

# Board of County Commissioners

## Minutes of the Proceedings - Final

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, June 17, 2025**

**3:30 PM**

**Commissioners Board Room**

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### Roll Call/Call to Order

Chairman Malm announced that Vice Chairman Thompson was excused.

**Present:** Chairman Gunnar Malm, Commissioner Linda Heath, Commissioner Don Hollingshead, Commissioner Ty Zwonitzer  
**Excused:** Vice Chairman Troy Thompson

### Minutes

1. Consideration of the Minutes of Proceedings for June 3, 2025.

[25 - 268](#)

**Attachments:** [Draft Minutes June 3, 2025](#)

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer  
**Excused:** Thompson

### Consent Agenda

#### Approval of the Consent Agenda

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Heath, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer  
**Excused:** Thompson

2. Consideration of an agreement between Laramie County, WY, and Carpet One Commercial Flooring, Inc, in the amount of \$7,957 to replace carpet in the judges' chambers as described in attachment A.

[25 - 239](#)

**Attachments:** [Agreement, Carpet One Commercial Flooring, Inc, Judges' Chambers](#)

This agenda item was approved.

3. Consideration of an agreement between Laramie County, WY, and

[25 - 238](#)

Carpet One Commercial Flooring, Inc, in the amount of \$36,721 to replace carpet in the back of the courts as described in attachment A.

**Attachments:**    [Agreement, Carpet One Commercial Flooring, Inc, Back of Courts](#)

This agenda item was approved.

4. Consideration of the ratification of an addendum to Laramie County Coroner Air Balancing agreement between Laramie County, WY, and TRANE US, Inc, in the amount of \$5,344 to provide services detailed in attachment A. [25 - 258](#)

**Attachments:**    [Addendum, TRANE US, Inc, Coroner Air Balancing](#)

This agenda item was approved.

5. Consideration of the ratification of the deletion from Public Works fixed asset inventory of a 2017 John Deere motor grader to be sold. [25 - 243](#)

**Attachments:**    [Asset Deletion, Public Works, 2017 John Deere](#)

This agenda item was approved.

6. Consideration of the deletion from the Sheriff's fixed asset inventory of a 2012 Ford Expedition to be sold at public auction. [25 - 269](#)

**Attachments:**    [Asset Deletion, Sheriff, 2012 Ford](#)

This agenda item was approved.

7. Consideration of the deletion from the Sheriff's fixed asset inventory of a 2012 Chevrolet Malibu and Nissan Quest to be traded to KGA-Chey, LLC. [25 - 270](#)

**Attachments:**    [Asset Deletions, Sheriff, 2012 Chevrolet and Nissan](#)

This agenda item was approved.

8. Consideration of a FY25 annual compensation agreement between Laramie County, WY, and the University of Wyoming. [25 - 262](#)

**Attachments:**    [FY25 Annual Compensation Agreement, UW Extension](#)

This agenda item was approved.

9. Consideration of a memorandum of understanding between Laramie County, WY, on behalf of Laramie County Combined Communications Center and American Medical Response Ambulance Service, Inc, for provision of emergency medical dispatch services, ambulance dispatch services and dispatch software. [25 - 263](#)

**Attachments:**    [MOU, LCCCC and AMR Ambulance Service, Inc](#)

This agenda item was approved.

## Grants

10. Consideration of an addendum between Laramie County, WY, and ARES Integrated Resources, LLC, in the amount of \$22,302.47 to purchase nine ballistic shields (three with viewport and six patrol shields) for the Sheriff's office. [25 - 235](#)

**Attachments:** [Addendum, ARES Integrated Resources, LLC](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

11. Consideration of a resolution authorizing the submission of an invoice from Laramie County, WY, to the WY Dept of Health for a FY25 WY Gaming Commission allocation for gambling prevention efforts in the amount of \$69,515.02. [25 - 236](#)

**Attachments:** [Resolution, WY Dept of Health, Gambling Prevention](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

## Contract/Agreement/Leases

12. Consideration of an addendum to Project Development Agreement for 2020 Carey Ave HVAC Design between Laramie County, WY, and TRANE US, Inc, in the amount of \$421,596 for the services detailed in attachment A. [25 - 259](#)

**Attachments:** [Addendum, TRANE US, Inc, Project Development Agreement for 2020 Carey Ave HVAC Design](#)

Jason Smallwood, Maintenance, explained the agreement covers the HVAC system design and the project will be done in phases.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

13. Consideration of an addendum to TRANE Select Service Agreement for 2025 through 2028 between Laramie County, WY, and TRANE US, Inc, in the amount of \$396,425 for 2025 services, \$409,636 for 2026 services and \$421,925 for 2027 as detailed in attachment A.

