

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee was held on Monday, September 21, 2026, in City Council Chambers and via electronic meeting, starting at 12:00 p.m. Those in attendance were as follows:

COMMITTEE MEMBERS: Dr. Michelle Aldrich, Chairwoman, and Pete Laybourn, Dr. Mark Rinne and Tom Segrave. Absent: Dr. Kathy Emmons.

AGENDA ITEMS

Mr. Segrave moved to suspend the rules to hear agenda item #21 first due to the anticipated length of the agenda and to allow the committee to hear from the consultant on the Comprehensive Climate Action Plan, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

21. RESOLUTION – Adopting a Comprehensive Climate Action Plan in accordance with the Environmental Protection Agency’s Climate Pollution Reduction Planning Grant awarded to the City. (SPONSOR – DR. ALDRICH)

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

Charles Bloom, Planning & Development Department Director, provided a staff report and Tom Herrod, Lotus Engineering & Sustainability, LLC, provided additional information. Chairwoman Aldrich and committee members Laybourn and Segrave commented on the item.

7. ORDINANCE – 3rd READING – Annexing to the City of Cheyenne, Wyoming, land west of Roundtop Road and adjacent to Happy Jack Road.

Mr. Segrave moved to approve on 3rd and final reading, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

Connor White, Planning & Development Department Senior Planner, provided a staff report and advised there have been no changes since approval on 2nd reading. Committee member Laybourn commented on the item. Public comments were made by Tom Glissmeyer and Jack O’Neill who thanked the City Council and community for continued engagement.

8. ORDINANCE – 3rd 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.

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

Chairwoman Aldrich provided information related to establishing zoning for an annexed property. Connor White, Planning & Development Department Senior Planner, provided a staff report and advised there have been no changes since approval on 2nd reading.

9. ORDINANCE – 3rd 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.

Dr. Rinne moved to approve on 3rd and final reading, seconded by Mr. Segrave. Motion carried by unanimous voice vote.

Chairwoman Aldrich provided information related to amending zoning for an annexed property. Connor White, Planning & Development Department Senior Planner, provided a staff report and advised there have been no changes since approval on 2nd reading. Chairwoman Aldrich and committee members Rinne and Segrave commented on the item. Public comments were made by Mark Eisele, Tom Glissmeyer, Jack O'Neill and Gay Woodhouse.

10. ORDINANCE – 2nd READING – Annexing to the City of Cheyenne, Wyoming, land located south of Interstate 80, southeast of Otto Road, and west of Interstate 25. (SPONSOR – DR. ALDRICH)

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

Morgan Dennis, Planning & Development Department Planner, provided a staff report. Brad Emmons, AVI P.C., provided additional information. Committee members Laybourn, Rinne and Segrave commented on the item.

11. ORDINANCE – 2nd READING – Amending the Official Zoning Map of the City of Cheyenne establishing the zoning classification of AG Agricultural and LI Light Industrial for land annexed to the City of Cheyenne located south of Interstate 80, southeast of Otto Road, and west of Interstate 25. (SPONSOR – DR. ALDRICH)

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

Morgan Dennis, Planning & Development Department Planner, provided a staff report.

12. ORDINANCE – 2nd READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification for land located south of Interstate 80, southeast of Otto Road, and west of Interstate 25 from AG Agricultural and LI Light Industrial to BP Business Park. (SPONSOR – DR. ALDRICH)

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

Morgan Dennis, Planning & Development Department Planner, provided a staff report. Brad Emmons, AVI P.C. and owner's representative provided additional information. Doug Samelson, developer, provided information related to the discussion of covenants to be placed on the proposed property to exclude development of some types of businesses. Committee members Rinne and Segrave commented on the item.

13. ORDINANCE – 2nd READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification for land located south of Interstate 80, east of Campstool Road, and north of HR Ranch Road from AG Agricultural to BP Business Park. (SPONSOR – DR. ALDRICH)

Mr. Segrave moved to approve on 2nd reading, seconded by Dr. Rinne. Motion carried with Dr. Rinne and Mr. Segrave voting “YES” and Mr. Laybourn voting “NO.”

Morgan Dennis, Planning & Development Department Planner, provided a staff report. Brad Emmons, AVI P.C. and owner's representative provided information related to utilities to the property and Deborah Lowham, property owner, provided additional information related to the development of the property. Charles Bloom, Planning & Development Department Director, provided information related to purchasing land for Greenway expansion. Chairwoman Aldrich and all committee members commented on the item. Public comments were made by Katheryn Atkins, Matt Baumann, Lorie Wayne Chestnut, Vicki Herren, Maria White and Ward I Councilman Larry Wolfe.

14. ORDINANCE – 2nd READING – Annexing to the City of Cheyenne, Wyoming, land west of South Greeley Highway, south of West College Drive, and southwest of and adjacent to the intersection of Apple Street and York Avenue. (SPONSOR – DR. ALDRICH)

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

Connor White, Planning & Development Department Senior Planner, provided a staff report. Megan Kvanichfeld, Trammell Crow Company, provided additional information and was available for questions. Committee members Laybourn and Segrave commented on the item.

