

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, May 8, 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, John Watkins, Natacha Gaspar, Johnny J Tafoya II
Excused	Jack Stadel

Approval of Minutes

7. Consideration of the Minutes of the Proceedings for April 24, 2025.

[25 - 178](#)

Attachments: [4.24.25 Draft](#)

John Watkins moved, seconded by Johnny J. Tafoya, II to approve the Minutes of the Proceedings for April 24, 2025. Vote 4-0.

Aye: Caughey, Watkins, Gaspar, Tafoya II

Excused: Stadel

Land Use:Variances/Board App./Plats

8. Review and action on a Zone Change from MR - Medium Density Residential to PUD - Planned Unit Development for Cowboy Brew Subdivision, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1, Laramie County, WY.

[25 - 181](#)

Attachments: [PZ-25-00007 LCPC STAFF REPORT 05.08.2025](#)

Justin Arnold, Planning Manager, of behalf of Sonny Keen, Associate Planner reported that BT II, LLC requested a Zone Change from MR to PUD for Cowboy Brew Subdivision, 1st Filing, Tract 2 and BT II First Subdivision, Lot 2, Block 1, to construct a campground. The property was approved prior for a zone change from CB to MR to allow for an apartment complex. That project was determined to not be fiscally viable and the decision was made to instead develop the site for an RV Campground. The proposal includes a total of 47 RV spaces of varying sizes, office/laundry facility and dog park. The RV spaces are arranged along 2 looped drives utilizing 2 access points along South Greeley Highway. The RV spaces will be equipped with sewer, water, and electrical services.

Deanne Roon, agent for the owner, answered questions from the Planning Commission.

Chairman Caughey called the public hearing to order. Receiving no 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 MR - Medium Density Residential to PUD - Planned Unit Development for Cowboy Brew Subdivision, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1, 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 4-0.

Aye: Caughey, Watkins, Gaspar, Tafoya II

Excused: Stadel

9. Public Hearing regarding a review and recommendation of the Dea Subdivision Permit and Plat.

[25 - 199](#)

Attachments: [P.C. Mtng Pkt 5.8.25](#)

Cate Cundall, Associate Planner, reported that an application for approval of the Dea Subdivision Permit and Plat was submitted on behalf of Robert A. Dea, II and Rebekah A. Dea for a portion of the East 1/2 of Section 3, T16N, R67W. This will create five residential tracts from the 35.01 acre parcel. The land is in the LU zone district and is vacant residential land with one residence. The lots will average 8.0 acres, meeting the size requirements of the AMEC Memo for Zone 4. The lots will be served by private wells and septic systems. The lots will be accessed via Road 124.

Mark Christensen, applicants agent, was present to answer questions.

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

Natacha Gaspar moved, seconded by John Watkins to recommend the

approval of the Subdivision Permit and Plat for Dea Subdivision, located in a portion of the E1/2 of Section 3, T16N, R67W, 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.

Adjournment

There being no further business the meeting adjourned at 3:39 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, May 8, 2025.

Approved by the Laramie County Planning Commission on Thursday, May 22, 2025.