



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Pourchot, Associate Planner

DATE: June 11th, 2026

TITLE: Review and Action on a Class B Conditional Use Permit for the Dope Slime Manufacturing Expansion, located in North Star North, Tract 4, Laramie County, WY.

EXECUTIVE SUMMARY

Greg Whiteaker, on behalf of Dope Slimes, LLC, has submitted a Class B Conditional Use application for the Dope Slimes Manufacturing Expansion project. The project will consist of the new construction of two (2) new warehouse facilities to be completed in two (2) phases: Phase 1 will include a 20,000–25,000 square foot warehouse, and Phase 2 will include an additional 20,000–25,000 square foot warehouse. The facility will be used strictly for manufacturing and distribution purposes with no retail sales or customer traffic onsite. If approved, a site plan application will be required.

BACKGROUND

The subject property is in the Land Use (LU) zone district. The parcel consists of 5 acres of vacant rural residential land. The surrounding area is residential or agricultural land.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 2-3-102(d)(ii) governing the Conditional Use Type B permitting process.
Section 2-4-104 governing the LU – Land Use Zone District.
Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI), which anticipates these areas to primarily be used for rural residential uses. Limited service commercial and retail uses are anticipated at major intersections. For example, a gas station, repair shops, lodging, and restaurants may be appropriate along the highway or interstate

exchange when adequate buffering from adjacent residential uses is provided. The applicant intends to submit a landscaping plan during the site plan process which will address buffering for the area residents.

Agency review comments have been addressed for this process.

Public notice was provided, and public comments have been attached to this report for review.

A conditional use is given to land use meant to be beneficial to the permitted uses or those similar within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area. Land use or land use proposal similar in nature, intensity and community impact which requires a conditional use permit has probable impacts and is required to meet all LCLUR conditions. It was determined that a Class B Conditional Use Permit would be required, and upon approval, a Simple Site Plan. Class B conditional uses are those meant to be beneficial to an area and are permissible in their zoning district.

Section 2-3-102 (a) of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission find that the proposed use is permitted and is in conformance with all applicable development standards. Staff find this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a Class B Conditional Use permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

and that the Planning Commission may approve the Class B Conditional Use Permit for the Dope Slime Manufacturing Expansion with no condition:

1. **A site plan shall be submitted for approval prior to beginning any operation covered under the Class B Conditional Use Permit.**

PROPOSED MOTION

I move to approve the Class B Conditional Use Permit for the Dope Slimes Manufacturing Expansion and adopt the findings of facts a and b of the staff report with no condition:

1. **A site plan shall be submitted for approval prior to beginning any operation covered under the Class B Conditional Use Permit.**

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Agency Review Comments and Responses
- Attachment 4: Public Comments
- Attachment 5: Class B Conditional Use Permit Resolution
- Attachment 6: Exhibit A – Concept

Laramie County
Wyoming MapServer

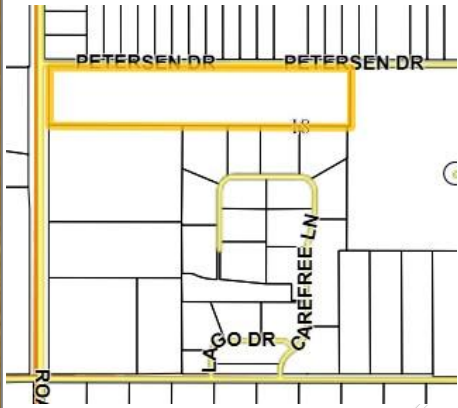
PZ-26-00036

DOPE SLIME LLC
MANUFACTURING EXPANSION

LU ZONE DISTRICT

LCFA

LCSD#1



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.
 printed 5/12/2026

Project Narrative – Conditional Use Permit (Class B)

Applicant & Owner

Greg Whiteaker, on behalf of Dope Slimes LLC, is the applicant and property owner.
Mailing Address: 1825 Road 124, Cheyenne, WY 82009
Phone: 307-630-4766
Email: greg@dopeslimes.com

Property Information

The subject property is located within North Star North Subdivision, Tract 4, consisting of approximately 5.0 acres. The property is currently zoned Rural Residential and is presently vacant land.

Project Overview

This application is for a Conditional Use Permit (Class B) to allow for the development of a slime manufacturing facility operated by Dope Slimes LLC. The project will consist of new construction completed in two phases: Phase 1 includes a 20,000–25,000 square foot warehouse, and Phase 2 includes an additional 20,000–25,000 square foot warehouse. The facility will be used strictly for manufacturing and distribution purposes with no retail sales or customer traffic onsite.

Operations

Approximately 25 employees will work Monday through Friday, 8:00 AM to 4:00 PM. Traffic will consist of employee commuting, daily package pickups (UPS/USPS), and limited semi-truck deliveries approximately once per week.

Site Design & Access

Access will be provided via a private road approach located along the southern 30-foot easement, minimizing impact to surrounding properties. Onsite parking will be provided for employees, and no outdoor storage is proposed.

Utilities

Water and wastewater will be provided via private well and septic systems, consistent with surrounding rural development patterns.

Grading & Drainage

Minimal grading will occur for building pads and site preparation. Based on pre-application discussions, a Simple Site Plan is anticipated to be sufficient. If required, a licensed civil engineer will provide drainage or stormwater design.

Impacts & Mitigation

Traffic is expected to be minimal. All manufacturing activities occur indoors, resulting in no significant noise, odor, or dust impacts. Visual impacts will be mitigated through a professionally designed building and landscaping, including tree planting along the north property line to buffer neighboring residences.

Compatibility with Surroundings

The surrounding area consists primarily of rural residential properties and undeveloped land. The proposed use is compatible due to limited traffic, indoor operations, absence of customer activity, and added landscaping buffers.

Timeline

Construction is anticipated to begin within two months of approval. Phase 1 is expected to

be completed within 18 months, with Phase 2 following as future expansion.

Pre-Application Summary

A pre-application meeting (PA-26-00012) was held on February 4, 2026. Planner Justin Arnold conducted a site visit on March 17, 2026 and confirmed that a Simple Site Plan will be sufficient pending approval of the Conditional Use Permit.

Required Reviews & Permits

The project may require a Transportation Assessment Worksheet, Engineer Review, Environmental Health Review, GESD permit (low impact), and public/adjacent property owner notifications.

