

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES**

**July 5, 2017
6:00 P.M.**

MEMBERS PRESENT: Nicole Novotny-Smith, Vice-Chair; Greg Palmquist, Secretary; Alice Hall; Kenneth Uhrich

MEMBERS ABSENT: Gene MacDonald, Chair; Gunnar Malm, Philip Griggs

CITY STAFF PRESENT: Susana Montana, Senior Planner; Seth Lloyd, Planner; Lisa Pafford, Asst. Director of Development; Tom Mason, MPO Director

OTHERS PRESENT: Brad Emmons, Randy Reed, Councilman Mark Rinne, Sam Long, Lela Ladd, Krystal Lewis, Edward Ernste, Frank Cole, Jim Lewis, Jan Lewis, John Clay, Carroll Vanduyn, Deanne Frederickson, Brian Hall, Bryan Nicholas, Mary Atwill, Charles Atwill, Jenn Clary, Bill Fehringer, Michael Janicek, Wayne Meeks, James O'Meara, Diane O'Meara, Paul Fraundienst, Debbie Weiss, Gloria Bruner, Jerry Bruner, Mike Castago, Derek Mickelson, Carrie Mickelson, Jill McAnelly, Matt McAnelly, Joseph Diaz, Casey Palma, Janay Castro, Jean Rodriguez, Ben Rodriguez, Jennifer Lahiff, Matthew Lahiff, Kelly Hafner, Darrell Ban, Dorothy Ban, Steve VanCourt, Louise VanCourt, Martha Cox, John Cox, Jon Peterson, Jason Hartman, Julie Hartman, Kim Alexander, Doug Alexander, Cecilia Wade, Jim Wade, Richard Campbell, Craig Henning

Nicole Novotny-Smith, Vice Chair, called the meeting to order at 6:00 P.M.

Roll Call was done by Susana Montana, Planner. There was a quorum present with four of seven members in attendance.

Kenneth Uhrich moved to approve the June 19, 2017 minutes. Alice Hall seconded. The minutes were approved unanimously.

ITEM 1: Converse Place Apartments: Zone Change Application, request from NB Neighborhood Business to NR-3 Neighborhood Residential – High Density for Lot 1, Block 4, Storey Boulevard Extension subdivision, City of Cheyenne, Laramie County, Wyoming (located between N. Converse Avenue and Ogden Road, south of Storey Boulevard and north of the un-built Plain View Road). UDC-17-00364 / Converse Place Zone Change

Sam Long, Townsend Apartments LP – Agent
Susana Montana – Development Office Representative

Eric Hammer, Planner, read the item into record.

Sam Long, agent, provided an overviewed for the project.

Kenneth Uhrich asked when a traffic study will be submitted for this development.

Mr. Long stated that a traffic study will be submitted with the site plan to the Development Office. Mr. Long also provided further explanation for "Section 8" and his definition for affordable/workforce housing. There will also be an on-site manager and highly regulated by WCDA. Lease agreements will be required for a one year minimum.

Susana Montana, Senior Planner, presented the staff report.

Ms. Novotny-Smith opened the floor to public comment.

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Frank Cole, owner, provided the historic details for this property regarding the water tank, easements and roadways. Mr. Cole stated he totally opposes to apartment development.

Several area residents voiced the following concerns:

- Proximity to the existing elementary school and capacity
- Petition of over 200 signatures opposed to the zone change request
- The number of existing apartment housing complexes
- Crime related calls to apartment complexes and to the Walmart in this area.
- Traffic impact on Converse Avenue
- Parcel has storied past
- 3-story apartment not in keeping with the neighborhood
- Property values
- Not the proper place for this type of development
- Alternative location consideration

Mr. Long provided information regarding decision making on the location. There are several factors that are considered. He also provided information regarding local crime statistics. The school district stated there is not current overcrowding. We look for diversity in housing and not concentrate apartments with existing apartments.

Ms. Novotny-Smith closed the public comment period.

Mr. Palmquist asked staff the status of the Frontier Apartments previously approved in the vicinity.

Ms. Montana stated she attempted contact and received no response.

Mr. Uhrich discussed traffic issues and stated staff would evaluate it with the site plan.

Mr. Uhrich made a motion to recommend approval of the Zone Change request from NB to NR-3. Alice Hall seconded the motion.

Roll Call: Motion approved with a vote of 2 to 1, with Mr. Palmquist voting no.

ITEM 2: 3207 Whitney Road: Zone Change Application, request from AR - Agricultural Residential (County) to AR Agricultural Residential for the west 421.77' of Tract 1, Lincoln Valley Tracts, Laramie County, Wyoming (located southeast of the intersection of Whitney Road and East Pershing Boulevard).

UDC-17-00366 / 3207 Whitney Road Zone Change

Brad Emmons, AVI p.c. – Agent
Eric Hammer – Development Office Representative

Susana Montana, Senior Planner, read the item into record.

Brad Emmons, agent, presented the project.

Eric Hammer, Planner, presented the staff report.

Ms. Novotny-Smith opened the floor to public comment.

Richard Campbell, Tate Road, believes his property is included with this proposal.

