

PUBLIC SERVICES COMMITTEE MINUTES

Due to the Labor Day holiday, a meeting of the Public Services Committee was instead held on Wednesday, September 8, 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: Stefanie Boster, City Attorney; Charles Bloom, Planning & Development Department Director; Tom Cobb, City Engineer; Byron Matthews, Division Chief Fire and Rescue Department; Kris Jones, City Clerk; Seth Lloyd, Planning & Development; and Lara White, City Attorney's Office Manager.

OTHERS PRESENT: Bruce Perryman, AVI Engineering; Christy McCarthy and Kaylan Ferrari, Cheyenne Depot Museum.

AGENDA ITEMS

7. **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 north of and adjacent to Miller Lane, between Sunset Drive and Townsend Place.

Mr. Cook moved to approve on 3rd and final reading, seconded by Mr. Segrave. Motion carried with Mr. Cook and Mr. Segrave voting "YES" and Mr. Laybourn voting "NO".

DISCUSSION: Seth Lloyd, Planning & Development Department provided a staff report and advised both the current and proposed zoning districts allow for similar medium density development when it comes to duplexes however, the proposed NR-2 zone allows for smaller single family lots including smaller apartment and cottage type development. Mr. Lloyd advised a cottage development type is proposed and noted the application remains unchanged from 2nd reading at the August 23, 2021 meeting of the governing body. Upon inquiry, Dr. Rinne provided information from the Planning Commission meeting on September 7, 2021 including that a drainage report has been filed with the City Engineer. Mr. Segrave reiterated that regardless of zone change the density would be 18 units and noted drainage issues should be considered during the platting process. Tom Cobb, City Engineer, clarified that neighboring property owners have been contacted and have concerns with drainage and sewer line capacity. Mr. Cobb advised he is engaged in conversation to acquire right-of-way property to properly develop the services and street and upon inquiry, confirmed the exact location of the proposed right-of-way at the southwest corner of Miller Lane. Bruce Perryman, AVI Engineering, provided an example of similar cottage development in the City and advised he believed the product would be desirable to tenants who do not wish to deal with yard maintenance and snow removal. Mr. Perryman advised the drainage

report has been submitted and construction drawings are being finalized. Upon inquiry, Mr. Perryman provided additional information on street development.

8. ORDINANCE –2nd READING – Amending the Unified Development Code (UDC) to clarify and better facilitate cottage lot development. (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 the proposed amendment is to the section of the Unified Development Code referring to cottage lot types. Mr. Lloyd provided an overview of the cottage concept that included a common green space and provided multiple examples of cottage type development. Mr. Lloyd advised amending the section will allow for consistent development verses using the PUD process and noted cottage type development may provide affordable housing in the community. Upon inquiry, Mr. Lloyd advised on the current developer request to utilize this type of infill. Mr. Segrave advised infill development and affordable housing are concerns the community has and voiced support for the amendment as a solution to these concerns. Mr. Cook noted that although he is not fond of cottage type developments and echoed Mr. Segrave’ s support as a solution to infill development issues and affordable housing on 2nd reading. Upon inquiry, Mr. Lloyd advised he has engaged in conversations with the Cheyenne Fire and Rescue Department regarding the cottage type development and that he would contact Public Works to discuss any issues that may exist related to sanitation. Additional discussion included on and off-street parking.

13. RESOLUTION – Permitting the possession of open containers within the Downtown District Boundaries for the ‘Golf, it’s the Least of our Problems’ Golf Tournament to be held on September 25, 2021. (SPONSOR – MR. ROYBAL)

Mr. Segrave moved to adopt, seconded by Mr. Cook. Motion carried with Mr. Cook and Mr. Segrave voting “YES” and Mr. Laybourn voting “NO”.

DISCUSSION: Dr. Rinne offered, as a preface to the staff report, information on the ordinance which allows open containers in the Downtown District from Memorial Day until Labor Day. Kris Jones, City Clerk, provided a staff report and advised events that are not within the ordinance time frame may be granted permission to allow open containers through governing body resolution. Upon inquiry, both Dr. Rinne and Ms. Jones provided information which indicated no issues had been identified during the past summer months by the Police Department.

20. LEASES/CONTRACTS/LEGAL:

- c) Memorandum of Agreement between Robin and Debbie Courtier, the City of Cheyenne, and the Wyoming Department of Transportation for the study of downstream storm water problems.

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

DISCUSSION: Tom Cobb, City Engineer, provided a staff report and advised the Wyoming Department of Transportation (WYDOT) has been removed from the Memorandum of Agreement (MOA) however, they will participate in the study. Stefanie Boster, City Attorney, advised her office would provide any correspondence between the City and the Attorney General's office as it relates to this MOA. Mr. Cobb provided additional information on the removal of WYDOT from the MOA.

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,



Jennifer McClelland

Executive Assistant to the Cheyenne City Council