Economic & Community Benefit

This project supports a Wyoming-based manufacturing business, creates local jobs, utilizes vacant land productively, and contributes to the local economy while maintaining minimal impact on surrounding properties.

Conclusion

The proposed project represents a low-impact, well-planned development that aligns with Laramie County's goals for responsible growth. The design, operational limits, and mitigation measures ensure compatibility with surrounding properties and compliance with County regulations.

Permit Notes

Permit Number: PZ-26-00036

Parcel Number: 15661820200900

Submitted: 04/09/2026

Site Address: 1857 ROAD 124

Technically Complete: 04/09/2026

Applicant: WHITEAKER, GREG FAM TR
Owner: WHITEAKER, GREG FAM TR

Cheyenne, WY 82009

Approved:
Issued:

Project Description: Construct Warehouse for slime manufacturing

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
04/10/2026		Workflow	WYDOT REVIEW	GENERAL	No comments on this review.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
04/10/2026	04/10/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTER@LARAMIECOUNTY.WY.GOV
04/13/2026		Application	PZ-26-00036	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
04/13/2026	04/13/2026	Application	PZ-26-00036	GENERAL	Potential impact of sediment transport into the ephemeral drainage located on the east boundary of the proposed site during grading and site prep. BMPs should be installed to prevent impact to the drainage.	CONSERVATIONDI STRICT@LARAMIECOUNTY.WY.GOV
04/17/2026		Workflow	ENGINEERS REVIEW	GENERAL	1.A Traffic Assessment Worksheet will need to be submitted with the Site Plan application, but it is not required at this time. 2.Based on the information provided, a Final Drainage Report will be required and shall be submitted with the Site Plan application per the LCLUR (5-2-107). 3.No comments regarding the Conditional Use Permit. Additional comments may be made once the Site Plan application has been submitted.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
04/21/2026		Application	PZ-26-00036	GENERAL	No comments on conditional use	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
04/21/2026	04/21/2026	Application	PZ-26-00036	GENERAL	No comments on conditional use permit	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/23/2026		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Septic system will be commercial. It is required that the septic system be sized and designed by a Wyoming Licensed Engineer. A Cheyenne Laramie County Environmental Health Licensed Installer is required to install the septic system. Call Environmental Health at 307-633-4090 with any questions.	JENNIFER.ESCOBEDO@LARAMIECOUNTY.WY.GOV

Permit Notes

04/23/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p> <p>2. Future infrastructure upgrades may be required with this development at the time of the site plan application. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>2a. The 30 foot access easement shall be designed and built to the private road cross-section (Section 5-6-109f, page 239 of the of or page 234 on the bottom right) within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywv.gov) Public Works for more information.</p> <p>3. Any internal roadways on the site shall comply with the needs of emergency services.</p>	MOLLY.BENNETT @LARAMIECOUNTY WVY.GOV
04/23/2026		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Unsure of what a SLIME manufacturer is.</p> <p>Concerns about increased traffic and impact on surrounding homes.</p> <p>Increased traffic during manufacturing hours, especially at shift start/end.</p> <p>Worry about increased CMV traffic</p>	AARON.VELDHEER @LARAMIECOUNTY WVY.GOV
04/23/2026	04/23/2026	Application	PZ-26-00036	GENERAL	<p>Please see the attached recommendations from the Wyoming Game and Fish Department. Thank you!</p>	WYGAMEFISHDEPT @LARAMIECOUNTY WVY.GOV



Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Mark Jolovich, President
Rusty Bell, Vice President
Ashlee Lundvall
Bill Mai
Carlisle "Fonzy" Haskell
John Masterson
Kenneth D. Roberts

April 22, 2026

WER 4502.208
Dope Slimes, LLC
Manufacturing Facility
PA-26-00012
Laramie County

Sonny Pourchot
Associate Planner
Laramie County Planning & Development
Sonny.Pourchot@laramiecountywy.gov

Dear Ms. Pourchot,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Dope Slimes, LLC Manufacturing Facility at T15N R66W in Section 18. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

The proposed site would consist of two manufacturing facilities, each 20,000-25,000 acres in size, in a 5.0 acre tract currently zoned as rural residential. It would support approximately 25 employees and would use existing roads, water, and sewer infrastructure.

The site is located outside of protected or crucial habitats such as greater sage-grouse Core Area, the 2-mile buffer of occupied non-Core sage-grouse leks, identified or designated big game migration corridors, and big game crucial winter or parturition ranges. It is located in undeveloped prairie grassland habitat that likely provides habitat to a number of native Wyoming wildlife species, including Species of Greatest Conservation Need (SGCN).

Terrestrial Recommendations:

Avoid impacts to migratory birds – Wyoming SGCN and other migratory bird species may be present and nesting within the proposed development footprint. The Department recommends the following to minimize impacts to those species during project development:

- Conduct nest searches within 72 hours of disturbance from April 1st to July 30th. Surveys should occur within 300 feet of all project development.
- If a migratory bird nest is found, cease operations until the birds have fledged and can leave the area. Development of an approved mitigation plan in coordination with the Department and the U.S. Fish and Wildlife Service may allow for sooner initiation of operations.

- The Department recommends maintaining a 300-foot buffer around all active migratory bird nests until the nest either fails or the young fledge.
- Nest searches should be conducted by biologists with ample nest searching experience.

Avoid impacts to swift fox – Swift fox are a Wyoming SGCN and are present throughout eastern Wyoming grassland habitats. The Department recommends surveys be conducted to identify the presence of swift fox prior to development occurring, and appropriate avoidance and minimization measures be integrated into project planning. Specifically, we recommend:

- Conduct swift fox den surveys prior to construction, with a qualified biologist.
- If potentially-occupied dens are identified, avoid construction activities within 0.25 miles during April 1 – September 30. Coordination with the Department may result in a less conservative den buffer distance.
- Minimize vehicle speeds and limit traffic during high wildlife use hours (within 3 hours of sunrise and sunset) to reduce vehicle collision risk, which is a major cause of swift fox mortality.

Prevent the spread of noxious weeds and invasive annual grasses – Noxious weeds and invasive annual grasses (IAGs) can cause significant harm to the ecosystem when introduced. Ground-disturbing activities can create an environment that facilitates establishment by unwanted plants. They significantly reduce the quality of wildlife habitat and their presence increases the probability of catastrophic wildfire. The potential economic impacts to the State of Wyoming are severe, and once these species become established, eradication is difficult and costly. Prevention of establishment remains the best way to keep Wyoming's habitats free of noxious weeds and IAGs.

