

## **PUBLIC SERVICES COMMITTEE MINUTES**

Due to the Martin Luther King Jr. Day Holiday, a meeting of the Public Services Committee was instead held on Wednesday, January 18, 2017, in Committee Room 122, starting at 12:00 P.M. Those in attendance were as follows:

**COMMITTEE MEMBERS:** Scott Roybal, Chairman, Rocky Case, Bryan Cook, and Dr. Mark Rinne.

**CITY STAFF:** Susana Montana, Seth Lloyd, and Eric Hammer, Development Office; Alessandra McCoy, Assistant City Attorney; Vicki Nemecek, Public Works Director; Logan Ward, Planning Department; Chief Jim Martin, Fire & Rescue Department; Sylvia Hackl, City Attorney; Brad Brooks, BOPU; Tim Wilson, BOPU Director; and Jim Voeller, City Engineer.

**OTHERS PRESENT:** Dicky Shanor, Councilman Ward II; Brad Emmons, AVI; Kelly Hafner, Benchmark Engineers; Kurt Buchhammer; Frank Gerstenkorn; Patrice Gapen; Bonnie Reider; Danny Glick, Laramie County Sheriff; Paul Bailey; Hugh Graham; Nicole Bolinger; Donna Kincheloe; Earl Kincheloe; Scott Rockhold; Karen Hughes; Jeffrey Lemish; Jerry Krois; Dena Hansen, South Cheyenne Water & Sewer; Sam Long; Jenn Clary, Encompass, LLC; and Bill Fehringer.

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### **AGENDA ITEMS**

12. **ORDINANCE – 2<sup>nd</sup> READING –** Pursuant to Sections 1.1.6 and 2.4.1 (b) of the Cheyenne Unified Development Code (UDC), amending Section 2.1.1 for the purpose of creating a subdivision plat waiver process for limited lot line adjustments of platted properties. (SPONSOR - SCOTT ROYBAL)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Cook. Motion carried by unanimous voice vote.

**DISCUSSION:** Susana Montana, Development Office, provided a staff report and advised staff supports approval and provided information involving the proposed amendment which would grant an exemption for the plat map requirement for minor land divisions such as lot line adjustments. Kelly Hafner, Benchmark Engineers, requested approval and reported he requested consideration for the amendment that was initiated in an effort to save the developer unnecessary costs and advised the proposed amendment is the result of a compromise reached with staff.

13. **ORDINANCE – 2<sup>nd</sup> READING –** Annexing to the City of Cheyenne, Wyoming, Tract 71 and portions of Tracts 70 & 72, Allison Tracts, 2<sup>nd</sup> Filing and adjacent right of way, being situated in portions of the SW<sup>1</sup>/<sub>4</sub>, NW <sup>1</sup>/<sub>4</sub>, and the NW<sup>1</sup>/<sub>4</sub>, SW<sup>1</sup>/<sub>4</sub>, of Section 8, T13N, R66W of the 6<sup>th</sup> Principal Meridian in Cheyenne, Laramie County, Wyoming (located northeast of the intersection of W. Allison Road and Waltersheid Blvd.). (SPONSOR – SCOTT ROYBAL)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Cook. Motion carried with Dr. Rinne and Mr. Case voting “YES” and Mr. Cook voting “NO”.

**DISCUSSION:** Eric Hammer, Development Office, provided a staff report and advised staff supports approval. Upon inquiry Alessandra McCoy, Assistant City Attorney, provided information relating to annexation within the Southside Water & Sewer District. Brad Emmons, AVI, requested approval and upon inquiry, provided information relating to the proposed annexation area involving County adjacent properties. Kurt Buchhammer, voiced concerns relating to legal notification requirements interpretation and voiced concerns involving property rights, emergency services response (EMS), and taxation. Danny Glick, Laramie County Sheriff, voiced concerns relating to potential EMS response conflicts. Bonnie Reider voiced opposition to the proposed annexation relating to concerns involving EMS response, road maintenance, and expressed concerns regarding County pockets.

14. ORDINANCE – 2<sup>nd</sup> READING – Pursuant to Sections 2.2.1 Zoning Map Amendments, Section 5.1.2 Zoning Districts Established, and Section 5.1.3 Official Zoning Map, of the Unified Development Code, 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 SW¼, of Section 8, T13N, R66W of the 6<sup>th</sup> Principal Meridian in Cheyenne, Laramie County, Wyoming (located near the intersection of W. Allison Road and Walterscheid Boulevard) to be known as Rorabaugh Subdivision. (SPONSOR – SCOTT ROYBAL)

Mr. Case moved to approve on 2<sup>nd</sup> reading, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

**DISCUSSION:** Eric Hammer, Development Office, provided a staff report and advised staff supports approval. Brad Emmons, AVI, requested approval.

15. ORDINANCE – 2<sup>nd</sup> READING – Pursuant to Sections 2.2.1 Zoning Map Amendments, Section 5.1.2 Zoning Districts Established, and Section 5.1.3 Official Zoning Map, of the Unified Development Code, changing the zoning classification from LR-1 Low Density Residential--Established 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). (SPONSOR – SCOTT ROYBAL)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Cook. Motion failed with Dr. Rinne, Mr. Cook, and Mr. Case voting “NO”.

**DISCUSSION:** Susana Montana, Development Office, provided a staff report and advised the Planning Commission at their 01-03-17 meeting recommended denial of the proposed zone change, noting they also recommended denial of related agenda item #18. Ms. Montana provided information relating to neighborhood opposition to developing two single family homes on one lot. Brandon Swain provided design details relating to his annexation request to split the lot and build two single family homes. The following individuals spoke in opposition: Scott Rockhold, Donna Kincheloe, Earl Kincheloe, Jeffrey Lemish, Nicole Bolinger, and Jerry Krois, expression concerns relating to spot zoning, property values, and neighborhood integrity.

18. RESOLUTION – Authorizing the Mayor and the City Clerk to sign a Final Plat for Eastridge Fifth Filing, 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). (SPONSOR – SCOTT ROYBAL)

**DISCUSSION:** Susana Montana, Development Office, provided a staff report and advised the Planning Commission at their 01-03-17 meeting recommended denial of the proposed zone change, noting they also recommended denial of related agenda item #15 and reported the developer request this item be withdrawn.

19. RESOLUTION – Authorizing the Mayor and the City Clerk to sign and Final Plat for South Ridge Addition, a replat of Lot 2, Block 1 and a 20’ wide alley of Estevan’s Subdivision, situate within a portion of the SW¼ NW¼ Section 34, T.14N., R.66W., 6<sup>th</sup> P.M., Cheyenne, Laramie County, Wyoming (located south of and adjacent to Randy Road, west of Ridge Road). (SPONOSOR – SCOTT ROYBAL)

Dr. Rinne moved to adopt with staff conditions #1 & 2, seconded by Mr. Case. Motion carried by unanimous voice vote.

**DISCUSSION:** Seth Lloyd, Development Office, provided a staff report and advised staff recommends approval with staff conditions #1 & 2, noting the Planning Commission supported approval with staff conditions #1 & 2 and upon inquiry, provided access information relating to access. Jenn Clary, Encompass, LLC, Sam Long, and Bill Fehringer provided development plans that include multi-family units and upon inquiry, provided information relating to drainage, traffic, parking, UDC requirements, HOA management, and affordable housing needs within the community. Patrice Gapin voiced concerns and opposition to the proposed development relating to property access, EMS response, parking, drainage, and inadequate area schools.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 1:48 P.M.

Submitted by,

Kris Jones  
Executive Assistant  
to the City Council