

PUBLIC SERVICES COMMITTEE MINUTES

A meeting of the Public Services Committee was held on Tuesday, May 17, 2022, in Committee Room 104 and via electronic meeting, starting at 12:00 p.m. Those in attendance were as follows:

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

CITY STAFF: Stefanie Boster, City Attorney; Charles Bloom, Planning & Development Department Director; Seth Lloyd and Connor White, Planning & Development Department; Tom Cobb, City Engineer; Vicki Nemecek, Public Works Director; Wes Bay, Deputy City Engineer; Chief John Kopper and Division Chief Byron Matthews, Fire & Rescue Department; Andy Worshek, Mayor's Chief of Staff; and Kris Jones, City Clerk.

OTHERS PRESENT: Mayor Patrick Collins; Councilman Richard Johnson, Ward III; Kelly Hafner, CivilWorkx, LLC; John Sayers, WJE, LLC; Don Miller, McDonald's; Scott Catellier, Meadowbrook Baptist Church; Gene McDonald, GLM Design Group, LLC; and Patti Riesland, Mayor's Council for People with Disabilities.

AGENDA ITEMS

8. **ORDINANCE – 3rd READING – Amending Section 10.52.030, Parking Not to Obstruct Traffic, of Chapter 10.52, Stopping, Standing and Parking Generally, of Title 10, Vehicles and Traffic, of the Code of the City of Cheyenne, Wyoming. (POSTPONED FROM 05-09-22)**

Mr. Laybourn moved to approve on 3rd and final reading, seconded by Mr. Segrave. Mr. Segrave moved to amend by substitute dated May 3, 2022, seconded by Mr. Laybourn. Motion to amend carried by unanimous voice vote. Main motion, as amended, carried by unanimous voice vote.

DISCUSSION: Councilman Richard Johnson, Ward III, advised a substitute was circulated to reflect the original intent of the change, removing “centerline markings.” Mr. Johnson advised the change was constituent driven and noted issues related to POD's will be addressed through the permitting process. Mr. Laybourn expressed support for the change and advised he receives many calls of concern on the issue.

11. **ORDINANCE – 2nd READING – Annexing to the City of Cheyenne, Wyoming, land located northwest of the intersection of Christensen Road and Pershing Boulevard. (SPONSOR – MR. COOK)**

Mr. Laybourn 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 55.3 acres of land to develop with urban residential type of development and noted it is contiguous to the current city limits. Upon inquiry, Mr. Lloyd advised Laramie County School District Number One was notified of the annexation but did not reply to the review request. John Sayers, WJE, LLC, made himself available for questions.

12. **ORDINANCE – 2nd READING –** Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County A1 Agricultural and Rural Residential to MR Medium-Density Residential for land located northwest of the intersection of Christensen Road and Pershing Boulevard. (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 city zone is required with annexed property and will allow the property to be developed with residential units.

13. **ORDINANCE – 2nd READING –** Annexing to the City of Cheyenne, Wyoming, land located north of Missile Drive, east of I-25. (SPONSOR – MR. COOK)

Mr. Laybourn 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 will allow for 1.2 acres of land noting currently the property is divided between City and County jurisdiction and a request by the property owner to build a new building initiated the annexation.

14. **ORDINANCE – 2nd READING –** Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from County LI Light Industrial to LI Light Industrial for land located north of Missile Drive, east of I-25. (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 is concurrent with the annexation and assigns a City zone noting the land is already developed with an industrial use.

15. **ORDINANCE – 2nd READING –** Annexing to the City of Cheyenne, Wyoming, land located north of High Plains Road, west of I-25. (SPONSOR – MR. COOK)

Mr. Laybourn 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 for 42.5 acres of land to be developed with an entertainment use for a proposed off track betting establishment and noted the land is currently undeveloped.

16. **ORDINANCE – 2nd READING –** Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from Swan Ranch PUD Unit Development to City Swan Ranch PUD Planned Unit Development (Ordinance No. 3989) for land located north of High Plains Road, west of I-25. (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 zoning will allow for development for anticipated entertainment use. Upon inquiry, Mr. Lloyd provided information regarding the requirement for an additional conditional use to be added for the proposed development.

17. **ORDINANCE – 2nd READING –** Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from MUB Mixed-Use Business Emphasis to CB Community Business for land located northeast of the intersection of Dell Range Boulevard and Ridge Road. (SPONSOR – MR. COOK)

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

DISCUSSION: Connor White, Planning & Development Department, provided a staff report and advised the proposed zone change will allow for the reconstruction of a pole sign outside the business and explained the zoning changes since original development of the property. Don Miller, McDonald's, made himself available for questions.