[25 - 260](#)

**Attachments:** [Addendum, TRANE US, Inc, TRANE Service Agreement 2025-2028](#)

Jason Smallwood, Maintenance, explained the agreement covers all county buildings. He said the county received three bids for services for three years, and TRANE submitted the most comprehensive plan regarding parts and service.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

14. Consideration of an addendum to Laramie County Water Treatment Agreement between Laramie County, WY, and VADA, Inc, dba Mile Hi Water Tec, Inc, to provide recurring service at the facilities listed in the amount of \$34,568 for one year and a one-time equipment replacement in the amount of \$8,189, for a total of \$42,757 as detailed in attachment A.

[25 - 261](#)

**Attachments:** [Addendum, Mile Hi Water Tec, Inc](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

15. Consideration of an addendum to Contract to Upgrade Coroner Office HVAC between Laramie County, WY, and Climate Control, LLC, in the amount of \$409,295 for the services detailed in attachment A.

[25 - 271](#)

**Attachments:** [Addendum, Climate Control, LLC, Contract to Upgrade Coroner Office HVAC](#)

Jason Smallwood, Maintenance, said the agreement will replace the HVAC system for the Coroner's area, with \$380,000 in funding coming from the Specific Purpose Optional Tax and the balance from O&M funds.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

## Appointments

16. Consideration of a resolution appointing Renee Hansen, representing the substance abuse and mental health providers, as a member to the Laramie County Community Juvenile Services Joint Powers Board for a three-year term, expiring June 30, 2028. [25 - 244](#)

**Attachments:** [Community Juvenile Services JPB Appointment Renee Hansen](#)

Items #16 through #20 were consolidated and read into the record as one motion for appointments to three-year terms on the Laramie County Community Juvenile Services Joint Powers Board.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

17. Consideration of a resolution appointing Ross McKelvey, representing the office of the Public Defender, as a member to the Laramie County Community Juvenile Services Joint Powers Board for a three-year term, expiring June 30, 2028. [25 - 245](#)

**Attachments:** [Community Juvenile Services JPB Appointment Ross McKelvey](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

18. Consideration of a resolution appointing Eric Jackson, representing School District #1, as a member to the Laramie County Community Juvenile Services Joint Powers Board for a three-year term, expiring June 30, 2028. [25 - 246](#)

**Attachments:**    [Community Juvenile Services JPB Appointment Eric Jackson](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:**                    Malm, Heath, Hollingshead, Zwonitzer

**Excused:**            Thompson

19. Consideration of a resolution appointing Chad Dunlay, representing the Dept of Family Services, as a member of the Laramie County Community Juvenile Services Joint Powers Board for a three-year term, expiring June 30, 2028. [25 - 247](#)

**Attachments:**    [Community Juvenile Services JPB Appointment Chad Dunlay](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:**                    Malm, Heath, Hollingshead, Zwonitzer

**Excused:**            Thompson

20. Consideration of a resolution appointing Dawson Smith, representing the operations division of the County Sheriff's office, as a member of the Laramie County Community Juvenile Services Joint Powers Board for a three-year term, expiring June 30, 2028. [25 - 248](#)

**Attachments:**    [Community Juvenile Services JPB Appointment Dawson Smith](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, that this agenda item be approved. The motion carried by the following vote:

**Aye:**                    Malm, Heath, Hollingshead, Zwonitzer

**Excused:**            Thompson

21. Consideration of two resolutions appointing members to the Laramie County Planning Commission for three-year terms, expiring June 30, 2028. [25 - 249](#)

**Attachments:**    [Planning Commission Appointments](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to appoint Johnny J Tafoya II and Natacha

Gaspar . The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 22.** Consideration of two resolutions appointing members to the Laramie County Senior Services Board for three-year terms, expiring June 30, 2028. [25 - 250](#)

**Attachments:** [Senior Services Board Appointments](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to appoint Brooke Schaffer and Chris McRady. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 23.** Consideration of a resolution appointing a member to the Laramie County Senior Services Board to complete a vacant three-year term, expiring on June 30, 2027. [25 - 251](#)

