

PUBLIC SERVICES COMMITTEE MINUTES

Due to the Martin Luther King Jr. Holiday, a meeting of the Public Services Committee was instead held on Wednesday, January 20, 2021, via an Electronic Meeting, starting at 12:00 P.M. Those in attendance were as follows:

COMMITTEE MEMBERS: Dr. Mark Rinne, Chairman; Bryan Cook, Pete Laybourn and Tom Segrave.

CITY STAFF: Alessandra McCoy-Fakelman, Deputy City Attorney; Charles Bloom, Planning & Development Director; Tom Cobb, City Engineer; Kris Jones, City Clerk; Mark Christensen, Sam Crowley and Connor White, Planning & Development; Tom Mason, Metropolitan Planning Organization (MPO) Director; Michael O'Donnell, City Attorney; Byron Matthews, Fire and Rescue Department; and Lara White, City Attorney's Office Manager.

OTHERS PRESENT: Mayor Patrick Collins; Dr. Michelle Aldrich, City Councilwoman Ward III; Margaret Austin, Wyoming Tribune Eagle; Casey Palma, Steil Surveying; Cotton Jones, Jones Land Surveying, Inc.; Brad Emmons, AVI Engineering; Betsey Hale, Cheyenne LEADS; and Doug Walker.

AGENDA ITEMS

13. **ORDINANCE –2nd READING** – Annexing to the City of Cheyenne, Wyoming, land located east of and adjacent to South Greeley Highway between High Plains Road and Terry Ranch Road. (SPONSOR – DR. MARK RINNE)

Mr. Cook moved to approve on 2nd reading, seconded by Mr. Laybourn. Motion carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Director, provided a staff report and advised the annexation is for 532 acres of land noting #14 on the agenda is the affiliated zone change and #20 on the agenda is the affiliated land use amendment. Brad Emmons, AVI Engineering, advised Cheyenne LEADS will be taking 250 acres for development and the project is projected to take over a year to complete.

14. **ORDINANCE –2nd READING** – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County A-1 Agricultural and Rural Residential to AG Agricultural and HI Heavy Industrial for land located east of and adjacent to South Greeley Highway between High Plains Road and Terry Ranch Road. (SPONSOR – DR. MARK RINNE)

Mr. Cook moved to approve on 2nd reading, seconded by Mr. Segrave. Motion carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Director, provided a staff report and advised 258.23 acres will be zoned HI Heavy Industrial and the remaining 273 acres will be rezoned to A-I Agricultural. Brad Emmons, AVI Engineering, commended City efforts and their recommended options for zoning.

15. ORDINANCE –2nd READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from LI (Light Industrial) to MR (Medium-Density Residential) for property generally located northeast of the intersection of Pebrican Avenue and East 2nd Street. (SPONSOR – DR. MARK RINNE)

Mr. Segrave recused himself from item #15.

Mr. Cook moved to approve on 2nd reading, seconded by Mr. Laybourn. Motion carried by unanimous voice vote.

DISCUSSION: Sam Crowley, Planning & Development, provided a staff report and advised the property is currently vacant and is undergoing an administrative plat to define the lots. Doug Walker advised the property will be developed with a single-family home.

16. ORDINANCE –2nd READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification from MR (Medium-Density Residential) to CB (Community Business) for property generally located northeast of the intersection of Carbon Avenue and East 13th Street. (SPONSOR – DR. MARK RINNE)

Mr. Segrave moved to approve on 2nd reading, seconded by Mr. Cook. Motion carried by unanimous voice vote.

DISCUSSION: Sam Crowley, Planning & Development, provided a staff report and advised the property is currently vacant and that future commercial development is planned. Brad Emmons, AVI Engineering, advised the zone change is to rezone the parcel into one zone for future development. Dr. Michelle Aldrich, City Councilwoman Ward III, voiced concerns with drainage. Upon inquiry, Mr. Bloom, Planning & Development Director, advised the applicant is required to provide a drainage plan during the site plan process.

18. RESOLUTION – Authorizing the Mayor and City Clerk to sign a final plat for Bison Business Park, a plat of portions of Sections 28, 29, and 32, Township 13 North, Range 66 West of the 6th P.M., City of Cheyenne, Laramie County, Wyoming (located east of and adjacent to South Greeley Highway between High Plains Road and Terry Ranch Road). (SPONSOR – DR. MARK RINNE)

Mr. Cook moved to adopt, seconded by Mr. Laybourn. Mr. Cook moved to postpone until the February 8, 2021 meeting of the Governing Body, seconded by Mr. Segrave. Motion to postpone carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Director, requested a postponement to allow for affiliated development action to catch up with the proposed final plat.

19. **RESOLUTION** – Authorizing the Mayor and the City Clerk to sign a final plat for Sweetgrass, 5th Filing, a subdivision of a portion of the N½ of Section 16, Township 13 North, Range 66 West of the 6th P.M., City of Cheyenne, Laramie County, Wyoming (located south of East College Drive and adjacent to Sweetgrass Drive. (SPONSOR – DR. MARK RINNE)

Mr. Segrave moved to adopt with revised final plat map dated January 19, 2021, seconded by Mr. Cook. Motion carried by unanimous voice vote.

DISCUSSION: Connor White, Planning & Development, provided a staff report and advised this final plat is phase 2 of development and adds an additional 8 lots to the plat. Dr. Michelle Aldrich, City Councilwoman Ward III, voiced concerns for public safety and a lack of a fire station. Upon inquiry, Casey Palma, Steil Surveying, advised in the upcoming 8th filing will include a parcel dedicated for an elementary school and a fire station.

20. **RESOLUTION** – Adopting an amendment to the Future Land Use Map in PlanCheyenne, amending the land use category for property generally located east of South Greeley Highway at Terry Ranch Road from Agricultural and Mixed-Use Employment to Industrial and amending the Urban Service Boundary and Natural and Cultural Resources Area. (SPONSOR – DR. MARK RINNE)

Mr. Cook moved to adopt, seconded by Mr. Segrave. Motion carried by unanimous voice vote.

DISCUSSION: Mark Christensen, Planning & Development, provided a staff report and advised the applicant is requesting to amend the Future Land Use Map for 891.29 acres to accommodate development. Brad Emmons, AVI Engineering, advised there is a small reduction in the proposed cultural area but is planning to add a conservation easement to preserve them as natural areas.

21. **PRELIMINARY PLATS/PRELIMINARY ZONE CHANGES:**

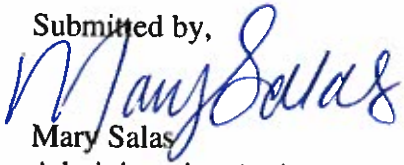
- a) Preliminary Plat for Campstool Addition, 5th Filing, generally located north of Venture Drive/Interstate 80 Service Road east of Industry Drive.

Mr. Laybourn moved to acknowledge the Planning Commission's recommendation to approve with conditions #1-3, seconded by Mr. Segrave. Motion carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Director, provided a staff report and advised the preliminary plat is for 94.88 acres of land to create 22 lots for future industrial development. Upon inquiry, Tom Cobb, City Engineer, advised the bridge on East Pershing Blvd will be removed eventually noting currently there is no time frame. Cotton Jones, Jones Land Surveying, Inc., advised the applicant currently has no issues with the conditions.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:47 P.M.

Submitted by,

A handwritten signature in blue ink that reads "Mary Salas". The signature is written in a cursive style with a large initial "M".

Mary Salas

Administrative Assistant to the City Council