18. **ORDINANCE – 2nd READING –** Amending the Official Zoning Map of the City of Cheyenne changing the zoning classification from CB Community Business to MR Medium-Density Residential for land located southeast of the intersection of Omaha Road and Pine Drive. (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 zoning will allow for reuse of the property's structure as a residence or office. Scott Catellier, Meadowbrook Baptist Church, made himself available for questions.

19. **ORDINANCE – 2nd READING –** Vacating a portion of the Goodnight Trail Roundabout, Sweetgrass, 1st Filing, City of Cheyenne, Laramie County, Wyoming (located along Goodnight Trail, between College Drive and Murray Road). (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 vacation will allow the owners to have more control over the access point and decrease the City's maintenance. Mr. Lloyd noted the following item, #20, will allow for the same control and decrease in maintenance.

20. ORDINANCE – 2nd READING – Vacating a portion of the Sweetgrass Drive Roundabout, Sweetgrass, 1st Filing, City of Cheyenne, Laramie County, Wyoming (located along Sweetgrass Drive, Between College Drive and Murray Road). (SPONSOR – MR. COOK)

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

DISCUSSION: No comments (see previous item, #19)

21. ORDINANCE – 2nd READING – Creating Chapter 13.28, Urban Stormwater Quality Management and Discharge Control, Public Services, of the Code of the City of Cheyenne, Wyoming. (SPONSOR – MR. COOK)

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

DISCUSSION: Wes Bay, Deputy City Engineer, provided a staff report and advised the proposed ordinance will create a section to ensure the health, safety, and general welfare of citizens, protect and enhance the water quality of watercourses and water bodies in a manner pursuant to and consistent with the Federal Clean Water Act. Mr. Bay explained the ordinance will allow the City to establish legal authority to carry out all inspection, surveillance, and monitoring procedures to ensure compliance and noted the building department will conduct the inspection and enforcement. Gene McDonald, GLM Design Group, LLC, provided information related to the new requirements and the transfer of enforcement from the DEQ to the City. Mr. Laybourn expressed support of the ordinance noting it's the City's responsibility to ensure clean water.

33. RESOLUTION – Authorizing the Mayor and the City Clerk to sign a final plat for Stanfield Apartments, a replat of Lots 1-4, & Lots 9-12, and that portion of the 16' alley situate between Lots 1-4 & 9-12 Block 16, Roberts Place and that portion of vacated West 4th Street right-of-way, Interior Heights adjoining Lots 9-12, Block 16, Roberts Place, City of Cheyenne, Laramie County, Wyoming (located south of West 5th Street, west of Stanfield Avenue). (SPONSOR – MR. COOK)

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

DISCUSSION: Seth Lloyd, Planning & Development Department, provided a staff report and advised the proposed resolution will allow a replat to consolidate 8 platted lots into 1 for multifamily development. Kelly Hafner, CivilWorkx, LLC, provided information on the infill of

a unique property and development into the steep hillside. Mr. Segrave expressed support for the opportunity to infill the property.

34. RESOLUTION – Authorizing the Mayor and the City Clerk to sign a final plat for Harmony Valley, Second Filing, a replat of Lot 1, Block 8, Harmony Valley First Filing, City of Cheyenne, Laramie County, Wyoming. (located north of College Drive, between Elsie Jean Trail and York Avenue.) (SPONSOR – MR. COOK)

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

DISCUSSION: Seth Lloyd, Planning & Development Department, provided a staff report and advised the proposed resolution will allow for the division of the property into multifamily lots. Kelly Hafner, CivilWorkx, LLC, provided information related to the reconstruction of the utilities, as a result of the proposed change.

35. RESOLUTION – To name a triangle shaped parcel of real property located at the intersection of Randall Avenue, West 32nd Street and Dey Avenue ‘Bill Dubois Memorial Park’’. (SPONSOR – MR. COOK)

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

DISCUSSION: No staff report or discussion on the item.

OTHER ITEMS FOR THE AGENDA:

Development agreement between the City of Cheyenne and PKT Development, LLC.

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

DISCUSSION: Tom Cobb, City Engineer, provided a staff report and advised the proposed agreement defines the offsite improvement responsibilities of the parties and involves 2 public capital improvement projects adjacent to the development including the Dell Range Boulevard roadway project (College Drive to VanBuren Avenue) and the Whitney Road and Dell Range Boulevard intersection improvement project. Upon inquiry, Mr. Cobb explained the urgency of the agreement is related to the developer securing a bank loan.

There being no further items for the agenda to come before the Public Services Committee, the meeting was adjourned at 12:54 p.m.

Submitted by,



Jennifer McClelland

Executive Assistant to the Cheyenne City Council