**Attachments:** [Senior Services Board Appointment](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to appoint Charles Simineo. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 24.** Consideration of two resolutions appointing members to the Laramie County Library Board for three-year terms, expiring June 30, 2028. [25 - 252](#)

**Attachments:** [Library Board Appointments](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to appoint Denise Burke and Kristine Rude. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 25.** Consideration of two resolutions appointing members to the Cheyenne Area Convention and Visitors Bureau Board of Directors for three-year terms, expiring June 30, 2028. [25 - 253](#)

**Attachments:** [Visit Cheyenne Appointments](#)

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, to appoint Brian Lovett and Mariah Johnson. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

26. Consideration of two resolutions appointing members to the Laramie County Hospital Board of Trustees for five-year terms, expiring June 30, 2030.

[25 - 254](#)

**Attachments:** [Hospital Board Appointments](#)

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to appoint Dr Paul Massey and Steven Leafgreen. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

27. Consideration of a resolution appointing a member to the board of Community Action of Laramie County for a three-year term, expiring June 30, 2028.

[25 - 255](#)

**Attachments:** [Community Action of Laramie County Board Appointment](#)

A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to appoint Isaac Lloyd. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

28. Consideration of a resolution appointing a member to the Cheyenne-Laramie County Economic Development Joint Powers Board for a three-year term, expiring June 30, 2028.

[25 - 256](#)

**Attachments:** [Cheyenne-Laramie Co Economic Development JPB Appointment](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to appoint Shari Bremer. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson



- 29.** Consideration of a resolution appointing a member to the Eastern Laramie County Solid Waste Disposal District for a three-year term, expiring June 30, 2028.

**25 - 257**

**Attachments:**     [Eastern Laramie Co Solid Waste Disposal Dist Appointment](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to appoint David Clark. The motion carried by the following vote:

**Aye:**                     Malm, Heath, Hollingshead, Zwonitzer

**Excused:**             Thompson

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

- 30.** PUBLIC HEARING regarding a zone change from A1 - Agricultural and Rural Residential to CB - Community Business for Tract 2, Winco Subdivision, and the remaining 1.83-acre parcel situated in the SE1/4 of Sect 20, T14N, R66W, Laramie County, WY.

**25 - 240**

**Attachments:**     [Section 20, LLC, Zone Change](#)

Justin Arnold, Planning, said Steil Surveying Services LLC, on behalf of the landowner, Section 20 LLC, submitted a zone change application for parcels of land located northwest of E Carlson St and Converse Ave. The purpose of the application is to change the zone district to one that conforms to the local area and proposed future development prior to annexation by the city of Cheyenne.

Arnold said based on evidence provided, staff recommends approval of the zone change from A1 - Agricultural and Rural Residential to CB - Community Business Tract 2, Winco Subdivision, and the remaining 1.83-acre parcel situated in the southeast quarter of Sect 20, T14N, R66W, Laramie County, WY, with no conditions.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Seth Lloyd, Cheyenne planning, confirmed the pending annexation of the property and said it's likely the city council would have approved the zone change. However, he expressed caution about county approval of zone changes involving property coming into city limits and said it's best to have city council make those decisions. He said future scenarios may not be as optimal or straightforward.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to approve a zone change from A-1 – Agricultural and Rural Residential to CB –Community Business for Tract 2, Winco

Subdivision, and the remaining 1.83-acre parcel situated in the southeast quarter of Sect 20, T14N, R66W, Laramie County, WY, with no conditions and adopt the findings of facts a and b of the staff report. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 31.** PUBLIC HEARING regarding board approval to vacate Tract 1, Hart Tracts, and administrative plat known as Hart Tracts, 2nd Filing, Laramie County, WY.

[25 - 241](#)

**Attachments:** [Bolejack Board Approval Vacation and Administrative Plat, Hart Tracts, 2nd Filing](#)

Justin Arnold, Planning, said Jones Land Surveying, Inc, on behalf of the landowners, Bryan and Roxie Bolejack, submitted an application for an administrative plat for property located at 1151 Road 148, Burns, WY. The application is intended to vacate the previous tract known as Hart Tracts, Tract 1, and replat it as Hart Tracts, 2nd Filing.

Arnold said based on evidence provided, staff recommend approval of the vacation of Tract 1, Hart Tracts, and of the administrative plat, Hart Tracts, 2nd Filing, and adoption of the findings of facts a of the staff report with no conditions.

