

Planning Commission Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001

Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office
Laramie County, Wyoming

Thursday, June 12, 2025

3:30 PM

Commissioners Board Room

To attend the meeting virtually and comment online please visit the link below.

<https://us02web.zoom.us/j/83324508468#success>

Any supporting document associated with an agenda item is the document as initially submitted for the agenda and may not include any subsequent proposed amendments or revisions.

Call To Order

Chairman Caughey called the meeting to order at 3:30 p.m. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

Roll Call

Present	Jason Caughey, Jack Stadel, John Watkins, Natacha Gaspar
Excused	Johnny J Tafoya II

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for May 22, 2025.

[25 - 218](#)

Attachments: [5.22.25 Draft](#)

Jack Stadel moved, seconded by John Watkins to approve the Minutes of the Proceedings for May 22, 2025. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Gaspar

Excused: Tafoya II

Land Use:Variances/Board App./Plats

2. RECONSIDERATION regarding a Zone Change from A-1 - Agricultural and Rural Residential to CB - Community Business for Tract 1 and Tract 2, Winco Subdivision, Laramie County, WY.

[25 - 234](#)

Attachments: [PZ-25-00022 LCPC STAFF REPORT 06.12.2025 - RECONSIDERATION](#)

Justin Arnold, Planning Manager, presenting on behalf of Associate Planner Sonny Keen said that this is a reconsideration of the May 22, 2025, Planning Commission recommendation to the Board of County Commissioners. This reconsideration is to add Tract 2 to Tract 1 for a zone change from A-1 to CB. The change of the zone district is to conform to the local area and proposed future development prior to annexation by the City of Cheyenne.

Chairman Caughey call the public hearing to order. Seth Lloyd, City of Cheyenne, stated that even though this zone change action conforms to county standards the parcel will be annexed and will need services from the City of Cheyenne so they should change the zoning at the time of annexation. Mr. Lloyd asks that this be an isolated case.

Receiving no further comments the hearing was closed and a motion and discussion called for.

John Watkins moved, seconded by Natacha Gaspar to recommend approval of a Zone Change from A-1 - Agricultural and Rural Residential to CB - Community Business to the Laramie County Board of Commissioners for Tract 1 and Tract 2, Winco Subdivision, Laramie County, WY with no conditions and adopt the findings of facts a and b of the staff report. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Gaspar

Excused: Tafoya II

3. Public Hearing regarding a review and recommendation of the Star Gardens Subdivision Permit and Plat

[25 - 237](#)

Attachments: [PC Mtng Pkt 6.12.25](#)

Cate Cundall, Associate Planner, said that the Hugh Ray Trust wishes to create the Star Gardens Subdivision in a portion of Section 25, T14N, R69W, located at the NW corner of Happy Jack Road and McDonald Road. The proposed subdivision will create three residential tracts from the 22.0 acre parcel. The tracts will average 7.8 acres each.

Access will be off McDonald Road for Tracts 2 and 3 with Tract 1 being accessed off either Cole Road or McDonald Road. There is an existing 30 foot access and utility easement located on the eastern edge of the tracts.

Chairman Caughey opened the public hearing. Hearing no comments the hearing was closed and a motion and discussion called for.

Natacha Gaspar moved, seconded by Jack Stadel to recommend the

approval of the Subdivision Permit and Plat for Star Gardens Subdivision located in a portion of Section 25, T14N, R69W, Laramie County, WY, to the Laramie County Board of Commissioners with no conditions, and adopt the findings of fact a and b of the staff report. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Gaspar

Excused: Tafoya II

Adjournment

There being no further business the meeting was adjourned at 3:45 p.m.

CERTIFICATION

I, Cate Cundall, Associate Planner, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, June 12, 2025.

Approved by the Laramie County Planning Commission on Thursday, June 26, 2025.