

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee held on Tuesday, June 16, 2020, via an Electronic Meeting, starting at 12:00 P.M. Those in attendance were as follows:

COMMITTEE MEMBERS: Rocky Case, Chairman; Bryan Cook, Scott Roybal and Dicky Shanor.

CITY STAFF: Alessandra McCoy-Fakelman, Deputy City Attorney; Charles Bloom, Planning & Development Director; Tom Cobb, City Engineer; Mark Christensen, Planning & Development Department; Kris Jones, City Clerk; Tom Mason, Metropolitan Planning Organization (MPO) Director; and Brendan Ames, Chief Economic Development Officer.

OTHERS PRESENT: Dr. Mark Rinne, City Council President; Amber Ash, Downtown Development Authority (DDA) Executive Director; Kari Happold, Rustic Wyoming Realty; Tom Jacobson, #1 Properties; Susan Capozella; Donna Dolan; Logan Ward and Matt Ashby, Ayres Associates.

AGENDA ITEMS

15. **ORDINANCE – 2nd READING –** Amending Section 2.76.020, Members-Terms-Vacancies, of Chapter 2.76, Downtown Development Authority, of Title 2, Administration and Personnel, of the Municipal Code of the City of Cheyenne, Wyoming. (SPONSOR – MR. WHITE)

Mr. Roybal moved to approve on 2nd Reading, seconded by Mr. Shanor. Motion carried by unanimous voice vote.

DISCUSSION: Amber Ash, DDA Executive Director, advised that due to two open vacancies on the DDA Board and upon receiving three qualified applications the DDA Board reviewed State Statute concerning the number of board members allowed. Ms. Ash reported a special board meeting and vote were held which resulted in the Board favoring the increase of members from 9 to 10. Upon inquiry, Ms. Ash shared the identities of the 3 applicants. Mr. Case advised that in some cases boards can be too large and expressed support of the talent to be added in this case.

16. **ORDINANCE – 2nd READING –** Amending the official zoning map of the City of Cheyenne changing the zoning classification from LR (Low-Density Residential) to MUR (Mixed-Use Residential Emphasis) for property generally located northeast of the intersection of Kelley Drive and Old Faithful Road. (SPONSOR – MR. CASE)

Mr. Cook joined the committee during discussion and prior to the vote of agenda item #16 at 12:08 P.M.

Mr. Roybal moved to approve on 2nd Reading, seconded by Mr. Cook. Motion carried by unanimous voice vote.

DISCUSSION: Mark Christensen, Planning & Development Department, provided a staff report and advised the zone change request is due to a proposal to convert the existing structure into a real estate office however, the current zoning does not permit the conversion. Mr. Christensen advised the MUR District will permit the use of the real estate office through an administrative procedure and ensure more intense commercial uses in the future. Mr. Roybal and Mr. Cook expressed support of this change, referencing the surrounding commercial properties. Tom Jacobson, #1 Properties and agent for the applicant, requested support for this zone change. Kari Happold, Rustic Wyoming Realty, requested support and advised on moving her office from its current location to this proposed location.

17. **ORDINANCE – 2nd READING –** Amending the official zoning map of the City of Cheyenne changing the zoning classification from LI (Light Industrial) to MUB (Mixed-Use Business Emphasis) for property generally located northeast of the intersection of west 21st Street and Reed Avenue. (SPONSOR – MR. CASE)

Mr. Roybal moved to approve on 2nd Reading, seconded by Mr. Cook. Motion carried by unanimous voice vote.

DISCUSSION: Mark Christensen, Planning & Development Department, provided a staff report and advised that the MUB District is designated as the optimal zone for the Rail Line District and is a preferred zone district for the property in the Reed Avenue Rail Corridor Plan to permit development with a variety of uses. Upon inquiry, Mr. Christensen advised that a yoga studio is currently occupying space in that location. Matt Ashby, Ayres Associates, confirmed that a yoga studio exists in that location and that a zone change would promote additional uses. Upon inquiry, Mr. Christensen advised on the future of designating the area as an Overlay District and reported that due to current public meeting limitations the public outreach has not been accomplished (as planned in March). Charles Bloom, Planning & Development Director, provided follow up on the public meetings and advised staff is considering ways to accomplish public outreach. Mr. Cook requested further information involving Overlay Districts.

24. **RESOLUTION –** Adopting to the future land use map in PlanCheyenne, the Master Plan for the City of Cheyenne and the Comprehensive Plan for portions of Laramie County, amending the Land Use Category for property generally located along east Lincolnway generally between Henderson Drive and Ridge Road from Urban Residential and Public/Quasi-Public to Mixed-Use Residential and from Community Business to Mixed-Use Commercial. (SPONSOR – MR. CASE)

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

DISCUSSION: Mark Christensen, Planning & Development Department, provided a staff report and advised the proposed future land map amendment includes 12 parcels and will change the properties to Mixed-Use Residential and Mixed-Use Commercial Emphasis. Mr. Christensen

reported this change supports and promotes future infill and development of the properties in this area.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:26 P.M.

Submitted by,



Jennifer McClelland
Executive Assistant to the City Council