

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, January 22, 2026

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, Brian Casey, Jack Stadel, Johnny J Tafoya II
Excused	John Watkins

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for January 8, 2026.

[26 - 039](#)

Attachments: [1.8.26 Draft](#)

Commissioner Stadel moved, seconded by Commissioner Casey to approve the Minutes of the Proceedings for January 8, 2026, Vote 4-0.

Aye: Caughey, Casey, Stadel, Tafoya II

Excused: Watkins

Land Use:Variances/Board App./Plats

2. Review and Action on a Class B Conditional Use Permit for the Microsoft CYS07 Parking Area and Laydown Yard.

[26 - 051](#)

Attachments: [PZ-25-00070 PC Staff Report Pkg 01.22.2026](#)

Cate Cundall, Associate Planner, on behalf of Sonny Pourchot gave the staff report for the Class B Conditional Use Permit that Hensel Phelps contractor for the project,

submitted for the Microsoft CYS07 Parking Area and Laydown Yard. The purpose of the permit is for the construction staging area for the new Microsoft CYS07 building. The site will house multiple job trailers, provide parking, supply and equipment storage, and roads to access the building site. It is 11.09 acres in size and located in the LU zone district. The site plan associated with this project will be approved administratively. At this time agency reviews are being addressed and a Traffic Impact Study is being completed.

Tristan Cordier, AVI PC, applicants agent and Sam Blayha, Hensel Phelps representative were present to answer questions. Tristan said the WYDOT access permit is being finalized and they are working with the WY G&F to mitigate impacts to wildlife in the area. WAPA had comments and they are working with them for a crossing permit. Multiple schedules are involved but this project is shorter term, estimated to be 6 months. The longest part is the WYDOT approach.

Chairman Caughey opened the Public Hearing for this Class B Conditional Use Permit. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded my Commissioner Stadel to approve the Class B Conditional Use Permit for the Microsoft CYS07 Parking Area and Laydown Yard, and adopt the finds of facts a, b, and c of the staff report with the following conditions:

1. Comply with Wyoming Game and Fish to avoid development and construction activities at the site between November 15th to April 30th.
1. Applicant understand and acknowledges that all agency comments, including, but not limited to, those attached in the Review and Action on a Class B Conditional Use Permit for the Microsoft CYS07 Parking Area and Laydown Yard, located in a parcel of land situated in the SW1/4NE1/4 of Section 5, Township 13 North, Range 67 West, of the 6th P.M., Laramie County, WY, must be addressed and corrected by the Applicant on the site plan prior to a Certificate of Review being issued by Laramie County Planning and Development. Vote 4-0.

Aye: Caughey, Casey, Stadel, Tafoya II

Excused: Watkins

Adjournment

There being no further business the meeting was adjourned at 3:44 p.m.