

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
March 18, 2024
6:00 P.M.**

MEMBERS PRESENT: Bob Mathia, Chair; Boyd Wiggam, Vice-Chair; Meghan Connor, Secretary; Tony Laird, Bryan Thomas, Amy Hernandez

MEMBERS ABSENT: Darrell Hibbens

CITY STAFF PRESENT: Stephanie Boster, City Attorney; Valerie Pickard, Planning & Development Office Manager; Sophia Maes, Planner I; Connor White, Planner II; Jeffrey Noffsinger, MPO Director

OTHERS PRESENT: Glen Connor, Doris Garcia

ITEM 1: CALL MEETING TO ORDER / ROLL CALL

Bob Mathia, Chair, called the meeting to order at 6:00 PM

Roll Call was done by Connor White, Planner II. There was a quorum with 6 members present.

ITEM 2: APPROVAL OF AGENDA AND MINUTES

Mr. Laird made a motion to approve the February 20th meeting minutes. Mr. Thomas seconded the motion. The minutes were approved unanimously.

ITEM 3: DISCLOSURES

ITEM 4: PLANNING PROJECTS

ITEM A: Southwest Drive Corridor Plan

- [1. Final Plan](#)
- [2. Appendices](#)
- [3. Resolution](#)

Case Planner: Jeffrey Noffsinger, MPO Director

Connor White, Planner II, read the item into the record.

Jeffery Noffsinger, MPO Director, presented the final Southwest Drive Corridor Study.

Mr. Laird asked for corrections to be made throughout the plans where items were not clear or had grammar errors.

Ms. Connor asked about the right of way on Broken Arrow vs. Southwest Drive.

Noffsinger, the cueing issues at Southwest Drive and College Drive causes congestion and safety concerns.

Ms. Connor, I have a concern with the hill leading up to Broken Arrow.

Noffsinger, there is ample sight distance, and the ice and snow is a factor for maintenance.

Ms. Connor, I have a concern that the County residence do not have representation in the City processes.

** Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please request a recording from the Planning & Development Staff.*

Noffsinger: There is a concurrent process through the County as well. Southwest Drive has been in the long-range plan for over 20 years.

Ms. Connor stated concerns over the rural character of the road. She asked why the rural feel was such a concern for Southwest Drive and not for Broken Arrow.

Mr. Noffsinger, this plan is long-range to find the optimal solution should the owner decide to develop the 80-acre parcel to the north in the next 10 or 20 years.

Mr. Wiggam, I have concerns with the analysis of the plan. There is existing right of way and paved road.

Mr. Laird, this seems like a big change for the area, I would like to see a much more rigorous report to hash out these details.

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

Mr. Glen Connor presented his concerns regarding this plan. A few items are missing from the is plan like the Sinclair pipeline. Concerns for safety of crossings on Southwest Dr. I have concerns for right of way acquisitions for property owners and drainage.

Mr. Laird stated that the plan shows curb and gutter on Broken Arrow, this will help control drainage.

Ms. Doris Garcia, I agree with everything that Mr. Connor stated. We were notified about the first meeting, but not notified about second open house. I have concerns with the grade of the road in the area.

Noffsinger, we did look at an East-West connector which is Swan Ranch Road with an over/underpass at the BNSF, and looked further north, but felt like that alignment was best to accommodate improvements on those large parcels. We did consider an over/underpass at Lincolnway, but there is no cost-effective solution for this. We looked at Bridle Bit, but WYDOT has secured funding for an overpass at the BNSF line on College and complicates using this alignment. There is no flood plain in the area, there are drainage issues, but could be taken care of with this plan.

Mr. White stated that developers of the large parcels will need to build their portion of the road out to City standards.

Noffsinger recommends postponement of recommendation to City Council.

Mr. Wiggam made a motion to postpone the Southwest Drive Corridor plan to the next mid-month meeting, Ms. Connor seconded the motion.

Roll Call: Motion to postpone the item was passed unanimously by a vote of 6-0.

ITEM 5: OTHER BUSINESS/STAFF ANNOUNCEMENTS

- There will be text amendments at our next mid-month meeting.

ITEM 6: MEETING ADJOURNED 7:45 PM



Staff Signature



Board Officer