

# 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, September 11, 2025**

**3:30 PM**

**Commissioners Board Room**

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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. Commissioner Gaspar joined the meeting virtually for agenda item #4. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

## Roll Call

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| <b>Present</b> | Jason Caughey, Natacha Gaspar, Johnny J Tafoya II, John Watkins |
| <b>Excused</b> | Jack Stadel                                                     |

## Approval of Minutes

1. Consideration of the Minutes of the Proceedings for June 26, 2025.

[25 - 423](#)

**Attachments:** [6.26.25 Draft](#)

Commissioner Watkins moved, seconded by Commissioner Tafoya to approve the Minutes of the Proceedings for June 26, 2025. Vote 3-0.

**Aye:** Caughey, Tafoya II, Watkins

**Excused:** Stadel

**Absent:** Gaspar

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

2. Amendment to the 2024 IRC Section R303.5.10 Interior Finish  
(Postponed from August 14, 2025 and August 28, 2025)

[25 - 424](#)

**Attachments:**    [PC 9.11.25 Mtng Pkt Amend 2024 IRC](#)

Planning Manager Justin Arnold reported the proposed amendment to the 2024 IRC was the spray insulation. Discussion ensued on the processes used to test the effectiveness of a structure with no spray and what agencies were involved in the testing process.

Chairman Caughey called the Public Hearing to order for comments. Hearing no comments the hearing was closed and a motion and discussion called for.

Commission members discussed the safety of the responders versus the cost savings. Chairman Caughey responded that the results showed this was safer without the spray and that the exemption applies only for accessory structures.

Commissioner Watkins moved, seconded by Commissioner Tafoya to recommend to the Board of County Commissioners the amendment to the 2024 IRC section R303.5.10 for Interior Finish. Vote 2-1.

**Aye:**                    Caughey, Watkins

**Nay:**                    Tafoya II

**Excused:**            Stadel

**Absent:**                Gaspar

3. Public Hearing regarding a review and recommendation of the CJH Ranches Subdivision Permit and Plat (Postponed from August 14, 2025 and August 28, 2025)

[25 - 425](#)

**Attachments:**    [PZ-25-00044 PC Mtng Pkt 9.11.25](#)

Cate Cundall, Associate Planner, said the this subdivision permit would create nine tracts out of the 48 acre parcel. Each tract would average 5.33 acres and is located in the LU zone district. The tracts will be accessed of Road 215 onto an 80 foot cul-de-sac with a hammerhead turnaround.

Chairman Caughey called the Public Hearing to order. Residents making comments in opposition to the project were:

Mike Board - 3602 Road 215 - who had concerns about well interference and the floodplain.

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

Commissioner Tafoya moved, seconded by Commissioner Watkins to recommend to approval of the Subdivision Permit and Plat for CJH Ranches Subdivision located in a portion of Section 6, T14N, R64W, Laramie County, WY, to the Laramie County Board of Commissioners with

no conditions, and adopt the findings of fact a, b, and c of the staff report.  
Vote 3-0.

**Aye:** Caughey, Tafoya II, Watkins

**Excused:** Stadel

**Absent:** Gaspar

4. Public Hearing regarding a review and recommendation of the Bailey Estates Subdivision Permit and Plat (Postponed from August 14, 2025 and August 28, 2025)

[25 - 413](#)

**Attachments:** [PZ-25-00045 PC STAFF REPORT PKG 09.11.2025](#)

John Watkins recused himself from this agenda item and Natacha Gaspar joined the meeting via Zoom.

Sonny Pourchot, Associate Planner, said that Bailey Estates, located at Road 216 and Frentheway Road will divide the 39 acre tract into seven residential lots, each averaging 5.57 acres. Located in the LU zone district these will be residential tracts.

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

Commissioner Tafoya moved, seconded by Commissioner Gaspar to recommend approval of the Subdivision Permit and Plat for Bailey Estates, Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a and b of the staff report with the following condition: A non-adverse Chapter 23 Study recommendation from the Wyoming Department of Environmental Quality must be received and on file prior to recordation. Vote 3-0.

**Aye:** Caughey, Gaspar, Tafoya II

**Excused:** Stadel

**Recused:** Watkins

6. Public Hearing regarding a Zone Change from MR to MU for Tracts 1 and 2, York Subdivision, 2nd Filing, Laramie County, WY.

[25 - 426](#)

**Attachments:** [PC Mtng Pkt 9.11.25](#)

Cate Cundall, Associate Planner, reported Fox Properties 440S, LLC, submitted an application for a Zone Change for Tracts 1 and 2, York Subdivision, 2nd Filing, Laramie County, WY. This will change the zone district from MR-Medium Density to a MU-Mixed Use to accommodate both business and residential. An Administrative Plat was submitted concurrently. Currently the property is used for a residence and an

accessory structure.

