

PUBLIC SERVICES COMMITTEE MINUTES

Due to the President's Day Holiday, a meeting of the Public Services Committee was instead held on Wednesday, February 23, 2022, 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: Bryan Cook, Chairman; Pete Laybourn; Dr. Mark Rinne; and Tom Segrave.

CITY STAFF: Stefanie Boster, City Attorney; Charles Bloom, Planning & Development Department Director; Chief John Kopper and Division Chief Andrew Dykshorn, Fire & Rescue Department; Seth Lloyd and Connor White, Planning & Development Department; Tom Mason, Metropolitan Planning Organization Director; and Kris Jones, City Clerk.

OTHERS PRESENT: Mayor Patrick Collins; Kelly Hafner and Shane Boyle, Civilworx; Casey Palma, Palma Land Planning; Brad Emmons, AVI Engineering; and Jim Weaver, #1 Properties.

AGENDA ITEMS

10. **ORDINANCE –2nd READING** – Amending the Unified Development Code (UDC) of the City of Cheyenne, Wyoming, to Table 5-1: Zoning District Uses in UDC Section 5.1.4, Districts and Uses, amending the Permissibility of Various Uses. (SPONSOR – MR. COOK)

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

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised the proposed amendment will clean up and modify zoning types to incentivize mixed uses in one zone. Mr. Bloom provided an overview of the use table and provided examples related to the Community Business (CB) zone type which allows mixed uses including residential with Board of Adjustment (BOA) approval. Upon inquiry, Mr. Bloom provided additional information on the CB zones review process by the BOA and the potential to revitalize previously industrial or business areas noting retail areas typically are more successful with a mix of uses. Mr. Bloom provided examples where a CB zone may be used including the Ashley Furniture shopping center area and the area around Frontier Mall. Brad Emmons, AVI Engineering, spoke in support of the amendment and provided examples where the conditional use allowance would be desirable. Seth Lloyd, Planning & Development, spoke in favor of the amendment noting trends around the county prove that mixed uses work in areas which need revitalization. Dr. Rinne voiced concerns with residential uses in a CB zone.

11. **ORDINANCE –2nd READING** – Amending the Unified Development Code (UDC) to create a Common Landscaping Plan and definition of Development Footprint. (SPONSOR – MR. COOK)

Mr. Laybourn moved to approve on 2nd reading, seconded by Mr. Segrave. Dr. Rinne moved to amend by replacing “forty (40) contiguous acres” with “eighty (80) contiguous acres” in section 6.3.10(e)(7), seconded by Mr. Segrave. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

DISCUSSION: Charles Bloom, Planning & Development Department Director, provided a staff report and advised the proposed amendment will allow flexibility in both light and high industrial areas as it relates to landscaping requirements. Mr. Bloom defined the “development footprint” as the total land area that is permanently affected by development activities and noted according to the proposed amendment areas that are not affected, they would not be subject to landscaping standards. Mr. Bloom reviewed the requirements and review criteria of the landscape plan including the requirement that the plan be prepared by a licensed landscape architect. Mr. Bloom explained the Planning Commission amended the landscaping plan to decrease the minimum required land area from 100 acres to 40 acres and noted the change is included in the proposal in front of the committee. Casey Palma, Palma Land Planning, spoke in support of the amendment but cautioned that the minimum of 40 acres may be too low and may be taken advantage of. Brad Emmons, AVI Engineering, voiced concerns around the minimum of 40 acres as it related to adjacent properties. Additional discussion included the tree reduction fees and landscape upkeep.

12. ORDINANCE –2nd READING – Annexing to the City of Cheyenne, Wyoming, land located east of Southwest Drive, south of I-80. (SPONSOR – MR. COOK)

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

DISCUSSION: Seth Lloyd, Planning & Development Department, provided a staff report and advised the proposed annexation is for 48.6 acres of land surrounded by city limits noting the area is considered a county pocket. Kelly Hafner and Shane Boyles, Civilworx, supported the annexation and made themselves available for questions.

13. ORDINANCE –2nd READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County MU Mixed Use to AG Agricultural for land located east of Southwest Drive, south of I-80. (SPONSOR – MR. COOK)

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

DISCUSSION: Seth Lloyd, Planning & Development Department, provided a staff report and advised the proposed zone change to Agricultural (AG) is related to the previous agenda item, #12, and will serve as a holding zone for future development. Upon inquiry, Mr. Lloyd explained the differences between the City’s Mixed Use (MU) zone and the County’s.

14. ORDINANCE –2nd READING – Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from CB Community Business to HI Heavy Industrial for land located north of Campstool Road, west of Progress Circle. (SPONSOR – MR. COOK)

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

DISCUSSION: Seth Lloyd, Planning & Development Department, provided a staff report and advised the proposed zone change will allow for industrial type of development. Upon inquiry, Mr. Lloyd provided information related to the buffer that is required to the adjacent Community Business (CB) zone and provided examples of buffering materials. Brad Emmons, AVI Engineering, advised the area will be used for outdoor storage.

22. RESOLUTION – Authorizing the Mayor and the City Clerk to sign a Final Plat for Sweetgrass, 9th Filing, a Replat of all of Lot 1, Block 4, Sweetgrass, 1st Filing situated in the N1/2 of Section 16, Township 13 North, Range 66 West of the 6th P.M., City of Cheyenne, Laramie County, Wyoming (located south of East Murray Drive west and adjacent to Sweetgrass Drive). (SPONSOR – MR. COOK)

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

DISCUSSION: Connor White, Planning & Development Department, provided a staff report and advised the proposed resolution is for approval of a preliminary plat for a 7.70-acre parcel to create 34 lots for multi-family development and includes one large common lot for open space. Upon inquiry, Mr. White advised the development will consist of four plex’s and a total of 116 units. Casey Palma, Palma Land Planning, provided information on the proposed open area and fees to be paid in-lieu toward the community park to be built in the Sweetgrass subdivision. Upon inquiry, Mr. Palma advised a Sub-Homeowner’s Association will be responsible for upkeep of the area and noted the project is proposed as a single owner however, the individual lots would allow for future sale of properties. Mr. Segrave voiced concerns with the density of the project noting future parking and maintenance issues.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 1:29 p.m.

Submitted by,



Jennifer McClelland

Executive Assistant to the Cheyenne City Council