Chairman Malm opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, to approve the vacation of Tract 1, Hart Tracts, and approve the administrative plat Hart Tracts, 2nd Filing, and adopt the findings of facts a of the staff report with no conditions. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 32.** PUBLIC HEARING regarding board approval to vacate Winchester Hills, 4th Filing, Lot 10, Block 4, Laramie County, WY.

[25 - 242](#)

**Attachments:** [Brownell Board Approval](#)

Justin Arnold, Planning, said Clifford and Melissa Brownell, landowners, submitted an application for board approval in order to vacate Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, and return it to metes and bounds. The parcel to the west was created by a surveying error within Bison Crossing, 7<sup>th</sup> Filing. He said the parcels will return to metes and bounds in order to remove the surveying error and consolidate into one

tract of land.

Arnold said based on evidence provided, staff recommends approval of the vacation with no conditions.

Chairman Malm opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to approve the vacation of Winchester Hills, 4th Filing, Lot 10, Block 4, Laramie County, WY with no conditions. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 33.** PUBLIC HEARING regarding a vacation and administrative plat for Wyoming Ranchettes, 3rd Filing.

**25 - 264**

**Attachments:** [Pave the Way Properties, LLC, Vacation and Administrative Plat, Wyoming Ranchettes, 3rd Filing](#)

Justin Arnold, Planning, said Jones Land Surveying, Inc, on behalf of Pave the Way Properties, LLC, submitted an administrative plat application for Wyoming Ranchettes, 3rd Filing for Lot 1, Block 16, Wyoming Ranchettes, 2nd Filing, Laramie County, WY. The subject property is located at southeast of the intersection of Crazy Horse and Chief Twomoon Roads. The purpose of the application is to vacate and divide the 11.73 acre tract into two residential tracts.

Arnold said based on evidence provided, staff recommend approval of the administrative plat with no conditions and adoption of the findings of fact a, b, and c of the staff report.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Residents Ellen Southwell, Maryellen Tast, and Tammy Maas expressed concerns about traffic, road maintenance, water, increased population density, and impact on lot sizes.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

Commissioner Zwonitzer said he was not in favor of the proposed plat. He said he did not believe splitting the parcels into potentially four additional homes was not conducive to the neighborhood.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Heath, to approve the administrative plat for Wyoming Ranchettes, 3rd Filing, with no conditions and adopt the findings of facts

a, b, and c of the staff report. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead

**Nay:** Zwonitzer

**Excused:** Thompson

- 34.** PUBLIC HEARING regarding the CK Gold project site plan located on portions of Sects 25 and 36, T14N, R70W, and portions of Sects 28, 29 and 32, and all of Sect 31, T14N, R69W, Laramie County, WY.

[25 - 266](#)

**Attachments:** [CK Gold Project Site Plan](#)

Justin Arnold, Planning, said Gold King Corporation applied for approval of the CK Gold Project Site Plan located on the south half of Sect 25 and all of Sect 36, T14N, R70W, and portions of Sect 28, 29, and 32 and all of Sect 31, T14N, R69W. The proposed site is located off Rd 210 approximately 20 miles west of Cheyenne.

He noted the project is the development of a gold and copper mine that will use an open pit, processing plant, waste rock facilities, and a tailings management facility. The property is owned by both private parties and the State of Wyoming. Access will be via a gravel road to Rd 210 approximately two miles west of Happy Jack Rd. He added the access road easement will be fenced on both sides and the project will also be fenced.

Kevin Francis, agent for the applicant, made a presentation about the project describing construction and operations, anticipated impacts, mitigating measures for noise and dust, and estimated revenue for the state and county. Francis said it is possible the open pit could be re-purposed as a water reservoir when the mine closes.

Arnold presented the staff report and said based on evidence provided, staff recommend approval of the CK Gold Project site plan with one condition and adoption of findings of fact a and b of the staff report.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Resident Jeremy Eller-McNeely spoke in opposition to project, citing environmental concerns for water resources and wildlife, community health, and negative impact on tourism and recreation integrity of Curt Gowdy.

Chairman Malm said many of residents' concerns are addressed in the Industrial Siting process and are not things that can be imposed on the applicant through land use regulations or the site plan process.

Francis said most items are addressed through DEQ's mine operating permitting process, and they have also gone through US Fish and Wildlife Service. Water

issues were addressed with the State Engineer's office and Water Development Commission. He confirmed that wells and the pipeline developed by the company will be turned over to the city of Cheyenne at the project's completion.

