

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee was held on Tuesday, August 17, 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; Pete Laybourn and Tom Segrave.
Absent: Bryan Cook

CITY STAFF: Michael O'Donnell, City Attorney; Charles Bloom, Planning & Development Department Director; Tom Cobb, City Engineer; Kris Jones, City Clerk; Mark Christensen and Seth Lloyd, Planning & Development Department; Andrew Worshek, Mayor's Chief of Staff; Tom Mason, Metropolitan Planning Organization Director; and Lara White, City Attorney's Office Manager.

OTHERS PRESENT: Jeff White, Councilman Ward I; Stephanie White; Tristan Cordier, AVI Engineering; and Patti Riesland, Mayor's Council for People with Disabilities.

AGENDA ITEMS

7. **ORDINANCE –2nd 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 north of and adjacent to Miller Lane, between Sunset Drive and Townsend Place. (SPONSOR – DR. RINNE)

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

DISCUSSION: Seth Lloyd, Planning & Development Department provided a staff report and advised both the current and proposed zoning districts allow for medium density residential however, the proposed NR-2 zone allows for additional development options and noted it allows for a cottage type lot which is being considered by the developer. Upon inquiry, Mr. Lloyd advised previously the land was a mobile home park and provided examples of the NR-2 zoning in the City. Mr. Lloyd explained what a cottage type lot would look like and advised a UDC code change will be before the governing body in the near future. Tristan Cordier, AVI Engineering, echoed staff's recommendation and noted only 18 units are planned for the property which is less than the maximum of 23 units. Mr. Segrave expressed strong support for the infill development.

10. **RESOLUTION** – Approving the Hitching Post Urban Renewal Plan and the Hitching Post Urban Renewal Project Pursuant to Wyoming Statute §15-9-110, and approving the creation of a new Hitching Post Urban Renewal Authority Special Revenue fund. (SPONSOR – MR. SEGRAVE)

Mr. Segrave moved to adopt, seconded by Mr. Laybourn. Mr. Segrave moved to amend by substitute dated August 10, 2021, seconded by Mr. Laybourn. Motion to amend carried by unanimous voice vote. Main motion as amend carried by unanimous voice vote.

DISCUSSION: Mark Christensen, Planning & Development Department, provided a staff report and advised the plan area includes the entire Hitching Post property and adjacent properties and provided information related to the requirement to identify a “project area” as defined by State Statute. Mr. Christensen advised on future development of the area and estimated the tax increment on the project at just under \$1.8 million. Mr. Christensen advised property owners in the proposed area, although not required, were notified by mail on July 27, 2021 and an information session was held on August 12, 2021. Upon inquiry, Mr. Christensen advised a development agreement(s) are likely to be entered into between the Urban Renewal Board and the developer(s) to grant the reimbursement of funds to the developer once the funds are collected. Michael O’Donnell, City Attorney, provided information on the collection of the tax increment and advised the proposed substitute renames the depositing fund as a “fiduciary fund” instead of a “special revenue” fund and reported it will be managed by the City Treasurer’s office.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:21 p.m.

Submitted by,



Jennifer McClelland

Executive Assistant to the Cheyenne City Council