

## **PUBLIC SERVICES COMMITTEE MINUTES**

A meeting of the Public Services Committee was held on Monday, April 20, 2026, in City Council Chambers and via electronic meeting, starting at 12:00 p.m. Those in attendance were as follows:

**COMMITTEE MEMBERS:** Dr. Kathy Emmons, Chairwoman; Dr. Michelle Aldrich; Pete Laybourn, and Dr. Mark Rinne.

---

### **AGENDA ITEMS**

13. ORDINANCE – 3<sup>rd</sup> READING – Amending Section 13.20.050, General Prohibitions, and Section 13.20.070, Local Limits, of Chapter 13.20, Wastewater Treatment and Disposal, of the Code of the City of Cheyenne, Wyoming, to revise local discharge limits and related provisions in compliance with NPDES and WPDES permit requirements.

Dr. Aldrich moved to approve on 3<sup>rd</sup> and final reading, seconded by Dr. Rinne. Dr. Aldrich moved to postpone until the May 11, 2026, governing body meeting, seconded by Mr. Laybourn. Motion to postpone failed with all members voting “NO.” Dr. Aldrich moved to amend by substitute dated April 7, 2026, seconded by Dr. Rinne. Motion to amend carried by unanimous voice vote. Dr. Aldrich moved to postpone until the May 11, 2026, governing body meeting, seconded by Mr. Laybourn. Motion to postpone carried by unanimous voice vote.

Matt Buelow, Board of Public Utilities Water Reclamation Manager, provided a staff report and requested a postponement to allow for the EPA’s 30-day public notice process. Brad Brooks, Board of Public Utilities Director, provided additional information related to the necessity of the substitute and the EPA’s public process. Committee members Aldrich, Laybourn, and Rinne commented on the item. Public comment was made by Tim Grossbach, 403 Compliance LLC., who provided information related to the public process and discharge limits. Additional public comment was made by Charles Miller. Committee member Laybourn requested a review of postponement procedures from the City Attorney’s office.

14. ORDINANCE – 3<sup>rd</sup> READING – Amending Section 2.76.040, designation of Downtown Development District, of Chapter 2.76, Downtown Development Authority, of Title 2, Administration and Personnel, of the Municipal Code of the City of Cheyenne, Wyoming, to expand the Downtown Development District.

Dr. Aldrich moved to approve on 3<sup>rd</sup> and final reading, seconded by Mr. Laybourn. Motion carried by unanimous voice vote.

Sophia Maes, Downtown Development Authority Executive Director, provided a staff report and advised there have been no changes since approval on 2<sup>nd</sup> reading.

16. ORDINANCE – 2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification for land located south of I-80, east of Southwest Drive from County LI Light Industrial, AG Agricultural, and AR Agricultural Residential to LI Light Industrial. (SPONSOR- DR. EMMONS)

Dr. Aldrich moved to approve on 2<sup>nd</sup> reading, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

Seth Lloyd, Planning & Development Department Senior Planner, provided a staff report and noted that final consideration of this item is dependent on items related to the amendments to the future land map of PlanCheyenne, which will be considered later in this agenda. Upon inquiry, Charles Bloom, Planning & Development Department Director, provided additional information related to the Southwest Drive corridor study. John Sayers, Tru-Grit Land Development, provided additional information related to the zoning request. Chairwoman Emmons and all committee members commented on the item. Public comments were made by David Kneisley and Heather Madrid.

17. ORDINANCE – 2<sup>nd</sup> READING – Pursuant to Section 2.2.2 Planned Development – Regulating Plan or Development Master Plan and Section 5.6.2 PUD – Planned Unit Development District of the Unified Development Code, amending Ordinance No. 4524 by modifying certain standards of the adopted district, Planned Unit Development (PUD), for Sweetgrass (located southeast of the intersection of College Drive and Avenue C.). (SPONSOR- DR. EMMONS)

Mr. Laybourn moved to approve on 2<sup>nd</sup> reading, seconded by Dr. Rinne. Motion failed with Dr. Aldrich and Dr. Rinne voting “NO” and Mr. Laybourn voting “YES.”

Connor White, Planning & Development Department Senior Planner, provided a staff report. Committee members Aldrich, Laybourn, and Rinne commented on the item. Public comment was made by Charles Miller.

18. ORDINANCE – 2<sup>nd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land west of Roundtop Road and adjacent to Happy Jack Road. (SPONSOR- DR. EMMONS)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Laybourn. Mr. Laybourn moved to postpone until the May 11, 2026 governing body meeting. Motion to postpone died due to the lack of a second. Main motion failed with Dr. Aldrich and Mr. Laybourn voting “NO” and Dr. Rinne voting “YES.” Mr. Laybourn moved to reconsider the item, to allow for consideration of an overlooked substitute document, seconded by Dr. Aldrich. Motion to reconsider carried by unanimous voice vote. Dr. Rinne moved to amend by substitute dated April 15, 2026, seconded by Mr. Laybourn. Motion to amend carried by unanimous voice vote. Main motion, as amended, failed with Dr. Aldrich and Mr. Laybourn voting “NO” and Dr. Rinne voting “YES.”