15. ORDINANCE – 2nd READING – Amending the Official Zoning Map of the City of Cheyenne, establishing the zoning classification AG – Agricultural for land annexed to the City of Cheyenne, located west of South Greeley Highway, south of West College Drive, and southwest of and adjacent to the intersection of Apple Street and York Avenue. (SPONSOR – DR. ALDRICH)

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

Connor White, Planning & Development Department Senior Planner, provided a staff report. Chairwoman Aldrich and committee member Laybourn commented on the item.

16. ORDINANCE – 2nd READING – Amending the Official Zoning Map of the City of Cheyenne, changing the zoning classification for land located west of South Greeley Highway, south of West College Drive, and southwest of and adjacent to the intersection of Apple Street and York Avenue from AG – Agricultural to LI – Light Industrial. (SPONSOR – DR. ALDRICH)

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

Connor White, Planning & Development Department Senior Planner, provided a staff report. Mr. White advised that staff does not recommend approval of the proposed zoning, nor did the Planning Commission recommend approval. Cindy Delancy, Holland and Hart LLP and representative for Trammell Crow Company, provided information regarding residential development of the proposed land and reviewed the community commitment agreement being drafted by the developer. Jeff Nakashima, Trammell Crow Company, expressed his commitment to the community (as the developer) and advised the community agreement document would be made available to the public. Chairwoman Aldrich and committee members Laybourn and Segrave commented on the item and expressed support of the community agreement. Public comments were made by Ross and Susan Gensel, Orlando Flores, Andy and Donna O'Donnell, Randy True and Amanda Peltó.

Dr. Rinne briefly excused himself from the meeting following the vote on agenda item #16 at approximately 2:36 p.m.

22. RESOLUTION – Amending the Future Land Use Map of PlanCheyenne by changing the land use designation from Agricultural/Rural, Open Space and Parks, and Mixed-Use Employment to Community Business and removing the Natural and Cultural Resources area designation for property generally located south of Interstate 80, southeast of Otto Road, and west of Interstate 25. (SPONSOR – DR. ALDRICH)

Dr. Rinne rejoined the meeting during the discussion on agenda item #22 at approximately 2:39 p.m. and voted on the item.

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

Morgan Dennis, Planning & Development Planner, provided a staff report.

23. RESOLUTION – Overruling the Planning Commission's denial of PUDC-26-176, a Future Land Use Map amendment from Mixed-Use Residential to Mixed-Use Employment. (SPONSOR – DR. ALDRICH)

Mr. Segrave moved to adopt, seconded by Dr. Rinne. Motion carried with Dr. Rinne and Mr. Segrave voting "YES" and Mr. Laybourn voting "NO."

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

24. 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 west of South Greeley Highway, south of West College Drive, and southwest of and adjacent to the intersection of Apple Street and York Avenue. (SPONSOR – DR. ALDRICH)

Mr. Segrave moved to adopt, seconded by Dr. Rinne. Mr. Segrave moved to postpone until the October 12, 2026, meeting of the governing body, seconded by Dr. Rinne. Motion to postpone carried by unanimous voice vote.

Connor White, Planning & Development Department Senior Planner, provided a staff report and advised that if the committee supported the proposed amendment that a postponement would be recommended to allow final adoption of the proposed resolution with the annexation and zoning of the property (agenda items #14, #15, and #16).

Prior to the reading of agenda item #25 Chairwoman Aldrich called on David Hopkinson, Deputy City Attorney, to advise on the reconsideration of agenda item #22 for postponement. Mr. Hopkinson advised on the procedure for reconsidering an item.

25. RESOLUTION – Granting Special Use approval for a gaming center pursuant to Unified Development Code Section 2.2.7 and granting local approval of a site-specific application for a Simulcasting Permit to be issued by the Wyoming Gaming Commission pursuant to Wyo. Stat. § 11-25-210 for property located at 1734 Meadowland Drive. (SPONSOR – DR. ALDRICH)

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

Charles Bloom, Planning & Development Department Director, provided a staff report. Mark Schlang, Bally's, provided additional information related to the site layout and improvements. Committee members Rinne and Segrave commented on the item. Public comment was made by John Johnson, owner of the property.

29. OTHER ITEMS:

- d) RESOLUTION – Amending the Future Land Use Map of PlanCheyenne changing the land use designation from Urban Transition Residential to Mixed-Use Employment for property generally located west of Roundtop Road and adjacent to Happy Jack Road and amending the Urban Service Boundary. (POSTPONED FROM MAY 11, 2026)

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

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

Mr. Segrave moved to reconsider agenda item #22, seconded by Dr. Rinne. Motion carried by unanimous voice vote.

CLERK'S NOTE: Item was not reread into the record but for reference, it is being noted here.

22. RESOLUTION – Amending the Future Land Use Map of PlanCheyenne by changing the land use designation from Agricultural/Rural, Open Space and Parks, and Mixed-Use Employment to Community Business and removing the Natural and Cultural Resources area designation for property generally located south of Interstate 80, southeast of Otto Road, and west of Interstate 25. (SPONSOR – DR. ALDRICH)

Dr. Rinne moved to adopt, seconded by Mr. Segrave. Dr. Rinne moved to postpone until the October 12, 2026, meeting of the governing body, seconded by Mr. Segrave. Motion to postpone carried by unanimous voice vote.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 3:04 p.m.

Submitted by,



Jennifer McClelland
City Council Administrative Assistant