of Cheyenne, Laramie County, Wyoming, located at 1800 Milton Drive.
UDC-16-00779 / Eastridge Addition, Zoning Map Amendment

ITEM 7: Eastridge Fifth Filing: Expedited Plat, a replat of Lot 1 Block 5 of Eastridge Third Filing located at 1800 Milton Drive, City of Cheyenne, Laramie County, Wyoming (located at the southeast corner of Milton Drive and Durham Road).
UDC-16-00777 / Eastridge Fifth Filing, Preliminary Plat
UDC-16-00778 / Eastridge Fifth Filing, Final Plat

Brandon Swain – Agent

Brandon Swain – Owner
Susana Montana – Office Representative

Mr. Hammer read the items into record.

Brandon Swain, agent, presented the project.

Ms. Montana provided the staff report.

Mr. MacDonald opened the floor to public comment.

Several neighbors were present and opposed to the proposal. Several issues were identified as follows, Single family neighborhood, lot sizes are consistent, covenants do not allow the division or second unit. Look out of character. Cost prohibitive for a single unit. Spot zone, Diminished value of adjacent properties.

Mr. MacDonald closed the public comment period.

Brandon Swain address the covenants and lot size issue. Discussed the footprint and square footage required by the covenants. New amenities.

Mr. Palmquist made a motion to recommend approval of the Zone Change request from LR-1 to NR-1 and the Expedited Plat of Eastridge Fifth Filing, advancing the Final Plat to the Governing Body. Ms. Novoty-Smith seconded the motion.

Roll Call: Motion denied unanimously with a vote of 0-5.

Reasons provided for denial where are follows:

Griggs neighborhood established for lot size and density.
Uhrich not the best use for the lot.
Nicole set precedents that will carry with the property.
Alice concern with spot zone
Gene inappropriate for infill
Greg spot zone

OTHER BUSINESS: None

MEETING ADJOURNED: 8:05 PM.


Produced by Lisa Pafford


Chair