

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee was held on Tuesday, July 20, 2021 in Council Chambers and via electronic meeting, starting at 12:00 p.m. Those in attendance were as follows:

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

CITY STAFF: Michael O'Donnell, City Attorney; Charles Bloom, Planning & Development Department Director; Tom Cobb, City Engineer; Connor White, Planning & Development Department; Chief John Kopper, Fire & Rescue Department; Kris Jones, City Clerk; Tom Mason, Metropolitan Planning Organization (MPO) Director; Andrew Worshek, Mayor's Chief of Staff; Michael Skinner, Public Information Officer; Teresa Moore, Community Recreation and Events Director; and Lara White, City Attorney's Office Manager.

OTHERS PRESENT: Mayor Patrick Collins; Bruce Perryman, AVI Engineering; Casey Palma, Steil Surveying Services; Scott Larson, Benchmark Engineers; Joe Patterson, Homes by Guardian; and Edward Ernste, Monument Homes.

AGENDA ITEMS

6. **ORDINANCE –3rd READING –** Annexing to the City of Cheyenne, Wyoming, land located southwest of the intersection of Braehill Road, Parkhill Road, and Panorama Drive. (POSTPONED FROM JULY 12, 2021)

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this annexation and the related zone change, agenda item #7, is still awaiting approval of an administrative plat from Laramie County noting the appeal for approval of the plat is scheduled for this afternoon at the County Commissioners Meeting. Mr. Bloom advised if the County Commissioners deny the administrative plat that staff would ask for an indefinite postponement at the July 26, 2021 meeting of the governing body however, at this time staff recommends approval.

7. **ORDINANCE – 3rd 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 JULY 12, 2021)

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this item is related to the previous agenda item (#6) and noted the same situation exists with approval of this item, if the item is not approved by the County Commissioners, staff will recommend an indefinite postponement at the July 26, 2021 meeting of the governing body.

8. ORDINANCE –3rd READING – Annexing to the City of Cheyenne, Wyoming, land located northeast of and adjacent to the intersection of Dell Range Boulevard and Whitney Road. (POSTPONED FROM JULY 12, 2021)

Mr. Segrave moved to approve on 3rd and final reading, seconded by Mr. Cook. Mr. Segrave moved to amend by substitute dated July 16, 2021, seconded by Mr. Cook. Motion to amend by substituted carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this item was postponed from the July 12, 2021 to allow time to revise the annexation map and legal description of the property (which has since been completed) in the ordinance and noted the date of the substitute map and description is July 16, 2021. Bruce Perryman, AVI Engineering, confirmed the strip of Dell Range be included in the annexation map at the request of the City.

9. ORDINANCE –3rd 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 and Whitney Road. (POSTPONED JULY 12, 2021)

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this item is the related zone change for the previous item (#8) and establishes the appropriate zoning for the development. Mr. Bloom noted no changes are required for approval of the item. Bruce Perryman, AVI Engineering, provided information on City services to be provided to the property.

16. ORDINANCE –3rd 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.

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised that no additional information has been provided since approval on second reading at the July 12, 2021 meeting of the governing body and staff continues to support approval.

Upon inquiry, Mr. Bloom provided information on the development of the property to support the mission of the military.

17. ORDINANCE –3rd 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.

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this is the zone change related to the previous item (#16) and that no additional information has been provided since approval on second reading at the July 12, 2021 meeting of the governing body. Charles Bloom provided information on the variety of proposed zoning and uses to for the area.

18. ORDINANCE –3rd 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.

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised staff continues to recommend approval. Mr. Bloom provided information on the related hearing held at the Board of Adjustment on proposed parking variances which were denied and noted the applicant is still seeking rezoning and is working with staff on redevelopment. Casey Palma, Steil Surveying Services, confirmed the applicant still supports the rezoning and redevelopment of the property. Mr. Segrave thanked staff and the applicant for working together to resolve the parking issues.

19. ORDINANCE –3rd 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.

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised that no additional information has been provided since approval on second reading at the July 12, 2021 meeting of the governing body. Mr. Bloom advised a potential substitute was considered however, following discussion with both the police and fire chief it was determined the current language is the most appropriate. Mr. Bloom advised that fees collected

by this ordinance would be deposited into a separate account to support public safety including any infrastructure and infrastructure extensions and noted these fees will provide a long-term funding source, beyond the proposed 6th Penny ballot projects. Mr. Bloom advised that this being an ordinance, it would remain in effect until such time the governing body choose to amend it. Joe Patterson, Homes by Guardian, thanked Mr. Bloom for the clarification and advised that a previous agreement for public safety fees, entered into by Home by Guardian, included specific parameters which are not included in the proposed ordinance. Mr. Patterson expressed concerns about the future intent of the ordinance and proposed a postponement until the Affordable Housing Taskforce is able to provide its recommendations. Edward Ernste, Monument Homes, provided information on the timeliness of the recommendations from the Affordable Housing Taskforce and expressed concerns related to usage of funds that are collected from one area of the City being used in another part of the City. Mr. Ernste recommended additional conversations between the City and developers on the subject. Mr. Segrave requested a timeline for a postponement and supported the use of funds collected in one area, staying in one area. Mr. Cook supported a postponement and the need for further discussions. Michael O'Donnell, City Attorney, provided information related to restricting the usage of funds and cautioned the committee from postponing for an extended period. Mr. Cook advised he would not be supportive of approval at the July 26, 2021 meeting of the governing body and expressed the need for a postponement to allow for continued conversations.

20. ORDINANCE –3rd 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.

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

DISCUSSION: Michael O'Donnell, City Attorney, provided a staff report and advised that no additional information has been provided since approval on second reading at the July 12, 2021 meeting of the governing body.

28. RESOLUTION – Authorizing the Mayor and City Clerk to sign a final plat for Waterford Square 3rd Filing, a replat of Lots 28 & 29, Block 7, Lots 1 & 31, Block 5 and a portion of Tray More Boulevard and adjacent alleys, Waterford Square, City of Cheyenne, Laramie County, Wyoming (located south of the intersection of Tray More Boulevard and Waterford Boulevard). (SPONSOR – DR. RINNE)

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised this replat has been expediated due to its simplicity and will allow for townhome development and better alignment of the intersection. Scott Larson, Benchmark Engineers, explained the final plat was never recorded following approval in 2017, therefore, it needs to be approved again and formally recorded in the Laramie County Clerk's office.

29. RESOLUTION – Authorizing the Mayor and City Clerk to sign a final plat for Sweetgrass, 7th 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. RINNE)

Mr. Segrave moved to adopt, seconded by Mr. Cook. Mr. Segrave moved to postpone until the August 9, 2021 City Council Meeting, seconded by Mr. Cook. Motion to postpone carried by unanimous voice vote.

DISCUSSION: Connor White, Planning & Development Department, provided a staff report and advised the applicant has requested a 2-week postponement to make some minor changes to the plat which will also allow staff to review the changes.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:48 p.m.

Submitted by,



Jennifer McClelland

Executive Assistant to the Cheyenne City Council