

## **PUBLIC SERVICES COMMITTEE MINUTES**

Due to the 4<sup>th</sup> of July holiday, a meeting of the Finance Committee was instead held on Wednesday, July 7, 2021 in Committee Room 104 and via 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:** Michael O'Donnell, City Attorney; Charles Bloom, Planning & Development Department Director; Tom Cobb, City Engineer; Seth Lloyd and Sam Crowley, Planning & Development Department; Chief John Kopper and Division Chief Byron Matthews, Fire & Rescue Department; Kris Jones, City Clerk; Tom Mason, Metropolitan Planning Organization (MPO) Director; Andrew Worshek, Mayor's Chief of Staff; Jennifer McClelland, Executive Assistant to the City Council; and Lara White, City Attorney's Office Manager.

**OTHERS PRESENT:** Mayor Patrick Collins; Connor Kock and Julia Wickerath, AVI Engineering; Cody Harvey, Tate Bauman and Brett Bauman, 307 Land Development; Pete Dordick, ERES Capital; David Benner, Historic Preservation Board; and Dan Dirkson.

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### **AGENDA ITEMS**

9. ORDINANCE – 3<sup>rd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land located southwest of the intersection of Braehill Road, Parkhill Road, and Panorama Drive. (POSTPONED FROM JUNE 28, 2021)

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

**DISCUSSION:** Seth Lloyd, Planning & Development Department, provided a staff report and advised county action is still pending and requested postponement. Connor Kock, AVI Engineering, advised he had no objection to the postponement.

10. ORDINANCE – 3<sup>rd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County AR Agricultural Residential to MR Medium-Density Residential for land located southwest of the intersection of Braehill Road, Parkhill Road, and Panorama Drive. (POSTPONED FROM JUNE 28, 2021)

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

**DISCUSSION:** Seth Lloyd, Planning & Development Department, provided a staff report and advised county action is still pending and requested postponement.

14. ORDINANCE –3<sup>rd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land located northeast of and adjacent to the intersection of Dell Range Boulevard and Whitney Road.

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

**DISCUSSION:** Seth Lloyd, Planning & Development Department, provided a staff report and advised of a potential change to request Dell Range Blvd. adjacent to the property be included in the annexation. Julia Wickerath, AVI Engineering, advised she had no issues with the potential change. Michael O'Donnell, City Attorney, advised the intersection needs to be annexed but the County will still need to be involved.

15. ORDINANCE –3<sup>rd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County MU Mixed Use and County LR Low Density Residential to CB Community Business, LR Low-Density Residential, and MR Medium-Density Residential for land located northeast of and adjacent to the intersection of Dell Range Boulevard, west of Whitney Road.

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

**DISCUSSION:** Seth Lloyd, Planning & Development Department, provided a staff report and advised that no additional information has been provided since approval on second reading at the June 28, 2021 meeting of the Governing Body.

22. ORDINANCE –2<sup>nd</sup> READING – Annexing to the City of Cheyenne, Wyoming, a portion of the S½ of Section 35, and a portion of the SW¼ of Section 36, T14N, R67W, Laramie County, Wyoming generally located southwest of Interstate 25 and Happy Jack Road. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Charles Bloom, Planning & Development Department Director, provided a staff report and advised this proposed City initiated annexation is for 75 acres of land also know as the “Enhanced Use Lease” property (EUL) noting, no opposition of this annexation has been received from the F.E Warren Air Force Base. Mayor Patrick Collins advised he has been in contact with the Airforce who is aware and understands the annexation request. Pete Laybourn, City Councilman Ward I, voiced concerns with the annexation.

23. ORDINANCE –2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County X (Exempt) to SS (Support

Services) for a portion of the S½ of Section 35, and a portion of the SW¼ of Section 36, T14N, R67W, Laramie County, Wyoming generally located southwest of Interstate 25 and Happy Jack Road. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Charles Bloom, Planning & Development Department Director, provided a staff report and advised the zone change request will allow for mix commercial, office and multifamily development noting agenda item # 22 is the affiliated annexation request.

During discussion of item #24 Mr. Cook excused himself for the remainder of the meeting due to a previous employment commitment at 12:52 p.m.

24. ORDINANCE –2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from MR Medium-Density Residential to NR-2 Neighborhood Residential-Medium Density for land located northwest of the intersection of Country Club Avenue and Snyder Avenue. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Seth Lloyd, Planning & Development Department, provided a staff report and advised the land is currently developed with an apartment building and is anticipated to be developed with both the existing apartment building and a set of townhomes. Upon inquiry, Mr. Lloyd advised the required parking will be less then the standard.

25. ORDINANCE –2<sup>nd</sup> READING – Amending the Unified Development Code (UDC) to create a Public Safety Fee requirement for residential, commercial, service, industrial, civic, public service, employment, agriculture, and other development in the city. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Charles Bloom, Planning & Development Department Director, provided a staff report and advised the proposed fee is based on the 2015 TischlerBise study which has been adjusted to today’s construction rates based on costs index for twenty cities. The purpose of the fee is to fund public safety improvements noting, a dedicated fund has been created and an amendment will be forthcoming to clarify funding use.

26. ORDINANCE –2<sup>nd</sup> READING – Amending Section 2.76.020, Members-Term-Vacancies, of Chapter 2.76, Downtown Development Authority, of Title 2, Administration and Personnel, of the Code of the City of Cheyenne, Wyoming. (SPONSOR – MR. SEGRAVE)

Mr. Segrave moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Laybourn. Mr. Segrave moved to amend by substitute dated July 6, 2021, seconded by Mr. Laybourn. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

**DISCUSSION:** Michael O'Donnell, City Attorney, advised this ordinance goes hand in hand with the recent merger between the Downtown Development Authority and Visit Cheyenne and will help aid that merger by clarifying the board member requirements. Upon inquiry, Mr. O'Donnell advised current board members will need to reapply for their position on the board.

32. RESOLUTION – Expressing the interest and support of the Governing Body in moving forward with the 'Hyatt Place Hotel and Cheyenne Center' Project. (SPONSOR – MR. SEGRAVE)

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

**DISCUSSION:** Michael O'Donnell, City Attorney, advised the resolution expresses the support and interest of the City. Pete Dordick, ERES Capital, requested permission to reach out to City staff to begin discussions on the proposed project.

36. RESOLUTION – Authorizing the expansion of the Capitol North Historic District and the addition of one hundred nineteen (119) structures to the contributing structures list maintained by the City's Planning Office. (SPONSOR – MR. JOHNSON)

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

**DISCUSSION:** Sam Crowley, Planning & Development Department, provided a staff report and advised this resolution is to expand the Capital North Historic District. Upon inquiry, Ms. Crowley advised all property owners have been notified via letters, public meetings, and approval forms.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 1:26 p.m.

Submitted by,



Mary Salas

Administrative Assistant to the Cheyenne City Council