

# Planning Commission Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001

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

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**Thursday, January 9, 2025**

**3:30 PM**

**Commissioners Board Room**

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**Agenda modified 1.9.25 at 8:54 a.m.**

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

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

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*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 Jason Caughey called to 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, Johnny J Tafoya II  
**Absent** John Watkins, Natacha Gaspar

## Approval of Minutes

1. Consideration of the Minutes of the Proceedings for December 12, 2024.

**[25 - 001](#)**

**Attachments:** [PC 12.12.24 Draft](#)

Jack Stadel moved, seconded by Johnny J. Tafoya, II to approve the Minutes of the Proceedings for December 12, 2024. Vote 3-0.

**Aye:** Caughey, Stadel, Tafoya II

**Absent:** Watkins, Gaspar

## Land Use:Variances/Board App./Plats

2. PUBLIC HEARING for a Zone Change from LI-Light Industrial to MU - Mixed Used for a Portion of Tract 17, Cheyenne Irrigated Gardens,

**[25 - 014](#)**

3rd Filing.

**Attachments:** [PZ-24-00097 PC STAFF REPORT PKG 01.09.25](#)

Justin Arnold, Planning Manager, reported on the requested Zone Change for Cheyenne Irrigated Gardens, 3rd Filing from LI to MU. The purpose of the application is to separate the residence from the remainder of the parcel and change the zoning to allow the residence to remain. An administrative plat has been submitted concurrently to divide the subject property into two parcels but will be approved administratively.

Surrounding zone districts include Planned Unit Development (PUD), Medium Density Residential (MR), and City of Cheyenne Agricultural. The zone change application meets all LCLUR criteria for a zone map amendment.

Based on evidence provided staff recommends approval of a Zone Change to the BOCC from LI to MU.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed and a motion and discussion called for.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of facts a and b of the staff report and recommend approval of a Zone Change from LI-Light Industrial to MU-Mixed Use for Cheyenne Irrigated Gardens, 3rd Filing, of the South 440 feet of Tract 17, Cheyenne Irrigated Gardens, to the Laramie County Board of Commissioners with no conditions. Vote 3-0.

**Aye:** Caughey, Stadel, Tafoya II

**Absent:** Watkins, Gaspar

- 3. PUBLIC HEARING for a Zone Change from AR - Agricultural Residential to MU - Mixed Use for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY. [25 - 025](#)

**Attachments:** [PC 1.9.25 Mtng Pkt](#)

Cate Cundall, Associate Planner, reported on the request for a Zone Change from AR to MU for Tracts 1, 2, 3, and 5, Gleich Tracts. The purpose is to accommodate the expansion of the existing business and allow the residence to remain. The subject property is currently being used for a residence and LG Drilling, a water well service business. Zone district bordering the subject property are A-1 and A-2. The area is a mixture of residence with a few businesses.

Agency comments are being addressed and the exhibits will be updated to reflect the changes. Criteria for a zone map amendment has been met and the staff recommends approval to the Laramie County Board of Commissioners with one condition that all agency review comments must be addressed prior to final approval

of the Site Plan.

In response to a written comment received for the project the applicant said that the neighbor's fence he had damaged would be repaired when the weather allows.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed and a motion and discussion called for.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of fact a and b of the staff report and recommend approval of the Zone Change from AR to MU for Tracts 1, 2, 3, and 5, Gleich Tracts, Laramie County, WY, to the Laramie County Board of Commissioners with one condition that all agency reviews must be addressed. Vote 3-0.

**Aye:** Caughey, Stadel, Tafoya II

**Absent:** Watkins, Gaspar

- 4. PUBLIC HEARING for a Subdivision Permit and Plat for Recco Ranch, Situated in the NW1/4 of Section 11, Township 14N, Range 65W, of the 6th P.M., Laramie County, WY.

[25 - 026](#)

**Attachments:** [PZ-24-00094 LCPC STAFF REPORT PKG 1.9.24](#)

Justin Arnold, Planning Manger, reported that a Subdivision Permit and Plat called Recco Ranch is being proposed in a section in the NW1/4 of Section 11, R14N, R65W, Laramie County, WY. The application has been submitted to subdivide a 83.22 acre parcel into fourteen residential lots roughly six acres each. This is located south of the 14 parcel exempt subdivision named Recco Tracts.

The current use of the subject property is agricultural land and is situated in the LU zone district. The subdivision will be accessed from Road 215 and the lots accessed from newly dedicated ROW's. The tracts will be served by individual wells and septic systems. The county engineer approved the waiver request for a Traffic Study and Drainage Study.

Chairman Caughey opened the Public Hearing for comment. Receiving no comments, the hearing was closed.

Questions from member of the Commission were if the number of tracts in the adjacent subdivision were taken into consideration for the studies waiver. Also questioned was if this new subdivision will kick in Public Safety requirements for fire protection improvements for that area of the County.

Molly Bennett, Public Works Director, was questioned if the roads are to be built to County Standards and if the east side to the adjacent subdivision will be upgraded. Shane Hansen, applicant's agent, responded that some roads would be brought to County Standards and others to meet fire protection requirements.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to adopt the findings of fact a and b of the staff report and to recommend approval of the Subdivision Permit and Plat for Recco Ranch to the Board of County Commissioners with the two conditions outline in the staff report. Vote 3-0.

**Aye:** Caughey, Stadel, Tafoya II

**Absent:** Watkins, Gaspar

### **New Business**

Chairman Caughey welcomed new board member Johnny J. Tafoya, II , who was appointed to the Planning Commission to fill the unexpired term of Mark Smith.

### **Adjournment**

There being no further business the meeting was adjourned at 3:56 p.m.