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

Commissioner Watkins moved, seconded by Commissioner Tafoya to adopt the findings of fact a and b of the staff report and recommend approval of the Zone Change from MR to MU for Tracts 1 and 2, York Subdivision, 2nd Filing, Laramie County, WY to the Laramie County Board of Commissioners with one condition: Zone change is contingent upon the approval of York Subdivision, 2nd Filing Administrative Plat. Vote 3-0.

**Aye:** Caughey, Tafoya II, Watkins

**Excused:** Stadel

**Absent:** Gaspar

5. Public Hearing regarding a review and recommendation of a Zone Change from LU to PUD for a portion of Sections 5, 6, 7, T12N, R66W, of the 6th P.M., Laramie County, WY.

[25 - 421](#)

**Attachments:** [PZ-25-00056 PC Staff Report Pkg 09.11.2025](#)

Sonny Pourchot, Associate Planner, said that Tallgrass Integrated Logistics Solutions, LLC, submitted a zone change application to change a portion of Section 5,6,7, T12N, R66W from LU-Land Use zone district to PUD-Planned Unit Development to develop the Switchgrass Industrial Park for the purpose of creating an area for specialized commercial and industrial businesses, including significant data center and energy infrastructure development. The subject parcel is 1375.32 acres.

Representatives from Sweetgrass were in attendance to answer any questions.

Chairman Caughey opened the Public Hearing. Comments in opposition were made by:

Richard Juschka - 7402 S. Greeley

Randy Fox - 933 Pearl Court

Chris Olson-1412 Blue Willow Lane

Noise, well interference, and traffic were the concerns. These will be handled when the project goes through the Site plan process.

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

Commissioner Watkins moved, seconded by Commission Tafoya to recommend approval of a Zone Change from LU-land Use zone district to PUD - Planned Unit Development for a portion of Section 5, 6, 7, T12N, R66W, Laramie County, WY to the Laramie County Board of

Commissioners, and adopt the findings of facts a and b of the staff report with no conditions. Vote 3-0.

**Aye:** Caughey, Tafoya II, Watkins

**Excused:** Stadel

**Absent:** Gaspar

7. Public Hearing regarding the Laramie Range Wind Project Site Plan and Public Hearing only for the High-Power Transmission Lines (Postponed from August 28, 2025)

**25 - 419**

**Attachments:** [PZ-25-00048 PC STAFF REPORT PKG 09.11.2025](#)

Sonny Pourchot, Associate Planner, said the Laramie Range Wind Project will be located 20 miles NW of Cheyenne on deeded property. It will have up to 170 wind turbines generating up to 650 MW power. There has not been a DEQ Industrial Siting Council Hearing held yet.

Representatives from ConnectGen were in attendance to give a presentation and answer questions.

Chairman Caughey opened the Public Hearing. Comments in favor were made by:  
Charlie Farthing - 237 Road 234  
Gene VanDies - 455 W. Poplar  
Gary Negich-530 Beaufort Street

Comments in opposition were made by:  
Gary Brown - Representative HD 41  
Tina Whitney - 4380 Butch Cassidy  
Wendy Volk-4000 Bent Ave.  
Ann Brande-5304 Elk Avenue  
Andrew Joannides-1890 mesa Trail  
Ryan Schneider-5318 Powderhouse  
Terry Connolly-1920 Thomes Ave.  
Justin Gentle-2510 Road 240  
Scott Cherek-11044 Legend Trail  
Niffy McNiff Bale-6706 Redwood Court  
Dave Berry-Horse Creek Road  
Bill Dereemer-Horse Creek Road  
Linda Kirkbride-1111 Skyline Drive  
Thomas White-Harriman  
Doug Samuelson-1960 Torrington Road  
Jim Huntington-104 JW Court  
Ben ?-??  
Jane Osborn-1655 Road 238  
Carlyann Caruthers-State Parks & Historical Resources

Raymond Dick-3870 Butch Cassidy Trail  
Chris Colson-1412 Blue Willow  
Steven Jacobson-?? (Via Zoom)

Planning Manager Justin Arnold responded to concerns about road maintenance agreements, airports, floodplain permits, civil drawings, where power is going, cultural resources, DEQ Industrial Siting Council, reclamation. The Site Plan review process will be addressed further when it is submitted to the DEQ and additional state agencies review the application.

Hearing no further comments the hearing was closed. Chairman Caughey thanked all who spoke and called for a motion and discussion.

Commissioner Watkins moved, seconded by Commissioner Tafoya to postpone the decision on this project until after the DEQ Industrial Siting Council hearing. Vote 3-0.

**Aye:** Caughey, Tafoya II, Watkins

**Excused:** Stadel

**Absent:** Gaspar

### **Adjournment**

There being no further business the meeting was adjourned at 7:03 p.m.