

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee was held on Tuesday, May 21, 2019, in Committee Room 104, starting at 12:05 P.M. Those in attendance were as follows:

COMMITTEE MEMBERS: Dr. Mark Rinne, Chairman, Scott Roybal, Pete Laybourn and Dicky Shanor. Absent: Bryan Cook.

CITY STAFF: Eric Fountain, Mayor's Chief of Staff; Seth Lloyd, Tawn Hillenbrand and Susana Montana, Planning and Development Department; Alessandra McCoy Fakelman, Deputy City Attorney; Charles Bloom, Planning & Development Director; Teresa Moore, Community Recreation and Events Director; Jason Sanchez, Community Recreation and Events Deputy Director; Brendan Ames, Economic Developer; and Jennifer McClelland, Executive Assistant to the City Council.

OTHERS PRESENT: Trey Rinne, AVI; Kelly Hafner, CivilWorx; Vicki Dugger, DDA Director; Alane West, DDA; Pattie Riesland, Mayor's Council for People with Disabilities (MCPWD); Chrissy Shuttles, WTE; Ed Ernste, Monument Home Builders (MHB); Gene MacDonald, FW Subdivision; and Cynthia Biggs.

AGENDA ITEMS

9. **ORDINANCE – 3rd READING –** Pursuant to Section 2.2.1 Zoning Map Amendments, Section 5.1.2 Zoning Districts Established, and Section 5.1.3 Official Zoning Map, of the Unified Development Code, changing the zoning classification from County CB Community Business to CB Community Business for all of FW Subdivision, Laramie County, Wyoming (located northeast of the intersection of College Drive and Southwest Drive).

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

DISCUSSION: Seth Lloyd, Planning and Development Department, provided a staff report and advised staff supports approval and advised the land is mostly vacant with a fast food restaurant on a portion of the property noting, agenda item #19 is the affiliated plat request.

Dr. Mark Rinne joined the committee during discussion and prior to the vote of agenda item #12 at 12:09 P.M.

Following the vote on agenda item #9, Mr. Laybourn excused himself from the committee for the purpose of being able to speak on agenda item #21(c).

12. **ORDINANCE – 2nd READING –** Pursuant to Section 2.2.1 Zoning Map Amendments, Section 5.1.2 Zoning Districts Established, Section 5.1.3 Official Zoning Map, and Section 5.6.2 PUD – Planned Unit Development District, of the Unified Development Code, changing the zoning classification from CB Community Business and County A-1 Agricultural and Rural Residential to Harmony Valley Planned Unit Development for portions of the S1/2 of Section 7 and the S1/2 of the NE1/4 of Section 7, Township 13 North, Range 66 West, of the 6th P.M., City of Cheyenne Laramie County, Wyoming (as described in Exhibit A and generally located northeast of the intersection of West College Drive and Parsley Boulevard. (SPONSOR – DR. RINNE)

Mr. Roybal moved to approve on 2nd reading. Motion failed due to a lack of a second.

Mr. Roybal moved to approve on 2nd reading with Planning Commission recommendations #3 & 4 and renumbering them to #1 & 2, and updating Exhibit B prior to 3rd reading on June 10, 2019, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

DISCUSSION: Seth Lloyd, Planning and Development Department, provided a staff report and advised the PUD application proposes changing about 110 acres of land from largely agricultural zoning to a PUD. Kelly Hafner, CivilWorx, explained concerns with staff conditions 1 and 2 and provided detailed benefits to roll over curbs. Upon inquiry Charles Bloom, Planning & Development Director, provided his experience with roll over curbs and advised council the developers language for staff conditions 1 and 2 was sufficient and to remove them as a condition. Cynthia Biggs, voiced support for more durable sidewalks and placing the trees within the community. Edward Ernste, Monument Home Builders, explained the durability of roll over curbs.

13. **RESOLUTION –** Authorizing the Mayor and the City Clerk to sign a Final Plat for Christensen Park, situated in a portion of the SW¼ NE¼, Section 36, Township 14 North, Range 67 West of the Sixth Principal Meridian, Cheyenne, Laramie County, Wyoming (located at the southwest corner of Talbot Court and Cribbon Avenue). (POSTPONED FROM 05-13-19)

Mr. Shanor moved to adopt, seconded by Mr. Roybal. Mr. Roybal moved to postpone until 06-10-19, seconded by Mr. Shanor. Motion carried by unanimous voice vote.