The most significant known threat to Wyoming is from cheatgrass, medusahead, and ventenata. To prevent the spread of noxious weeds and IAGs, we recommend the following:

- Prevent introduction and establishment by cleaning vehicles and equipment prior to movement to a new location in order to minimize the potential for transporting seeds.
- Use certified weed-free gravel, rock or soil products for landscaping or post-construction restoration efforts. Contact your local Weed and Pest district for more information and to locate area suppliers of weed-free products. Weed and Pest district contact information can be found at <https://wyoweed.org/offices/>.
- Develop and implement a plan to assess, treat, and monitor for noxious weeds and invasive plants at the project scale and in the adjacent landscape where they are present.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact Lauren Throop, Habitat Protection Biologist, at (307) 721-1396.

Sonny Pourchot
April 22, 2026
Page 3 of 3 – WER 4502.208

Sincerely,

A handwritten signature in black ink, appearing to read "Will Schultz", with a stylized flourish at the end.

Will Schultz
Habitat Protection Supervisor

WS/lt

cc: U.S. Fish and Wildlife Service
Chris Wichmann, Wyoming Department of Agriculture

APPLICANT RESPONSES #1

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
04/10/2026		Workflow	WYDOT REVIEW	GENERAL	No comments on this review.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
Response: N/a						
04/10/2026	04/10/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTERR@LARAMIECOUNTY.WY.GOV
Response: N/a						
04/13/2026		Application	PZ-26-00036	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
Response: N/a						
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Response: 1. Traffic Assessment worksheet has already been completed and submitted 2. Acknowledged 3. Acknowledged						
04/21/2026		Application	PZ-26-00036	GENERAL	No comments on conditional use	MANUEL.MUZQUIZ@LARAMIECOUNTY.WY.GOV
Response: Acknowledged						
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Response: Acknowledged						
04/23/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately. 2. Future infrastructure upgrades may be required with this	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

					<p>development at the time of the site plan application. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</p> <p>2a. The 30 foot access easement shall be designed and built to the private road cross-section (Section 5-6-109f, page 239 of the of or page 234 on the bottom right) within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>3. Any internal roadways on the site shall comply with the needs of emergency services.</p>	
<p>Response:</p> <ol style="list-style-type: none"> Acknowledged Acknowledged Acknowledged 						
04/23/2026		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	<p>Unsure of what a SLIME manufacturer is.</p> <p>Concerns about increased traffic and impact on surrounding homes.</p> <p>Increased traffic during Manufacturing hours, especially at shift start/end.</p> <p>Worry about increased CMV traffic</p>	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
<p>Response:</p> <ol style="list-style-type: none"> Manufacturing slime, a popular children's toy product, similar to playdough and/or putty Property will be accessed via private access road, no traffic on peterson Only 1-2 CMV (semi) per week 						
04/23/2026	04/23/2026	Application	PZ-26-00036	GENERAL	Please see the attached recommendations from the Wyoming Game and Fish Department. Thank you!	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
<p>Response:</p> <ol style="list-style-type: none"> Acknowledged Acknowledged Acknowledged 						

May 11, 2026

Sonny M. Pourchot, Associate Planner
Laramie County Planning Office
3966 Archer Pkwy
Cheyenne, WY 82009

Dope Slimes, LLC
Project #PZ-26-00036

Dear Planning Commission,

My husband and I have many concerns regarding the change in residential zoning to a Class B Conditional Use Permit for Greg Whiteaker. We have lived in this beautiful, peaceful, country living, neighborhood, at 2434 Petersen Drive for more than 24 years. It's a place where you look up in the sky at night, see the stars, and you feel like you are camping. The thought of an industrial site across the street with buildings and parking lot lights is heartbreaking. By letting an industrial business into our neighborhood, it will open the door for more industry on the other vacant land across the street that Mr. Whiteaker owns. If we wanted to be in that environment we would have stayed in town... maybe even lived on Fox Farm Rd. Following are our concerns:

Building and Parking lot lights:

Building and parking lot lights will definitely be an eye sore. It will be just like driving up to Lowe's, but in the country.

Decrease value of our home:

If there is a decrease in the value of our home, we expect Dope Slimes to reimburse us for the difference.

Employees:

How many employees will they employ? They stated in the application they employ 25 people. In the Cowboy State Daily article dated November 3, 2022, they quoted the following: "Two weeks ago, the duo moved their operation to a new, larger 14,000-square-foot facility and employ about 50 people to help manufacture and package their slimes." It seems strange to us that their business is expanding and their employees are decreasing down to 25...

Existing two pole barn buildings and the business location:

We are questioning the two existing pole barn buildings south of the main house. The business relocated into them after they outgrew the main house. Then they left those two buildings to go to a building in town. Now they are wanting to leave town to come back out here again. This appears to us to be a pattern where they don't stay in one place for very long. Why are they leaving town? Did they outgrow that building? Are they going to outgrow these buildings too? Once they grow out of these buildings are they going to build more buildings on their father's land??? Then what happens to these buildings??? A fireworks stand??? Gas station??? Apartment buildings??? Who's to say, what type of business will end up in our neighborhood...

Industrial Waste:

Will there be liquids or solids to be disposed of? Will they be going into the septic system or will they be hauled off in barrels? In the past we have seen large piles of pallets, amongst other unknown items being burnt on their property. On May 6, 2026, Mr. Whiteaker disregarded several regulations. One in particular was that it was unattended from the afternoon of May 6 to the mid-morning of May 7, 2026. It bothers us that he can ignore rules and regulations like that. Is he going to ignore the regulations given for a Class B Conditional Use Permit? Where will they be storing the pallets and how will they dispose of them?

Industrial Businesses: Industrial businesses with employees being paid minimum wage... leads to crime, thefts, and vandalism. It also puts our properties in jeopardy by people going outside to smoke. If they throw cigarette butts on the ground that could lead to a massive brush fire. The acreage around this proposed building site is surrounded by tall grass that is not maintained nor is it mowed.

