

## **PUBLIC SERVICES COMMITTEE MINUTES**

Due to inclement weather the Public Services Committee that was scheduled for Tuesday, March 16, 2021 at 12:00 P.M. was instead held on Wednesday, March 17, 2021 at 4:00 P.M. via an electronic meeting. Those in attendance were as follows:

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

**CITY STAFF:** Charles Bloom, Planning & Development Director; Lisa Pafford, Planning & Development Deputy Director; Tom Cobb, City Engineer; Kris Jones, City Clerk; Mark Christensen, Seth Lloyd and Connor White, Planning & Development; Michael O'Donnell, City Attorney; Alessandra McCoy-Fakelman, Deputy City Attorney; Lara White, City Attorney's Office Manager; Interim Chief John Kopper and Byron Matthews, Fire and Rescue Department; Bruce Trembath, Chief Building Official; and Eric Fountain, Mayor's Chief of Staff.

**OTHERS PRESENT:** Dr. Michelle Aldrich, City Councilwoman Ward III; Christofer Lovas and Brad Emmons, AVI Engineering; Erin Fagan; Alex Davison; and Amber Ash, Downtown Development Authority (DDA) Executive Director.

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### **AGENDA ITEMS**

12. **ORDINANCE –3<sup>rd</sup> READING** – Pursuant to Section 2.2.2 Planned Development Regulating Plan and Section 5.6.2 PUD-Planned Unit Development District, of the Cheyenne Unified Development Code (UDC) amending Ordinance Number 3741, which established The Village Planned Unit Development (PUD), to allow mixed use business (MUB) District Use on Lot 28 of Block 2 of The Village PUD located southwest of the intersection of Powderhouse Road and Old Town Lane.

Mr. Laybourn moved to approve on 3<sup>rd</sup> and final reading, seconded by Mr. Segrave. Motion carried by unanimous voice vote.

**DISCUSSION:** Charles Bloom, Planning & Development Director, provided a staff report and advised no additional changes have been made since approval on 2<sup>nd</sup> reading at the March 8, 2021 meeting of the Governing Body.

16. **ORDINANCE –2<sup>nd</sup> READING** – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from CB (Community Business) to MUB (Mixed-Use Business Emphasis) for property generally located at the southwest corner of the intersection of McCann Ave. and E. Pershing Blvd. (SPONSOR – DR. MARK RINNE)

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

**DISCUSSION:** Lisa Pafford, Planning & Development Deputy Director, provided a staff report and advised this zone change will accommodate the proposed development and to allow for development closer to the street. Upon inquiry, Charles Bloom, Planning & Development Director explained the difference in setback requirements between MUB and CB zoning. Christofer Lovas, AVI Engineering, provided information on the development, HealthWorks, and advised various utility easements restrict development on a portion of the property. Upon inquiry, Mr. Lovas advised the site plan has not been submitted and provided information on the continuation of the sidewalk on the property. Dr. Michelle Aldrich, City Councilwoman Ward III, voiced satisfaction that this business was remaining in Ward III, in a more centralized area.

17. **ORDINANCE –2<sup>nd</sup> READING – Amending the Unified Development Code (UDC) Section 6.6.3.b.1, Encroachments. (SPONSOR – DR. MARK RINNE)**

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

**DISCUSSION:** Connor White, Planning & Development, provided a staff report and advised this UDC section includes regulations for small projections, such as a stoop, associated with front entrances but does not include regulation on decks or porches associated with a front entrance that may encroach into the side or rear yard. Mr. White provided information on other community regulations and noted that uncovered decks or porches at a front entrance would be allowed under this ordinance change.

18. **ORDINANCE –2<sup>nd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land located north of Dell Range Boulevard, west of Whitney Road. (SPONSOR – DR. MARK RINNE)**

Mr. Segrave moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Laybourn. Motion carried with Mr. Segrave voting “YES”, Mr. Laybourn voting “NO” and Dr. Rinne, Chairman, breaking the tie with a “YES” vote.

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised this annexation is contiguous with City limits and meets requirements of State statute. Upon inquiry, Mr. Lloyd, advised the boundary is at the ridge line and noted this annexation is associated with a zone change and a final plat map. Brad Emmons, AVI Engineering, made himself available for any questions. Upon inquiry, Mr. Lloyd provided feedback from the notice of development action mailed to neighbors regarding the annexation. Mr. Laybourn made references to concerns raised during the public hearing concerning drainage and requested information from the Planning Commission meeting on the item. Charles Bloom, Planning & Development Director, provided information from the Planning Commission meeting including the concerns with potential drainage issues. Mr. Laybourn shared his concerns related to drainage at this location and other locations noting he would not support this annexation at this time. Mr. Segrave also expressed his concerns with drainage noting he would support today but would like more information.

19. ORDINANCE –2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County A-2 Agricultural to MR Medium-Density Residential for land located north of Dell Range Boulevard, west of Whitney Road. (SPONSOR – DR. MARK RINNE)

Mr. Segrave moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Laybourn. Motion carried with Mr. Segrave voting “YES”, Mr. Laybourn voting “NO” and Dr. Rinne, Chairman, breaking the tie with a “YES” vote.

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised this zone change is associated with the previous annexation and the zone change will provide for residential development. Brad Emmons, AVI Engineering, provided information from the Planning Commission meeting on this item and reported meeting with concerned property owners to review plans noting once the plans are complete, he will meet with the property owners again. Dr. Michelle Aldrich, City Councilwoman Ward III, voiced concerns related to providing public safety services to the property. Mr. Laybourn echoed his comments from the previous annexation item. Mr. Segrave echoed concerns noting he would support the zone change today.

20. ORDINANCE –2<sup>nd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land located north of Dell Range Boulevard and east of Griffith Avenue. (SPONSOR – DR. MARK RINNE)

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

**DISCUSSION:** Mark Christensen, Planning & Development, provided a staff report and advised this annexation is contiguous with City limits and meets State statute. Mr. Christensen advised the property will provide a second access to a senior living development.

21. ORDINANCE –2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County MR (Medium-Density Residential) to MR (Medium-Density Residential) for property generally located north of Dell Range Boulevard and east of Griffith Avenue. (SPONSOR – DR. MARK RINNE)

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

**DISCUSSION:** Mark Christensen, Planning & Development, provided a staff report and advised this item is associated with the previous item and reported the zone change is compatible with the surrounding area. Upon inquiry, Mr. Christensen, provided information on additional access to the development. Mr. Segrave and Dr. Rinne voice support for the two proposed entrances to the development.

- 25, RESOLUTION – Establishing an Affordable Housing Task Force to assess the current and projected future landscape of housing affordability in the City of Cheyenne. (SPONSORS – MR. LAYBOURN and MR. WHITE)

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

**DISCUSSION:** Mr. Laybourn, sponsor of the item, voiced support to study and review the lack of affordable housing through this task force. Mr. Segrave advised funds from the American Rescue Act may be used for water and sewer infrastructure and could offset some costs to provide affordable housing. Mr. Segrave provided a list of the members to comprise the task force. Michael O'Donnell, City Attorney, confirmed the use of funds under the American Rescue Act. Dr. Michelle Aldrich, City Councilwoman Ward III, expressed the need for affordable and attainable housing in our community and supported this task force.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 4:51 P.M.

Submitted by,



Jennifer McClelland

Executive Assistant to the City Council