Walt Ferguson, representing Ferguson Ranching Inc, said the ranch is the only land impacted by the project. He said he believes the process being put in place by the CK Gold Project will enhance the environment. He asked the board to vote in favor of the project.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the CK Gold Project site plan with one condition and adopt the findings of fact a and b of the staff report.

Commissioner Zwonitzer asked the County Attorney if he foresaw any problems with placing conditions on Rd 210 the future. Brad Lund, deputy county attorney, said their office drafted a proposed condition to address concerns about road improvements. He read the proposed condition into the record. Molly Bennett, Public Works, said she felt the condition was appropriate. She noted that Happy Jack Rd is under the jurisdiction of WY Dept of Transportation and Rd 210 is a county road.

A motion was made by Commissioner Heath, seconded by Commissioner Zwonitzer, to amend the motion to add the following condition as read by the County Attorney: Approval of a road use and maintenance agreement between applicant and County, to the satisfaction of, Laramie County Public Works, to address the impact of the applicant's mining operations and use of all existing and anticipated roads: a) on the site, and b) County roads leading to the site.

The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the CK Gold Project site plan as amended with two conditions and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

**Aye:** Malm, Heath, Hollingshead, Zwonitzer

**Excused:** Thompson

- 35.** PUBLIC HEARING regarding the Powderhouse Mountain cell tower site plan on the W1/2 of Sect 4, T14N, R66W, Laramie County, WY.

**25 - 267**

**Attachments:**    [Powerhouse Mountain Cell Tower Site Plan](#)

Justin Arnold, Planning, said Rocky Mountain Towers, on behalf of Mike and Lorinda Zumo, applied for approval of the Powderhouse Mountain Cell Tower site plan located in a portion of Sect 4, T14N, R66W, Laramie County. The proposed site is located at 2409 Iron Mountain Rd. The project is the construction of a multicarrier wireless communication facility and proposes a 150-foot monopole and ground-mounted telecommunications equipment within an 80 foot x 80 foot fenced leased area. The fenced area will accommodate the ground equipment cabinets and utilities of its anchor tenant and other future subtenants.

Arnold said based on evidence provided, staff recommend approval of the Powderhouse Mountain Cell Tower Site Plan with one condition and adoption of the findings of fact a, b, and c of the staff report.

Shelly Neace, agent for the applicant and owner of Rocky Mountain Towers, made a presentation summarizing the project and the need to expand and improve telecommunications coverage.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Joseph Perry, Patrick Nealon, Cindy Braden, Lucie Osborn, Galen Styskal, Dwayne Lewis, Jeremy Eller-McNeely, Ken Royslance, and Chris Roth were among residents speaking in opposition to the project. Their concerns and issues included decline in property values, health risks, radiofrequency emissions, project does not fit in with rural residential setting, view pollution, applicability of zoning regulations, and opposition from majority of residents. Petitions and correspondence objecting to the project were also presented to the board.

Neace addressed residents' concerns and stated the industry is heavily regulated by numerous federal and state agencies and the proposed tower site is in the best location.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

Chairman Malm asked Arnold about regulations on wireless telecommunication services. Arnold said wireless telecommunications services are not included in the zone districts but are in a standalone section of Laramie County Land Use Regulations.

Commissioners Heath, Hollingshead, and Zwonitzer noted need for improved and reliable communications for public safety and emergencies.

A motion was made by Commissioner Heath, seconded by Commissioner Hollingshead, to approve the site plan for the Powderhouse Mountain Cell Tower with one condition and adopt the findings of fact a, b, and c of the

staff report. The motion carried by the following vote:

**Aye:** Heath, Hollingshead, Zwonitzer

**Nay:** Malm

**Excused:** Thompson

**The meeting adjourned at 5:48 p.m.**

#### **CERTIFICATION**

I, Debra K. Lee, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Tuesday, June 17, 2025.

Approved by : Debra K. Lee, County Clerk

Reviewed by : Gunnar Malm, Chairman,  
Board of County Commissioners

#### **Reasonable Accommodations**

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or [humanresources@laramiecountywy.gov](mailto:humanresources@laramiecountywy.gov) at least two business days prior to the meeting. Per WS §18-3-516(f), access to county information can be obtained at [laramiecountywy.gov](http://laramiecountywy.gov).