Remaining vacant 5 acre lots:

What is going to happen with the remaining vacant lots? Our concern is once a lot is approved for industrial, that opens up the remaining acreage for industrial. Once you approve this, there is no stopping them from making this an industrial park. Our thoughts are that Mr. Whiteaker sell this piece of property along with the other acreage he owns. Let the land be residential and put houses on it like it was intended to be. He could then take the proceeds and purchase a lot in an industrial area in town. There is business property for sale not far away from here on the Torrington Highway and Cty Rd 124. It has been for sale for a very long time. This would be a perfect location for his industrial business. Easy access and labeled commercial.

Road: County Road 124:

Let's do some figuring, 25 employees are not eating lunch at work and are traveling Cty Rd 124...

- a) traveling to work
 - b) traveling to town for lunch breaks
 - c) traveling back to work
 - d) traveling home
- Totals 100 trips for 1 day
Totals 500 trips for 5 days
Totals 2,000 trips for 1 month

Say 25 employees eat lunch in the workplace and are traveling Cty Rd 124...

- a) traveling to work
 - b) traveling home
- Totals 50 trips for 1 day
Totals 250 trips for 5 days
Totals 1,000 trips for 1 month.

In his plans, Mr. Whiteaker states there will be daily package pickups (UPS)

Traving to and from Dope Slimes on Cty Rd 124...
Totals: 10 trips for 1 week
Totals: 40 trips for 1 month

Mr. Whiteaker also states there will be deliveries by semi-trucks

a) traveling to and from Dope Slimes

Totals: 2 trip per week

Totals: 8 trips per month, unless more deliveries are needed

Using the count of 25 employees, this can total more than 2,048 trips to and from town on Cty Rd 124, per month. Also, a portion of this figure includes dual axel UPS trucks and semi-trucks. In reference to the semi-trucks, for them to enter his property from Cty Rd 124 there is no turning lane for them to make the turn. They would need to go into the opposite lane resulting in a possible accident from oncoming traffic. Unless if Mr. Whiteaker plans on putting a turn lane from Cty Rd 124 to access to his property. Or would the county pay for this turn lane?

This is insane for anyone to think this much traffic will NOT have a negative impact on County Rd 124!

Septic:

In his application, Mr. Whitaker stated the septic would be consistent with surrounding rural development patterns. The septic he is referring to are residential and will in no terms be sufficient for a business as his. Is he going to install a commercial septic system for the business?

Taxes:

Will our taxes increase because of this industrial business? If so, we expect to be reimbursed.

Well:

We are concerned that this industrial site and possible others will be using chemicals that could contaminate our well and/or the aquafer.

In closing, we think this is a wonderful product and opportunity for the Whiteaker family; just not in our neighborhood. We would like to ask the planning commission to deny the Class B Conditional Use Permit requested by Mr. Whiteaker. This is not an industrial park; it is a family residential area with young children playing outside

We ask you... would you like a distribution center across the street from your home?

Thank you for your time.

Craig and Gloria Smith
2434 Petersen Dr.
Cheyenne, WY 82009
307.631.7444
gsmith7444@gmail.com

Sonny Pourchot

From: Dan Hancock <Dan@assetfinancialplanners.com>
Sent: Friday, May 1, 2026 8:10 PM
To: Planning
Subject: Public Comment in Opposition PZ-26-00036, 1825 Road 124
Attachments: Neighborly Property.jpeg; Vinyl Burn Pile.jpeg; Stewardship.jpeg

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

This message was sent securely using Zix®

Dear Members of the Laramie County Planning Commission:

I am writing as a neighboring landowner to formally oppose the Class B Conditional Use Permit application submitted by the owners of the property at 1825 Road 124 (PZ-26-00036). I urge the Commission to recommend denial.

This application asks the County to grant retroactive legitimacy to an industrial operation that has scaled without proper conditional use. This company has grown from a residential bedroom hobby to a 14,000 sq. ft. manufacturing facility employing roughly 50 people, and now seeks expansion to a 50,000 sq. ft. phased warehouse complex on rural land. The applicant's own published interviews (Cowboy State Daily, November 2022) confirm the operational scale that has already been built out on this property. Whether that prior expansion occurred under the appropriate permitting framework is a question this Commission should answer before granting any further entitlement.

The more serious concern, and the basis for this comment, is the applicant's documented history of disregarding the rules that govern this kind of land, rules designed to protect neighboring property and life, combined with a decades-long pattern of disregarding the boundary itself.

Documented Open Burning of Prohibited Materials

Approximately three years ago, the applicant conducted an open burn of vinyl fencing and rubber tires on the subject property. The burn occurred 351 feet from my property line and 450 feet from the bedroom in which my young children sleep. Wyoming open burning rules require a minimum 500-foot buffer from any neighboring property and prohibit the burning of vinyl, tires, and other refuse anywhere in the state. That single event represents at least four independent regulatory violations:

Distance violation. Wyoming DEQ Open Burning rules (WAQSR Chapter 10, Section 2) require that open burns be conducted no closer than 500 feet from another property. The applicant's burn was 149 feet inside that minimum buffer to my property line.

Prohibited materials. Both vinyl (PVC) fencing and rubber tires are categorized under WAQSR Chapter 10 as "refuse" and "trade waste." Neither qualifies for any of the recreational, agricultural, or warming exemptions. They are prohibited from open burning **anywhere in Wyoming, at any distance, under any conditions.** Burning tires releases benzene, dioxins, and polycyclic aromatic hydrocarbons. Burning PVC releases hydrogen chloride gas

and dioxins. These are documented carcinogens and acute respiratory irritants, and the 500-foot buffer in the rule is calibrated for vegetative burns, not for chemicals of this toxicity.

Unattended burn. Wyoming open burning rules require that any permitted burn be constantly attended by a responsible person until fully extinguished. During the most recent burn event, the applicant parked an empty vehicle facing the fire and left the site. There was no person present at the burn while it was actively combusting near my home. A parked car is not attendance. This is not a technical foot-fault. It is the single rule that exists to prevent the exact wildfire scenarios this region has experienced in recent years, and the applicant treated it with calculated contempt.

Stewardship and notice. The buffer rule, the prohibition on burning refuse and trade waste, and the constant-attendance requirement are not obscure regulations. They are the foundational rules every rural Wyoming landowner is expected to know. The applicant either did not know them or did not care to follow them. Neither answer reflects the level of land stewardship required of an applicant requesting authority to operate a 50,000 sq. ft. industrial complex.

