

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, December 11, 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

Roll Call

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

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for November 13, 2025.

[25 - 561](#)

Attachments: [11.13.25 Draft](#)

Commissioner Stadel moved, seconded by Commissioner Casey to approve the Minutes of the Proceedings for November 13, 2025. Vote 4-0.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

Land Use:Variances/Board App./Plats

2. POSTPONEMENT until January 22, 2026, THE PUBLIC HEARING regarding a Conditional Use Permit - Class B for a parcel of land being situated in a portion of Section 5, T13N, R67W, of the 6th P.M., Laramie County, WY.

[25 - 579](#)

Attachments: [PZ-25-00070 PC Postponement](#)

Sonny Pourchot, Associate Planner, reported that additional time is needed for the

applicant to address agency review comments and the project is being reconfigured. Commissioner Casey moved, seconded by Commissioner Stadel to postpone the Public Hearing for the Class B Conditional Use Permit for the CYS07 Project until January 22, 2026. Vote 4-0.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

3. Review and Action on a Class B Conditional Use Permit for the PBA Junction Cell Tower, located in a portion of Section 28, Township 17 North, Range 60 West, Laramie County, WY.

[25 - 578](#)

Attachments: [PZ-25-00071 PC Pkt](#)

[PBA Junction- planning commission presentation](#)

[12.11.25 REV 12.11.25](#)

[RMT - PBA Junction - RF Justification](#)

Cate Cundall, Associate Planner, said that Rocky Mountain Tower, on behalf of Hayco, LLC, has submitted applications for a Class B Conditional Use Permit and a Site Plan Permit for a 199 foot lattice tower and ground mounted telecommunications equipment within a 60' x 60' lease area located at 2817 State highway 215, Albin, WY. The tower is designed to support up to four carriers.

The site will be located in the NW corner of a 400 acre parcel with several pivots. The Site Plan will be approved administratively and the Planning Commission will approve the Conditional Use Permit.

The tower will be set back 200 feet from the property lines meeting the requirements of the 2025 LCLUR. No markings or lighting will be required at the site, no increase in traffic, and the tower will not emit any noise or odor. Agency reviews are being completed with the WY Game and Fish requesting construction activities not occurring between March 15 and June 30 since the site is located in a sharp-tailed grouse range and habitat.

Sarah Neace, applicants agent, showed a PowerPoint presentation on the project.

Chairman Caughey called the Public Hearing to order. Shelley Neace, owner of Rocky Mountain Tower, said that talks are ongoing with Verizon to use the tower.

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

Commissioner Watkins moved, seconded by Commissioner Stadel to approve the Class B Conditional Use Permit for the PBA Junction Cell Tower and adopt the findings of facts a, b, and c of the staff report with one condition to avoid construction and other development related

activities at the site between March 15 and June 30 at the request from WY Game and Fish. Vote 4-0.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

Adjournment

There being no further business the meeting was adjourned at 3:55 p.m.