

**CITY OF CHEYENNE  
PLANNING COMMISSION MINUTES  
October 17, 2022  
6:00 P.M.**

**MEMBERS PRESENT:** Philip Griggs, Chair; Robert Chamberlin, Secretary; Brian Tyrrell, Vice-Chair; Megan Connor, Bob Mathia, Amy Hernandez, Boyd Wiggam

**MEMBERS ABSENT:**

**CITY STAFF PRESENT:** Charles W. Bloom, AICP, Planning & Development Director; Seth Lloyd, Planner II; Erin Fagan, Planner I; Tom Mason, MPO Director; Ginni Stevens, Cheyenne MPO

**OTHERS PRESENT:** Scott Larson, Ed Waddell, Gene MacDonald, Darci Hendon

**ITEM 1: CALL MEETING TO ORDER / ROLL CALL**

Philip Griggs, Chair, called the meeting to order at 6:00 PM

Roll Call was done by Seth Lloyd, Planner II. There was a quorum with 6 members present. A 7<sup>th</sup> member arrived later.

**ITEM 2: APPROVAL OF MINUTES**

No minutes to approve

**ITEM 3: PLANNING PROJECTS**

Charles Bloom, AICP, Planning & Development Director, stated there are 3 plans being reviewed and the Planning Commissions' role is to review and adopt the plans.

**ITEM A:** [East Pershing Boulevard Plan](#)  
Plan Links: [East Pershing Boulevard Plan](#); [Appendix Proposed Resolution](#)

Seth Lloyd, Planner II, read the item into the record.

Tom Mason, MPO director, stated they had chosen Y2K Consulting to develop the East Pershing Boulevard Plan.

Boyd Wiggam arrived at the meeting.

Ed Waddell, agent, presented the item.

Philip Griggs, Chair, asked what was the width of the right of way.

Mr. Waddell stated parts are 80' and some areas are 100'.

Mr. Griggs stated the traffic study is based off information in the future. He asked if the right-of-way would be wide enough to add more lanes in the future.

Mr. Waddell stated they would have enough room to have four lanes in the future but three lanes was a better option. He stated it was not likely it would need widening.

Brian Tyrrell asked if the project would still be accomplished if the easements could not be acquired.

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Mr. Waddell stated he believed there were some portions of right-of-way needed on the north side of E. Pershing, west of Whitney. He stated the City can reserve some right-of-way from new developments.

Mr. Tyrrell asked why they did not want to put up signals to slow people down.

Mr. Waddell stated that signals make people speed. He stated a round-a-bout would be a better option.

Mr. Tyrrell stated they should keep the round-a-bout in the plan but also add signals.

Mr. Waddell stated the installation of curb, gutter, sidewalks and trees will help slow traffic down.

Mr. Wiggam asked what the 85<sup>th</sup> percentile speed is along the corridor.

Mr. Waddell stated the speed limit ranges between 35 and 45 miles per hour. He stated the 85<sup>th</sup> percentile is higher than the existing speed limit. He stated he would not recommend the 85<sup>th</sup> percentile for the target speed. He stated he was concerned about people crossing Pershing from Saddle Ridge to the new park.

Mr. Mason stated the speed limit on E. Pershing is set at 35mph and 45mph as you go further east. He stated the 85<sup>th</sup> percentile west of Polk and Taft is 49mph east bound and 43mph west bound. He stated 80% of the drivers are speeding. He stated it is signed 45 mph near Farthing Road and the 85<sup>th</sup> percentile is 60mph east bound and 50mph west bound. He stated 58% are speeding and 18% are exceeding 55mph. He stated across the board people are speeding throughout the corridor.

Mr. Waddell stated they are speeding because it looks like a high speed rural roadway and the intent of this plan is to change the conditions of the roadway.

Mr. Bloom asked Mr. Waddell to explain what the 85<sup>th</sup> percentile means.