This is An Ongoing Pattern, Not an Isolated Incident

This is not history. The conditions that produced those burns are still in place today, on the same property, in the same location. I have attached three photographs taken recently from my property looking onto the applicant's land:

Exhibit A (Neighborly_Property.jpeg) shows a boundary of the applicant's land, looking toward the fence line he shares with another neighboring landowner. Stacked along that fence, within feet of the boundary, is accumulated debris including vinyl fencing material and decommissioned ATM equipment from a prior business venture. The applicant's primary residence is approximately 400 yards from this debris field. The pattern is unmistakable: the applicant systematically pushes hazardous and unsightly material to the farthest edges of his property, directly against the fence lines shared with his neighbors, while keeping his own home a quarter-mile clear of it. This Commission should understand that the harm to neighboring property is not limited to one boundary or one neighbor. It is the operating method of the property.

Exhibit B (VinyL_Burn_Pile.jpeg) shows an active burn pit on the applicant's property, located directly across the road from my home. The dark, glossy, melted residue in the foreground is consistent with the combustion pattern of plastic and PVC, not the gray, powdery ash that wood produces. White vinyl debris is visible in and around the pit. Directly behind the active burn site sits a stockpile of wooden pallets, fuel staged for the next fire. This is the burn site referenced earlier in this letter, 351 feet from my property line and 450 feet from the bedroom in which my children sleep.

Exhibit C (Stewardship.jpeg) shows the broader accumulation surrounding the burn site across from my home: stacks of wooden pallets, well over a hundred visible in a single frame, combined with brush piles, additional debris, and burn residue. In the near decade I've lived on Petersen Drive, this site has been accumulating trash with periodic burns. It demonstrates a sustained, multi-decade pattern of treating the property as a private dump and burn site.

These photographs, taken together, establish that the open burning of prohibited materials approximately three years ago was not a one-time error in judgment. It was, and remains, the applicant's standard method of waste disposal. Approving a 50,000 sq. ft. industrial warehouse on this parcel is approving a substantial increase in the volume of waste material this applicant will generate, with no demonstrated change in his approach to managing it.

Beyond the conduct of the applicant, the parcel itself does not have the infrastructure to support the proposed use.

There is no municipal water service in this area of unincorporated Laramie County. Properties depend on private wells. The Planning Department's own published guidance, including the AMEC memo on lot-size-to-recharge ratios, addresses serious, longstanding concerns about groundwater recharge capacity in this part of the county, because the aquifer is stressed. A 50,000 sq. ft. industrial operation with roughly 50 employees represents a substantial and sustained water demand on a private well, on a parcel zoned for residential and agricultural use. The application should be required to demonstrate verified well capacity and a documented assessment of aquifer impact. If it cannot, that is itself a basis for denial, or at minimum, for serious binding conditions before any permit issues.

Septic capacity is the same problem from a different angle. Residential septic systems are engineered for household use. Septic capacity sufficient for 50-plus employees on a 5-acre rural parcel is a fundamentally different system, requiring sign-off from the Cheyenne-Laramie County Environmental Health Department. If the applicant has not submitted a documented septic upgrade plan reviewed and approved by Environmental Health, the application is incomplete on its face and should not be advanced for a vote.

The Trust Question Before This Commission

A Class B Conditional Use Permit is not a building permit. It is a discretionary grant of authority that depends on the County's confidence that the applicant will operate and use the property as represented, and will comply with whatever conditions are imposed. That confidence has to be earned through demonstrated conduct, not promised in an application narrative.

The applicant has demonstrated the opposite. The record before this Commission, including the operational expansion that occurred without prior conditional use approval, the open burning of prohibited materials within the regulated buffer, the deliberate decision to leave an active burn unattended near a neighbor's home, and the photographic evidence of an active and ongoing burn site stocked with fresh fuel, establishes a pattern of operating outside the rules and only seeking approval after the fact. **Granting the conditional use permit on this record signals to every future applicant in unincorporated Laramie County that compliance is optional, and that the County will retroactively bless what it did not pre-approve.**

Beyond the trust question, the application fails on the merits across the standard CUP evaluation criteria:

Compatibility with surrounding land use. The parcel sits in a residential and agricultural area. A 50,000 sq. ft. phased industrial warehouse with associated truck traffic, lighting, and operational footprint is not compatible with the existing rural residential character of the neighborhood.

Traffic and infrastructure. Road 124 / Petersen Drive is a county road not designed to carry the freight, delivery, and employee traffic associated with a fully built-out 50,000 sq. ft. manufacturing and warehouse operation. The application should be evaluated against actual buildout traffic, not phase-one traffic.

County roads in unincorporated Laramie County are built and maintained for residential and agricultural traffic. Pickup trucks, occasional cattle haulers, school buses. A 50,000 sq. ft. warehouse generates daily semi-truck traffic, daily delivery vehicles, and 50+ employee commuters twice a day. The county did not engineer Road 124 for that load, and the applicant is not proposing to pay for the upgrade. That cost falls on the county taxpayer, or stays unaddressed and degrades the road for everyone else who lives on it.

Fire risk. Laramie County is currently under Stage 1 Fire Restrictions. The applicant's documented history of unpermitted burning of prohibited materials, his decision to leave an active burn unattended near a neighboring

family home, the active burn site visible in Exhibit B, and the substantial fuel load visible in Exhibit C present a clear and present fire hazard to surrounding property, a hazard that will only grow with the volume of waste a 50,000 sq. ft. industrial operation will generate.

The neighbors who have been living next to the unauthorized buildout, the accumulated materials, the open burning, and the deliberate placement of all of it along the shared fence line are the same neighbors now being asked to absorb a phased expansion to industrial scale.

I respectfully request that the Planning Commission recommend denial.

If the Commission is unwilling to recommend outright denial, I request that any recommendation of approval be conditioned on, at minimum:

- (1) a written stipulation that the applicant comply with all Chapter 10 open burning provisions, including the constant-attendance requirement, with violation as grounds for revocation
- (2) full removal of all accumulated debris, pallet stockpiles, and burn residue prior to issuance of any building permit, with independent verification
- (3) a verified well-capacity report and aquifer impact assessment, paid for by the applicant and reviewed by the appropriate Wyoming State Engineer's Office personnel, prior to permit issuance
- (4) a documented septic upgrade plan, reviewed and signed off by the Cheyenne-Laramie County Environmental Health Department, prior to permit issuance
- (5) verified buffering and lighting standards along the shared property line
- (6) restricted operating hours
- (7) traffic mitigation evaluated against full buildout, not phase one
- (8) a phasing structure under which Phase 2 cannot be initiated until full Phase 1 compliance has been independently verified.