Mr. Hammer clarified that Mr. Campbell's property is adjacent but not included.

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Ms. Novotny-Smith closed the public comment period.

Mr. Palmquist made a motion to recommend approval of the Zone Change request from AR County to AR.
Mr. Uhrich seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

ITEM 3: BT II First Subdivision: County Preliminary Plat Application (expedited review),
a replat of the north 1/2 of Tract 13, Allison Tracts, Laramie County, Wyoming (east of and adjacent to
South Greeley Highway, south of Fox Farm Road)
UDC-17-00379 / BT II First Subdivision County Plat

Deanne Frederickson, AGPROfessionals – Agent
Seth Lloyd – Development Office Representative

Ms. Montana read the item into record.

Deanne Frederickson, agent, presented the project.

Mr. Uhrich asked if the applicant received any comments from surrounding properties.

Ms. Frederickson stated they received no comments.

Seth Lloyd, Planner, provided the staff report.

Ms. Novotny-Smith opened the floor to public comment. Hearing none, she closed the public comment period.

Ms. Hall moved to recommend approval of the county preliminary plat to governing body with conditions 1 & 2. Mr. Uhrich seconded motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

ITEM 4: Carpet One: Zone Change Application, request from MU Mixed-Use (County) to MUB
Mixed-use Business Emphasis for as all of Lot 1, Block 1, Taxidermy Addition and the north 305.23'
except north 150' of Tract 14, Sunny Side Addition and the north 50' of the south 300' of the west 91' of
Tract 14, Sunny Side Addition, Laramie County, Wyoming (located southeast of the intersection of
Whitney Road and East Pershing Boulevard).
UDC-17-00368 / Carpet One Zone Change

Casey Palma, Steil Surveying and Development Services – Agent
Eric Hammer – Development Office Representative

Ms. Montana read the item into record.

Casey Palma, agent, presented the project.

Mr. Hammer, Planner, provided the staff report.

Ms. Novotny-Smith opened the floor to public comment. Hearing none, she closed the public comment period.

Mr. Uhrich made a motion to recommend approval of the Zone Change request from County MU to MUB.
Mr. Palmquist seconded the motion.

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Roll Call: Motion approved unanimously with a vote of 3-0.

ITEM 5: South Park Estates 6th Filing: PlanCheyenne Amendment Petition, request to amend the future land use map contained in PlanCheyenne to change the future land use designation from Urban Residential and Public Quasi-Public to Industrial for Lots 1-5, Block 1, South Park Estates, 6th Filing, Cheyenne, Laramie County, Wyoming (located north of I80 between Partoyan Drive and Walterscheid Boulevard)
PLN-17-00013 / South Park Estates 6th Filing PlanCheyenne Amendment

Edward Ernste – Petitioner
Seth Lloyd – Development Office Representative

Mr. Hammer read the item into record.

Edward Ernste, petitioner, presented the proposal.

Seth Lloyd, Planner, provided the staff report.

Ms. Novotny-Smith opened the floor to public comment. Hearing none, she closed the public comment period.

Mr. Palmquist made a motion to recommend approval of the PlanCheyenne amendment request from Urban Residential and Quasi Public to Mixed Use Employment. Mr. Uhrich seconded the motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

Ms. Novotny-Smith stated that Items 6 and 7 will be discussed together, but will vote on them separately.

ITEM 6: South Park Estates 10th Filing: Zone Change Application, request from CB Community Business to LI Light Industrial for Lots 1, 2, 4, and a portion of Lot 3, South Park Estates, 6th Filing, Cheyenne, Laramie County, Wyoming (located north of I80 between Partoyan Drive and Walterscheid Boulevard)
UDC-17-00370 / South Park Estates 10th Filing Zone Change

ITEM 7: South Park Estates 10th Filing: Preliminary Plat Application, a replat of Lots 1, 2, 4, and a portion of Lot 3, South Park Estates, 6th Filing, Cheyenne, Laramie County, Wyoming (located north of I80 between Partoyan Drive and Walterscheid Boulevard)
UDC-17-00378 / South Park Estates 10th Filing Preliminary Plat

Justin Beckner, United Civil Design Group LLC – Agent
Seth Lloyd – Development Office Representative

Ms. Montana read the items into record.

Ed Ernste, owner, presented the project.

Seth Lloyd, Planner, provided the staff reports.

Ms. Novotny-Smith opened the floor to public comment. Hearing none, she closed the public comment period.

Ms. Hall made a motion to recommend approval of the Zone Change request from NB to NR-3. Mr. Uhrich seconded the motion.

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Roll Call: Motion approved unanimously with a vote of 3-0.

Mr. Palmquist moved to recommend approval of the county preliminary plat to governing body with conditions as listed in the staff report. Ms. Hall seconded motion.

Roll Call: Motion approved unanimously with a vote of 3-0.

OTHER BUSINESS:

Susana Montana, Senior Planner, discussed the mid-month August 21st meeting and member attendance.

MEETING ADJOURNED: 9:00 PM


Produced by Lisa Pafford


Gene MacDonald, Chair