Mr. Waddell stated that 85% of people are going slower than the speed limit and 15% are going higher than the speed limit. He stated it is used to determine a reasonable speed. He stated the increase in pedestrian traffic in the area causes there to be need to change the roadway.

Mr. Wiggam asked if on street parking slowed people down.

Mr. Waddell stated it does help slow people down.

Mr. Wiggam asked if we had enough room to have on street parking.

Mr. Waddell stated it would be possible if they eliminated the bike lane.

Mr. Mason stated the design of the road with curb, gutter and a bike lane will help reduce the speed. He stated they do not want on street parking in this area.

Mr. Wiggam asked if they needed to make a recommendation to include the recommendations of the technical committee.

Mr. Mason stated the MPO technical committee recommended instead of dropping the westbound bike lane, they should continue it to the intersection. He stated they would like the Planning Commission to recommend approval with Appendix G to be added to the document.

Mr. Griggs asked for questions. Hearing none, he asked for the staff report.

Mr. Mason stated that staff report was already given.

Mr. Griggs asked for questions from the public. Hearing none, he closed the public comment.

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Mr. Tyrrell made a motion to adopt the East Pershing Boulevard Plan Resolution recommending the Governing Body certify the plan with Appendix G added. Robert Chamberlin seconded the motion.

Roll Call: The motion to approve the item was passed by a unanimous vote of 6-0.

**ITEM B:**     [Kiwanis \(East\) Park Greenway Underpass and Drainage Plan at The Union Pacific Railroad](#)  
Plan Links: [East Park Greenway Underpass & Drainage Plan at the Union Pacific Railroad](#); [Kiwanis Park Greenway Conceptual Plans](#)  
[Proposed Resolution](#)

Seth Lloyd, Planner II, read the item into the record.

Tom Mason, MPO Director, stated the presentation would be done by Darci Hendon of Summit Engineering and Gene MacDonald. He stated that drainage is a big issue for this project.

Darci Hendon, agent, presented the item.

Gene McDonald, agent, presented the drainage improvements for the project.

Mrs. Hendon presented the cost estimate for the project.

Philip Griggs, Chair, asked if the trains would need to decrease their speeds with the construction and boring at that location.

Mrs. Hendon stated she didn't know the answer to the question.

Megan Connor asked if there are any concerns about opening up the railroad structure to the public and if it might get defaced.

Mrs. Hendon stated the Railroad will not discuss the project at this time. She stated they have investigated an anti-graffiti coat to protect the structure.

Mr. Lloyd stated it was likely that they would need to provide a protective structure and fencing around the underpass.

Boyd Wiggam asked if there would be any ADA compliance problems for the Greenway.

Mrs. Hendon stated the proposed Greenway is ADA compliant. She stated there is a gravel trail that also meets the less than 5% incline for ADA requirement. She stated the Greenway and the trail would be ADA compliant.

Brian Tyrrell stated we have a lot of concerns from the public about drainage. He asked if the amount of water would be ok.

Mr. MacDonald stated with the Dry Creek Master Plan they would refine the drainage even further. He stated this would help the developments on the east side of town.

Mr. Wiggam stated this is an area for stormwater runoff for the east side. He asked if changes needed to be made to the Comprehensive Plan.

Mr. MacDonald stated they are currently looking at updating the Comprehensive Dry Creek Master Plan. He stated they would also update the drainage requirements in the Unified Development Code.

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Mr. Griggs asked for questions. Hearing none, he asked for public comment. Hearing none, he closed the public comment.

Mr. Wiggam stated he was in support of the project. He stated planning for freight transportation is important. He stated he was excited about the project.

Mr. Tyrrell made a motion to adopt the Kiwanis (East) park Greenway Underpass and Drainage Plan at The Union Pacific Railroad resolution and recommend that the Governing Body certify the plan. Mr. Wiggam seconded the motion.

Roll Call: The motion to adopt the item was passed by a unanimous vote of 6-0.

**ITEM C:**     [Walterscheid Boulevard Plan](#)  
Plan Link: [Walterscheid Boulevard Reconstruction Plan Proposed Resolution](#)

Seth Lloyd, Planner II, read the item into the record.