Thank you for your service and for your consideration of this comment. I plan to attend the June 11, 2026 public hearing in person.

Respectfully,

Dan Hancock

2412 Petersen Dr.

Cheyenne, WY 82009

Sonny Pourchot

From: Catherine Cundall
Sent: Thursday, May 7, 2026 7:57 AM
To: Sonny Pourchot
Subject: FW: PZ-26-00036
Attachments: IMG_20260506_150422.jpg; VID_20260506_150414002.mp4

From: Robert Van Risseghem <rjvanrisseghem@gmail.com>
Sent: Thursday, May 7, 2026 5:43 AM
To: Planning <planning@laramiecountywy.gov>
Subject: PZ-26-00036

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

This zoning change or land uses application does not reflect the impact Dope Slimes is having on the area. The addition of tracks 1,2, and 3 along with the Whittaker residents all are part of the Dope Slimes operation. This is evident based on the waste disposal and industrial activities currently shown on this map.



My concerns and comments regarding George Whittaker on behalf of Dope Slimes LLC.

Rezoning this for light industrial would only cause additional concerns for our water wells and aquifer safety. Environmental quality within our neighborhood is affected by the industrial activity of Dope Slime LLC. All of us on Petersen drive are on private wells. Industrial manufacturing requires cleaning of equipment and disposal of different solvents used within equipment washdown. Along with waste disposal of bad products. How has Dope Slim managed the disposal of these solutions in the past? What is preventing the owners from using I've resided at this address since 2006. Over that time, I've noticed that Mr. Whittaker has accumulated and disposed of industrial waste products such as plastic fences and other debris that was burnt on track 1 and 2 of this property. That burn and dump site is now currently holding roughly 400 pallets and additional debris on that same property for over the past year. I'm presuming that he's going to be burning that also. The debris from previous burn fires has never been removed. Also, located on Mr. Whittaker's property, I see a large pile of busted concrete and additional industrial by-product accumulating on this property.

My concern is that all these products and our industrial byproducts accumulate in plain view of my property or the public right of ways. The waste piles are located to ensure that these piles are not in view from his house, but they are obvious and an eyesore to the surrounding neighbors, including myself.

When tracks 1 through 9 were subdivided, it was done so with the complete understanding that the covenants that were put in place would be maintained. I do not have a list of those covenants, but I do remember they were in place for the final approval of the subdivision and are part of the public records. Those covenants should still be in place. It's my understanding that those conveniences are still in place. Nowhere in those covenants does it allow for industrial disposal and industrial abandonment of pellets and other industrial waste products.

This industrial disposal of products on tracks 2 and 3 represents to me that there is not a good faith effort to be a good steward of the environment or consideration to its neighbors.

Along with the industrial disposal site is an industrial boneyard located along the property just to the South of his house. This boneyard is out of the direct side of his house but in Plainview for the rest of us to see. But out of the line of sight from his house. This lack of consideration for the neighborhood will not improve with the addition of the rezoning of the property.

this property for other industrial products that could potentially contaminate our groundwater? I believe an industrial park that connects to municipal sewage systems is the safest way to handle and carry out proper disposal methods. When I bought my property, it was never disclosed to me that there would be an industrial waste disposable burn pit and landfill located on the same St. That site needs to be remediated, regardless of this permit outcome. This is affecting the quality of life that I invested in when I purchased my home. The value of my property will need to be compensated if this is approved.

I would like an outline of the environmental impact that this industry is going to have if it's going to go forward. The subdivision that this proposed property is located on still has covenants as that should still be enforced. I believe it's within the planning in development department of Laramie county's responsibility to address the problems that we're currently seeing from industrial activity on that property.

I believe all chemicals that have been used should be disclosed to us and how they have been treated and disposed of up till this point. If need be, we can test 4 levels of these chemicals in our wells to ensure that we are not being exposed to something that has not been properly zoned for in the past.

I do believe it's the county's responsibility or the State's responsibility to remediate the burning pit that has been operating on that property.

If the county is complicit in approving this for industrial use, I believe it's important that we have each name of the county commissioners and planning board that will approve it. This is important Because I believe they're damaging the value of the surrounding properties

May 7, 2026

Robert J. Van Risseghem
2442 Petersen Dr.
Cheyenne, WY 82009

Sonny M. Pourchot, Associate Planner
Laramie County Planning & Development Department
33966 Archer Pkwy
Cheyenne, WY 82009

Laramie County Planning and Development project reference number

PZ-26-00036, public comment through May 15th, 2026.

I have been a resident of 2442 Petersen Drive Cheyenne, WY Tract #39, since 2006.

I would like to share my concerns and comments regarding the proposed Class B Conditional Use Permit application submitted by Greg Whiteaker, on behalf of Dope Slimes, LLC.

I am curious why a manufacturing and distribution facility would be considered an appropriate use of land zoned as Rural Residential. Why is a commercial operation, such as this 50,000 square foot warehouse and infrastructure able to fall under a Class B Conditional Use Permit, when these types of businesses are located in areas of Laramie County, zoned as light industrial? There is no need to establish this business in a residential area where there are plenty of Business Parks in Cheyenne and Laramie County. What is the meaning of Rural **Residential** zoning if there is no residence, just a business on the property?

This type of business would cause unnecessary concern for our water wells and aquifer safety. All the residents living on Petersen Drive and the surrounding area are on private wells. Industrial manufacturing requires cleaning of equipment and disposal of different solvents used for equipment washdown, along with waste

disposal of defective products. How has Dope Slimes managed the disposal of these solutions in the past? What is preventing the owners from dumping hazardous chemicals in the septic system currently, or in the proposed location. In the application Permit Notes, the Environmental Health Review comment states "Septic system will be commercial". Neither the current septic system of the owners nor the proposed commercial septic system is able to handle the hazardous chemicals this type of business produces. In the Project Narrative it states: "Water and wastewater will be provided via private well and septic systems, **consistent with the surrounding rural development patterns**". (Emphasis added) How is this accurate, when the area is all residential? I believe an industrial park that connects to the municipal sewage system is the safest way to handle and carry out proper disposal methods.

