

## **PUBLIC SERVICES COMMITTEE MINUTES**

A meeting of the Public Services Committee was held on Tuesday, October 19, 2021 at the Kiwanis Community House (due to Municipal Building closure) and via electronic meeting, starting at 12:00 p.m. Those in attendance were as follows:

**COMMITTEE MEMBERS:** Dr. Mark Rinne, Chairman; Bryan Cook; and Pete Laybourn.  
Absent: Tom Segrave.

**CITY STAFF:** Stefanie Boster, City Attorney; Alessandra McCoy-Fakelman, Deputy City Attorney; Charles Bloom, Planning & Development Department Director; Tom Cobb, City Engineer; Kris Jones, City Clerk; Mark Christensen, Seth Lloyd, and Connor White, Planning & Development; Andy Worshek, Mayor's Chief of Staff; Lara White, City Attorney's Office Manager and Tom Mason, Metropolitan Planning Organization Director.

**OTHERS PRESENT:** Scott Cowley, AVI Engineering; Jose Aldebot, Camping World RV; Will Krahn, Bish's RV; and Patti Riesland, Mayor's Council for People with Disabilities.

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### **AGENDA ITEMS**

9. ORDINANCE –3<sup>rd</sup> READING – Amending Section 2.76.020(B), Members-Terms-Vacancies, of Chapter 2.76, Downtown Development Authority, of Title 2, Administration and Personnel, of the Code of the City of Cheyenne, Wyoming. (POSTPONED FROM 10-11-21)

Mr. Cook moved to approve on 3<sup>rd</sup> and final reading, seconded by Mr. Laybourn. Motion carried with Mr. Cook voting "YES", Mr. Laybourn voting "NO" and Chairman Rinne voting "YES" breaking the tie.

**DISCUSSION:** Stefanie Boster, City Attorney, provided a staff report and advised State Statute it is not clear as to who will make the appointment and therefore it is within the governing body's power to set forth guidance through City Ordinance. Mr. Laybourn advised historically the appointment has not been made in accordance with the State Statute or City Code and voiced his nonsupport of appointment by the Council President. Mr. Cook voiced his support for today's committee meeting and the meeting of the governing body on October 25, 2021. Additional discussion included appointments and voting rights on other boards.

11. ORDINANCE –3<sup>rd</sup> READING – Amending the Unified Development Code (UDC) to clarify the interpretation of Lots and amend Accessory Building Regulations.

Mr. Laybourn moved to approve on 3<sup>rd</sup> and final reading, seconded by Mr. Cook. Mr. Laybourn moved to amend by substitute dated October 18, 2021, seconded by Mr. Cook. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

**DISCUSSION:** Connor White, Planning & Development, provided a staff report and advised a substitute has been circulated to remove the references to “through lots” and replace with “double frontage lots”. Mr. White provided information related to the question from the previous Public Services Committee meeting on October 5, 2021 regarding building eaves over hanging property lines and advised a building code exists which forbids eaves to overhang the property line making it an enforceable offence. Mr. White provided aerial examples of accessory buildings not meeting the current code requirements and reviewed the current requirements. Mr. Laybourn voiced appreciation for the examples and Mr. Cook advised he notified the Point’s Homeowners Association of the proposed amendment. Upon inquiry, Charles Bloom, Planning & Development Department Director, provided clarification to the reference of “decision making authority” in the ordinance.

12. ORDINANCE –3<sup>rd</sup> READING – Amending the Unified Development Code (UDC) modifying the Density Standards of UDC 5.1.5D “Multi-Dwelling Buildings (Apartment)” Lot Types.

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

**DISCUSSION:** Charles Bloom, Planning & Development Department Director, provided a staff report and advised the proposed text amendment would mirror the MD1 with the MD2 and MD3 lot types removing barriers to new development, foster fiscal responsibility, and encourage more multi-dwelling housing developments. Mr. Bloom provided examples of how proposed changes will allow for an increased density maximum on lots and upon inquiry, reviewed the approval process for multi-story buildings by the Board of Adjustment.

13. ORDINANCE –3<sup>rd</sup> READING – Amending the Unified Development Code (UDC) to modify the MUR, MUB, and MUE zone districts’ intent, context, and transitions.

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

**DISCUSSION:** Mark Christensen, Planning & Development Department, provided a staff report and advised the proposed text amendment will increase development opportunities by removing the intent, context, and transitions sections from each of the MUR, MUB and MUE zone districts and noted there are no additional changes since 2<sup>nd</sup> reading that meeting of the governing body on October 11, 2021.

15. ORDINANCE –2<sup>nd</sup> READING – Annexing to the City of Cheyenne, Wyoming, land located southwest of the intersection of Braehill Road, Parkhill Road, and Panorama Drive. (SPONSOR – DR. RINNE)

Mr. Laybourn moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Cook. Mr. Laybourn moved to amend by substitute dated October 19, 2021, seconded by Mr. Cook. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised the proposed annexation and zoning (next item, #16) were previously heard by the governing body and were “postponed indefinitely” at the July 26, 2021 meeting of the governing body due to a delayed County process. Mr. Lloyd advised substitutes have been circulated for both this item and the next item which includes a zoning change in the County which affected the subject property. Additional discussion included the procedure for postponing indefinitely.

16. ORDINANCE –2<sup>nd</sup> READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County AR Agricultural Residential to MR Medium-Density Residential for land located southwest of the intersection of Braehill Road, Parkhill Road, and Panorama Drive. (SPONSOR – DR. RINNE)

Mr. Laybourn moved to approve on 2<sup>nd</sup> reading, seconded by Mr. Cook. Mr. Laybourn moved to amend by substitute dated October 19, 2021, seconded by Mr. Cook. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised as previously discussed in item #15 a substitute has been circulated to include a zoning change in the County on the affected property.

23. RESOLUTION – Granting an exception to the ‘201 Agreement’ for the owner of the property located at 2621 Granite Peak Drive to allow installation of on-site sewage holding tanks (septic system) located within the City. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised this item and the next item (#24), are similar as they both will allow RV dealerships to provide on-site waste services. Upon inquiry, Tiffany Garrett, Laramie County Health Department, provided information on disposing of the collected waste. Will Krahn, Bish’s RV, explained the use of the waste dump for both customers and for RV’s receiving maintenance.

24. RESOLUTION – Granting an exception to the ‘201 Agreement’ for the owner of the property located at 8910 Hutchins Drive to allow installation of on-site sewage holding tanks (septic system) located within the City. (SPONSOR – DR. RINNE)

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

**DISCUSSION:** Seth Lloyd, Planning & Development, provided a staff report and advised, as previously discussed in item #23, the resolution will allow for an RV dealership to provide waste services. Jose Aldebot, Camping World RV, made himself available for questions.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:56 p.m.

Submitted by,

A handwritten signature in blue ink that reads "J. McClelland". The signature is written in a cursive, flowing style.

Jennifer McClelland

Executive Assistant to the Cheyenne City Council