Tom Mason, MPO Director, stated Julie Good and Scott Larson from Benchmark Engineers would present the Walterscheid Boulevard Plan.

Julie Good, agent, presented the item.

Philip Griggs, Chair, asked for questions.

Boyd Wiggam asked if a cul-de-sac was proposed near the Deming round a bout. He asked if the property to the south had knowledge about the plan.

Mrs. Good stated they were invited to the public meeting but they did not attend.

Mr. Wiggam stated the commercial property will lose its access to a main street.

Mrs. Good stated this was just a plan and that issue would be addressed.

Mr. Mason stated they would talk to the property owners at a future date when they were closer to building the intersection.

Mr. Wiggam stated he was concerned that there was only a pedestrian connection on the west side of road under the I-80 bridge.

Mrs. Good stated there isn't a pedestrian easement.

Mr. Mason stated there is no room for a sidewalk on the east side and the elevation changes north of the bridge make it only possible to have the sidewalk on the west side of the road.

Mr. Wiggam asked why there is a footpath on the east side of the road.

Mrs. Good stated there is not a destination to the north.

Mr. Mason stated people just do their own thing.

Brian Tyrrell asked the age of the bridge.

Scott Larson, Benchmark Engineers, stated WYDOT has stated the bridges will need to be redone at some point but they didn't have a date at this time.

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Mr. Tyrrell state they are old bridges.

Mr. Larson stated they will repair them eventually.

Mr. Mason stated the bridges were constructed in 1966.

Mr. Tyrrell asked what is the life of a bridge.

Mr. Mason stated around 50 years.

Mr. Larson stated WYDOT does extensive bridge inspections and if something comes up they will fix it.

Megan Connor stated she was concerned about residences between Allison and College. She stated adding another lane there would be getting close to the houses.

Mrs. Good stated they would not have to take any extra land from the adjacent yards.

Mr. Wiggam asked how much of the proposed plan was based on the area to the south being residential and instead of what is now proposed to be industrial.

Mr. Mason stated the plan changed from residential to industrial and it will generate less traffic. He stated they have a plan for Division Avenue. He stated the growth is projected in the plan.

Mr. Wiggam asked if they still need to plan for this level of growth with the change in the Comprehensive Plan with the change from residential to industrial.

Mr. Mason stated this plan is good. He stated they would change their model with the changes proposed to the south side. He stated it would more than likely be a reduction in traffic but it would not change what is proposed in this plan.

Mr. Larson stated an arterial should be 100' right-of-way with 5-lanes. He stated it will be difficult to obtain the 20 extra feet of right-of-way. He stated a 3-lane section will work for this area. He stated if the change in land use creates less traffic, then a 3-lane road would work even better.

Mr. Griggs asked if the mobile homes were County.

Mr. Larson stated they are in the County and he recommended this entire road be within the City.

Mr. Tyrrell stated the Fox Farm round-a-bout is right next to a Fire Station and it may be a concern.

Mr. Larson stated they had consulted with the Fire Department and they are pleased with the plan. He stated they are looking at building a new approach on the west side of their building. He said they are looking at putting a Fire Signal on Fox Farm.

Mr. Mason stated the Fire Department is onboard with the plan.

Mr. Tyrrell stated this intersection needs to be done first.

Mr. Mason stated it is being looked at to be built first.

Mr. Griggs asked for public comment. Hearing none, he closed the public comment.

Mr. Tyrrell made a motion to adopt the Walterscheid Boulevard Reconstruction Plan resolution and recommend the Governing Body certify the plan. Bob Mathia seconded the motion.

Roll Call: Motion to adopt the item passed by a unanimous vote of 6-0.

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**ITEM 4: OTHER BUSINESS/STAFF ANNOUNCEMENTS:**

None

**ITEM 5: MEETING ADJOURNED: 7:44 PM**



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Staff Signature



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Board Officer