I have observed that Mr. Whiteaker has accumulated and disposed of industrial waste products such as plastic fences and other debris, which was burned on Track 1, 2 and 3 of this property. That burn and dump site is now (when this letter began, until May 6th) holding roughly 400 pallets and additional debris on that same property for over the past year. The debris from previous burn fires has never been removed. Also, located on Mr. Whiteaker's property, is a large pile of busted concrete and additional industrial by-products.

My concern is that all these industrial by-products are accumulating in plain view of my property or the public right of way. The waste piles are located to ensure that they are not in view from his house, but they are obvious and an eyesore to the surrounding neighbors, including myself.

When Tracts 1 through 9 were subdivided, it was done so with the complete understanding that the covenants that were put in place would be maintained. I do not have a list of those covenants, but I do remember they were in place for the final approval of the subdivision and are part of the public records. Those covenants should still be in place. Nowhere in a residential covenant would it allow for industrial disposal; industrial abandonment of pallets and other industrial waste products. This disposal of industrial by-products on Tracts 1, 2

and 3 represents that there is not a good faith effort to be a good steward of the environment or consideration to its neighbors.

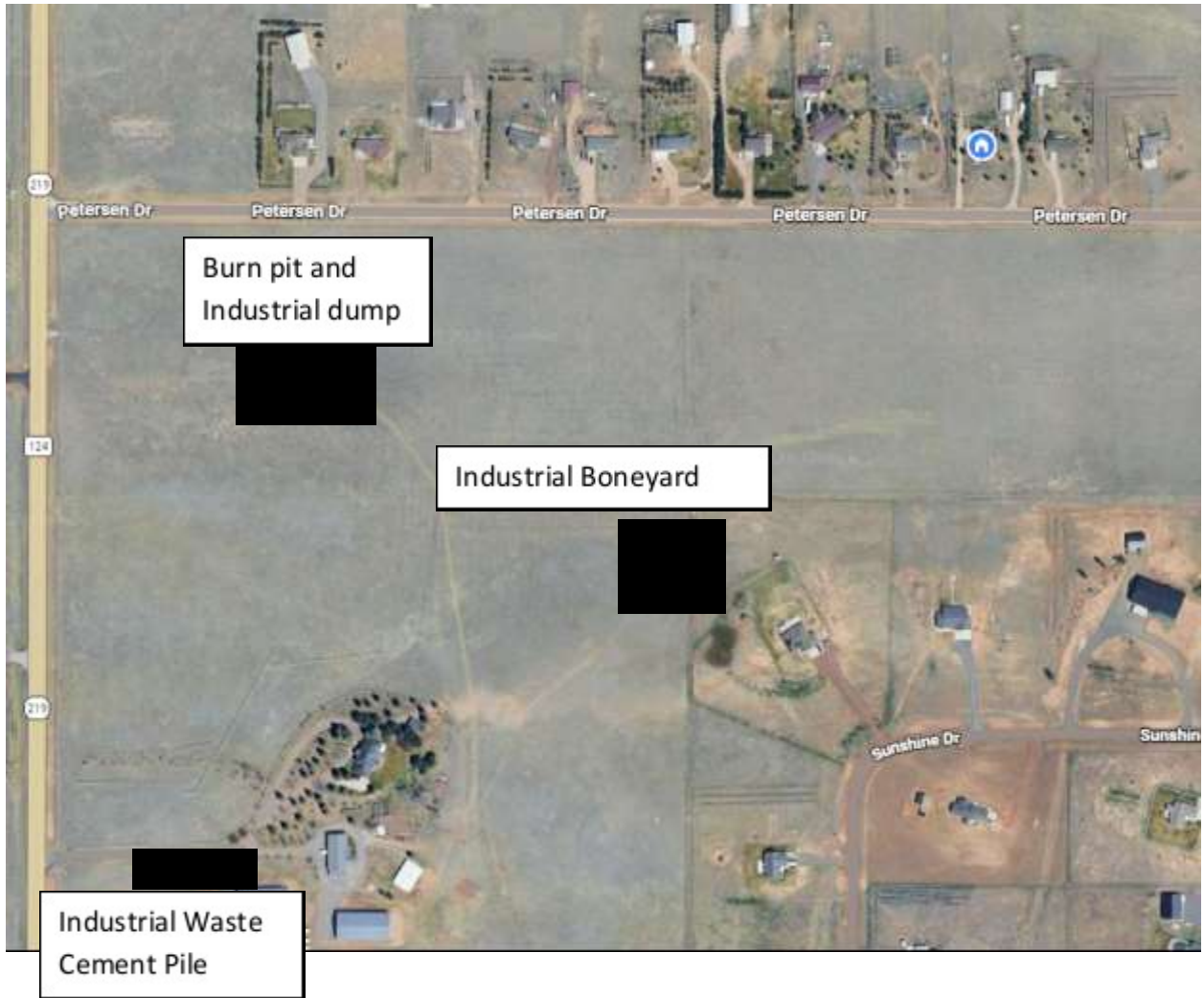
Along with the industrial disposal site, there is an industrial boneyard located along the property line just to the northeast of his house. This boneyard is not in direct sight of his house but in plain view for the rest of us to see. This lack of consideration for the neighborhood will not improve with the approval of a Class B Conditional Use Permit for the property.

When I bought my property, it was never disclosed to me that there would be an industrial waste disposable burn pit and landfill located on the same street. That site needs to be remediated, regardless of this permit outcome. This is affecting the quality of life that I invested in when I purchased my home. Since the value of my property may have currently lost value because of these current conditions, it is entirely possible that additional industrial activity there will exacerbate this problem.

I would like an outline of the environmental impact this industry will have, if the plan moves forward. I believe it is within Laramie County Planning and Development Department's responsibility to address the problems we are currently observing from industrial activity on that property.

I believe all chemicals that have been used should be disclosed to us and how they have been treated and disposed of, up until this point. If need be, we can test for levels of these chemicals in our wells to ensure that we are not being exposed to something that has not been properly zoned for in the past. I believe the County or the State should oversee the remediation of the burn pit that has been operating on that property.

The regulations governing this Class B Conditional Use Permit apply to Tract 4 of this section of land. What are the regulations governing the remaining eight Tracts and the Whiteaker residential property that Dope Slimes is currently operating out of? The evidence that the property is currently being misused as Rural Residential is based on the waste disposal and industrial activities currently shown on this map.



On the afternoon of May 6th, 2026 the owners were burning the pile of pallets and other debris.