DISCUSSION: Tawn Hillenbrand, Planning and Development Department, provided a staff report and requested a postponement due to outstanding ownership issues. Trey Rinne, AVI, requested postponement and advised the ownership issue should be resolved soon.

18. **RESOLUTION –** Authorizing the Mayor and the City Clerk to sign a Final Plat for US 30 Business Plaza, Second Filing, a replat of Lots 1, 2, 5, 6, 7 and 8, Block 1 and all of Lots 2, 3, and 4, Block 2, and all of Tim Tam Street, and all of the 16' alley located in Block 1, Countryside Addition, together with Lots 7, 8 and 9, Block One, US 30 Business Plaza, City of Cheyenne, Laramie County, Wyoming (located southwest of the intersection of Countryside Avenue and Whitney Road). (SPONSOR – DR. RINNE)

Mr. Shanor moved to adopt, seconded by Mr. Roybal. Motion carried by unanimous voice vote.

DISCUSSION: Seth Lloyd, Planning and Development Department, provided a staff report and advised staff supports approval and advised the plat purposes replatting smaller lots into 2 parcels noting, the land is mostly vacant with one single family home.

19. RESOLUTION – Authorizing the Mayor and the City Clerk to sign a Final Plat for FW Subdivision, 2nd Filing, a replat of all of Lot 1, Block 1, FW Subdivision, Laramie County, Wyoming (located northeast of the intersection of College Drive and Southwest Drive). (SPONSOR – DR. RINNE)

Mr. Roybal moved to adopt, seconded by Mr. Shanor. Motion carried by unanimous voice vote.

DISCUSSION: Seth Lloyd, Planning and Development Department, provided a staff report and advised staff supports approval and advised the plat proposes replatting one large parcel into 7 lots for commercial development. Gene MacDonald, FW Subdivision, advised the existing detention water flows north and not towards Broken Arrow Road noting, it's rare that any flow exists on the site at all.

20. RESOLUTION – Authorizing the Mayor and the City Clerk to sign an Access Easement for Texas Roadhouse of Cheyenne, LLC to build and maintain a vehicular and pedestrian bridge on and over a City drainage channel for the purpose of accessing an accessory parking lot located at the south east corner of Edgewater Avenue and Bluegrass Circle. (SPONSOR – DR. RINNE)

Mr. Shanor moved to adopt, seconded by Mr. Roybal. Motion carried by unanimous voice vote.

DISCUSSION: Susana Montana, Planning and Development Department, provided a staff report and advised staff supports approval and advised the purpose of the easement is for Texas Roadhouse to build a bridge crossing a portion of the City of Cheyenne's property. The bridge will allow for people to cross from an over flow parking lot.

21. LEASES/CONTRACTS/LLEGAL:

- c) Memorandum of Understanding between the City of Cheyenne and the Downtown Development Authority.

Mr. Roybal moved to approve, seconded by Mr. Shanor. Motion carried by unanimous voice vote.

Mr. Shanor moved to amend by changing the September 1, 2019 deadline in Section 5 a, b and c to October 1, 2019, seconded by Mr. Roybal. Motion carried by unanimous voice vote.

DISCUSSION: Alexandra McCoy Fakelman, Deputy City Attorney, advised the MOU sets a variety of benchmarks and anticipates a substitute will be provided prior to the Governing Body meeting on May 28, 2019. Alane West, DDA, explained some issues with dates on the MOU but

is working with Mr. Shanor to resolve them. Mr. Laybourn, voiced support for the MOU but would like to see agenda's, minutes and vouchers as they are paid added to their website for public information. Vicki Dugger, DDA, provided clarification to the DDA's responsibly to watering the planters and advised this would be address in the MOU as well.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 1:12 P.M.

Submitted by,

A handwritten signature in blue ink that reads "Mary Salas". The signature is written in a cursive style with a large initial "M".

Mary Salas,

Administrative Assistant to the City Council