

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

Thursday, October 24, 2024

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,
Mark Smith
Excused Natacha Gaspar

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for October 10, 2024.

[24 - 506](#)

Attachments: [PC 10.10.24 Draft](#)

Jack Stadel moved, seconded by John Watkins to approve the Minutes of the Proceedings of the October 10, 2024. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Smith

Excused: Gaspar

Land Use: Variances/Board App./Plats

2. WITHDRAWAL of the Wind and Solar Energy Site Plan for Green Minting Technologies, located in a Portion of the SW ¼ of Section 5 and the NW ¼ of Section 8, Township 14 North, Range 68 West of the 6th P.M., Laramie County, WY.

[24 - 507](#)

Attachments: [PZ-24-00080 LCPC STAFF REPORT 10.24.24](#)

This project has been withdrawn at present by the applicant while a new location for the site is being selected. The site plan will be redesigned and new public hearing dates will be scheduled once the applicant resubmits the application.

No action was required.

- 3. PUBLIC HEARING regarding a Subdivision Permit and Plat for The Saddle Club, situated in a portion of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, WY. [24 - 508](#)

Attachments: [PZ-24-00078 LCPC STAFF REPORT PKG 10.24.24](#)

Steil Surveying Services, LLC, on behalf of Sara Smith, submitted a Subdivision Permit and Plat application to divide 20 acres into 3 residential lots approximately 6 1/2 acres each. The subject parcel is located in the LU-Land Use zone district and will be accessed from Road 146, while tracts 2 and 3 will be accessed from a private access easement. The plat will clarify 40 foot of ROW dedicated for Road 146. Water and sanitary sewer will be provided by individual wells and septic systems. The Comprehensive Plan identifies the area as Rural Ag Interface.

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

Mark Smith moved, seconded by Jack Stadel to adopt the findings of fact a and b of the staff report and to recommend approval of the Subdivision Permit and Plat for The Saddle Club by the Board of County Commissioners. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Smith

Excused: Gaspar

- 4. PUBLIC HEARING regarding the review and recommendation of the Subdivision Permit and Plat for Cowboy Kids at Ridley Ranch, 2nd Filing. [24 - 509](#)

Attachments: [PZ-24-00081 PC 10.24.24 Mtng Pkt](#)

AVI, PC, on behalf of Cowboy Kids Land Company, LLC, submitted a Subdivision Permit and Plat application for Cowboy Kids at Ridley Ranch, 2nd Filing, located southwest of the I-25 and Road 220 intersection. The 283.1 gross acre parcel will be divided into 45 tracts, 41 being developable tracts and 4 being open space lots that cannot be developed and will be owned and managed by an HOA. The proposed subdivision will remain zoned as LU-Land Use and any commercial development will require a site plan and possible zone change.

A D.E.Q. Chapter 23 Non-Adverse recommendation has been received for the proposed

project. Individual wells and septic systems will provide water and sanitary sewer service. The subdivision will be accessed via three approaches, two from the I-25 service road and one via Ridley Road.

Agency review comments were addressed with Environmental Health comments regarding Lots 40 and 41 remaining to be resolved in regards to layout of improvements to allow for placement of a septic system due to the large amount of floodplain on these two tracts. A configuration of these two tracts have been received, but Environmental Health has not yet reviewed so staff is requesting that the Planning Commission place a condition on their recommendation that the issue must be resolved. Several public comments in opposition to this project were received.

Mark Christensen, owner's agent, was present to answer any questions.

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

1. David Webster - 2087 Painted Sky Rd - Concerns are the sale of lots for commercial use, use of open space that could require large quantities of water, commercial use should be identified at this time so prospective home buyers would know.
2. Steven Cooke - 2346 Silver Gate Way - Concerns that commercial use does not fit into residential area, averaging of acreage shouldn't be allowed, lack of transparency for the project. use of livestock well currently located on the parcel.
3. Rene Winfrey - 1978 Road 120 - Concerns with interference with existing wells, too new homes will affect the rural area, and congestion of travelers on the neighborhood by future businesses, and impact of closure of the interstate if a gas station is built at this location.
4. Gloria Smith - 2434 Petersen Drive - Concerns that any commercial development could include uses that would negatively impact the area such as gambling, truck stops, and hotels. Also the amount of available of water for the new development.

There being no further comments Chairman Caughey closed the hearing.

Taft Love, project owner, responded to questions on the open space use which will be held in undivided interest and controlled by an HOA. Covenants are being compiled, but not yet completed. The existing well on the south edge of development is used for watering livestock. Mr. Love assured the audience that when he bought the property he assured the seller that no truck stop or gas station would be developed on the property.

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

John Watkins moved, seconded by Mark Smith to recommend approval of the Subdivision Permit and Plat for Cowboy Kids at Ridley Ranch, 2nd Filing, to the Laramie County Board of Commissioners with one condition and adopt the findings of facts a and b of the staff report. Vote 4-0.

Aye: Caughey, Stadel, Watkins, Smith

Excused: Gaspar

New Business

Mark Smith announced his resignation from the Laramie County Planning Commission, effective following the December 12, 2024, Planning Commission meeting.

Adjournment

There being no further business the meeting was adjourned at 4:18 p.m.