Considering the current condition of the Whiteaker property, how will it be any different with the additional commercial operations on his adjacent property? In the Project Narrative it states: “All manufacturing activities occur indoors, resulting in no significant noise, odor or dust impacts.” Does this include toxic smoke blowing into the neighbor’s yards and homes when Dope Slimes are burning their industrial waste on the adjacent Tracts they own? The next line states: “Visual impacts will be mitigated through a professionally designed building and landscaping, including tree planting along the north property line to buffer neighboring residences.” Currently, there is a need to buffer neighboring residences all the way around the Whiteaker property considering its current condition. Is it possible to plant trees tall enough to obstruct the unsightly views from every angle of his property?

In addition, the increase in traffic will cause a negative impact on the surrounding neighbors that even the Sheriff’s Department has commented on. Just because there won’t be customers coming to the property doesn’t mean that this type of business will not generate a significant increase in traffic. It will also increase traffic at the intersection of I-85 and Road 124, which is already difficult to get across.

Points of concern summary

- Our water wells and aquifer safety
- Disposal of different solvents used in equipment washdown
- Accumulation and disposal of industrial waste products
- Industrial boneyard located along the property just to the northeast of his house
- Burn pit and dump site
- Responsibility to remediate the burn pit
- Outline of the environmental impact
- Chemicals that have been used should be disclosed to us and how they have been treated and disposed of up until this point
- Covenants of Tracts 1-9 that were put in place need to be maintained
- Damaging the value of the surrounding properties and the need for compensation
- Increase in traffic and safety considerations from semi-truck traffic

In conclusion, I support Wyoming-based manufacturing businesses that are in an area that is developed for that purpose, such as an industrial park. As I have presented here, this project does NOT maintain minimal impact or ensure compatibility with the surrounding properties. Greg Whiteaker and the owners of Dope Slimes have not been good stewards of the property they are currently operating out of. Why would we have reason to believe that if they were given an exception to Rural Residential zoning, by approving a Class B Conditional Use Permit, they would follow the operational limits or be in compliance with the County regulations laid out for them?

Sincerely,



Robert J. Van Risseghem





Sonny Pourchot

From: Nancy Morton <vnsj1234@outlook.com>
Sent: Tuesday, May 12, 2026 8:26 PM
To: Planning
Subject: PZ-26-00036

Categories: SONNY

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

We are writing in opposition of this conditional use permit.

Some of our concerns are as follows:

1. Industrial waste disposal. Mr. Whitaker's property has previously had several large piles of pallets and tires which he has burned while unattended. He accumulates junk away from the sight of his view for his neighbors to see. We have serious concerns about the type of waste this manufacturing company would have. What type of chemicals are in the slime? What are the chemicals used to clean the equipment? A municipal water and sewer system would see be a more responsible way to do this type of business. What happens in the future if he sells the property and another industrial business comes in. What type of waste would that have?
2. We have lived in this neighborhood for 20 years. We moved to the country as we enjoy having less traffic, no street lights, and the peace and quiet of having few neighbors. We did not choose to move into an industrial park. We also have concerns about what this would do to the value of our home.
3. This business has been allowed to run on Mr. Whitaker's private property for several years, has expanded and yet his property is still categorized as agriculture for which I'm sure he gets a tax break. It seems this business is continuing to grow and it would seem that by choosing a lot further from the road their intention might be to continue to build industrial buildings in the future? Soon we will have a full-on industrial park in a residential area.
4. Traffic concerns. This is listed as a manufacturing and distribution business. While the application states 1-2 commercial vehicles per week, with expansion this could definitely increase along with an increase in employee traffic. Road 124 was never built with the intention of having commercial business in this area; it is mostly residential and agriculture.

Our concern is if this is approved it will open the door to more industrial types of businesses moving onto other lots on Mr. Whitaker's property. This is not an industrial area it's a rural residential area.

Thank you,

Vic and Nancy Morton
2490 Petersen Dr.

Sonny Pourchot

From: kforbes@millelect.com
Sent: Friday, May 29, 2026 1:06 PM
To: Planning
Subject: PZ-26-00036 Conditional Use Permit B

Categories: SONNY

Attention: This email message is from an external(non-County) email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Dear members of the Laramie County Planning Commission,

I am writing as a neighboring landowner to oppose the Class B Conditional Use Permit B submitted by the landowners at 1825 Road 124, Cheyenne, Wyoming. This area is clearly not a commercial use area and should not be used as such. The parcel sits in an area that is rural residential and agricultural. The amount of traffic would increase with the number of employees as well as delivery vehicles. I also have concerns about the use of our residential water table by a commercial operation and the effect it would have on the electrical grid in our area. In addition, the county road would most surely be damaged by the increase in vehicle and truck traffic.

This is a quiet rural neighborhood and as a landowner, this spot was chosen because of its rural and agricultural aspects. There are numerous commercial parcels of land in areas slated for commercial use that could be used for this facility.

This landowner has also had issues with unattended "controlled" burns on the property that put the neighboring homes in jeopardy. He has clearly shown no respect for the County burn rules or for the safety of his neighbors. The county fire department was called out numerous times while his burn was left unattended.

I will be attending the meeting on June 11 as well to voice my opposition to this project.

I respectfully ask that the Planning Commission recommend denial to the County Commissioners.

Thank you for your time and attention to this important decision.

Respectly,

Pamela Forbes
2453 Channel Dr.
Cheyenne, WY 82009

RESOLUTION # _____

A RESOLUTION FOR A CLASS B CONDITIONAL USE PERMIT FOR “DOPE SLIMES LLC MANUFACTURING EXPANSION,” LOCATED IN NORTH STAR NORTH, TRACT 4, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for the LU – Land Use Zone District pursuant to section 2-4-104 of the 2025 Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY PLANNING COMMISSION, as follows:

The Laramie County Planning Commission finds that:

- a. This application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

And the Planning Commission approves a Class B Conditional Use Permit for the “Dope Slimes LLC Manufacturing Expansion,” located in North Star North, Tract 4, Laramie County WY, with one (1) condition:

- 1. **A site plan shall be submitted for approval prior to beginning any operation covered under the Class B Conditional Use Permit.**

PRESENTED, READ, AND ADOPTED, this _____ day of _____, 2026.

LARAMIE COUNTY PLANNING COMMISSION

Jason Caughey, Chairman

ATTEST:

Cate Cundall, Planning Commission Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

EXHIBIT A