Connor White, Planning & Development Department Senior Planner, provided a staff report, reviewing the annexation criteria for the proposed property and noting this is a landowner petitioned request. Brad Emmons, AVI P.C. and agent for the applicant, provided additional

information. Seth Lloyd, Planning & Development Department Senior Planner, provided information related to the discussion of the future land use plan, PlanCheyenne. Tom Glissmeyer, Via West Group, and Jack O'Neill, Skybox Datacenters, provided information related to the proposed development of the property. Committee members Aldrich, Laybourn and Rinne commented on the item. Public comments were made by Rob Burns, Steve Johnson, Reba Epler, Sam Galeotos, Barbara Heritage, Jeff Ketchum, Rick Keslar, Heather Madrid, Kay McAdams, Patricia McCoy, Charles Miller, Jane Lessenger, Mandy Shrednick, Janet Tolman, Michael White, Gay Woodhouse, and Betsey Hale and Daunte Rushton, Cheyenne LEADS.

Following the vote on item #18 the committee took a break at 2:48 p.m. and returned at 2:58 p.m.

19. ORDINANCE – 2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne, establishing the zoning classification of AG – Agricultural and P – Public for land annexed to the City of Cheyenne located west of Roundtop Road and adjacent to Happy Jack Road. (SPONSOR- DR. EMMONS)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Laybourn. Dr. Rinne moved to amend by substitute dated April 15, 2026, seconded by Dr. Aldrich. Motion to amend carried by unanimous voice. Main motion, as amended, failed with Dr. Aldrich and Mr. Laybourn voting “NO” and Dr. Rinne voting “YES.”

Connor White, Planning & Development Department Senior Planner, provided a staff report and advised there is similar substitute (to this item as the previous item) to correct issues with property ownership. Committee member Laybourn commented on the item.

20. ORDINANCE – 2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification for land located west of Roundtop Road and adjacent to Happy Jack Road from AG – Agricultural to BP – Business Park. (SPONSOR- DR. EMMONS)

Dr. Rinne moved to approve on 2<sup>nd</sup> reading. Motion died due to the lack of a second.

Connor White, Planning & Development Department, provided a staff report and noted this is the applicant requested zoning for the proposed annexed land. Brad Emmons, AVI P.C., provided additional information. Committee member Aldrich confirmed that there is no substitute related to this item. Public comments were made by Charles Miller and Brandon Swain.

24. RESOLUTION – Authorizing the Mayor and City Clerk to sign a Final Plat for Bison Apartments, City of Cheyenne, Laramie County, Wyoming, located north of West College Drive, east of Grand Harmony Boulevard, and west of Walterscheid Boulevard. (SPONSOR- DR. EMMONS)

Dr. Aldrich moved to adopt, seconded by Mr. Laybourn. Motion carried by unanimous voice vote.

Morgan Dennis, Planning & Development Department Planner, provided a staff report. John Sayers, Tru-Grit Land Developer, provided additional information. Committee members Laybourn and Rinne commented on the item.

25. RESOLUTION – Authorizing the Mayor and City Clerk to sign a Final Plat for ONeil Edge, City of Cheyenne, Laramie County, Wyoming, located southwest of the intersection of West 5<sup>th</sup> Street and O’Neil Avenue. (SPONSOR- DR. EMMONS)

Dr. Rinne moved to adopt with the condition that a water and sewer easement be included in the final plat prior to it being signed, seconded by Dr. Aldrich. Motion carried by unanimous voice vote.

Morgan Dennis, Planning & Development Department Planner, provided a staff report. Brandon Swain, developer, provided additional information. Committee member Aldrich commented on the item.

27. RESOLUTION – Overruling the Planning Commission’s disapproval of an amendment to the Future Land Use Map of PlanCheyenne changing the land use designation from Mixed-Use Residential to Mixed-Use Employment for property generally located south of I-80, east of Southwest Drive. (SPONSOR – DR. EMMONS)

Dr. Aldrich moved to adopt, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

Seth Lloyd, Planning & Development Department Senior Planner, provided a staff report and noted this item and the following are related and requested they have an identical outcome as to not conflict one another. John Sayers, Tru-Grit Land Developer, provided additional information. Committee members Aldrich and Rinne commented on the item. Public comment was made by Charles Miller.

28. RESOLUTION – Amending the Future Land Use Map of PlanCheyenne changing the land use designation from Mixed-Use Residential to Mixed-Use Employment for property generally located south of I-80, east of Southwest Drive. (SPONSOR – DR. EMMONS)

Dr. Aldrich moved to adopt, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

Seth Lloyd, Planning & Development Department Senior Planner, provided a staff report and advised this item is related to the previous item.

29. RESOLUTION – Authorizing the Mayor and City Clerk to sign a Final Plat for Dry Creek Vista, City of Cheyenne, Laramie County, Wyoming (east of North College Drive and north of Rock Springs Street). (SPONSOR – DR. EMMONS)

Dr. Aldrich moved to adopt with documentation of ownership of east-west Frank Court prior to the final plat being signed, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

Connor White, Planning & Development Department Senior Planner, provided a staff report.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 3:46 p.m.

Submitted by,

A handwritten signature in cursive script that reads "J. McClelland". The signature is written in black ink and is positioned to the left of the typed name.

Jennifer McClelland  
City Council Administrative Assistant