

Board of County Commissioners

Minutes of the Proceedings - Final

Historic Courthouse
310 W 19th Street
Cheyenne, WY 82001



Tuesday, July 15, 2025

3:30 PM

Commissioners Board Room

Roll Call/Call to Order

Present: Chairman Gunnar Malm, Vice Chairman Troy Thompson, Commissioner Linda Heath, Commissioner Don Hollingshead, Commissioner Ty Zwonitzer

Minutes

1. Consideration of the Budget Hearing Minutes of Proceedings for June 26, 2025. [25 - 309](#)

Attachments: [Draft of the Budget Hearing June 26, 2025 Minutes](#)

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Thompson, that this agenda item be approved. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead, Zwonitzer

2. Consideration of the Minutes of Proceedings for July 1, 2025. [25 - 310](#)

Attachments: [Draft Minutes July 1, 2025](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Hollingshead, that this agenda item be approved. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead, Zwonitzer

Consent Agenda

Approval of the Consent Agenda

A motion was made by Commissioner Hollingshead, seconded by Commissioner Zwonitzer, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

3. Consideration of an administrative services agreement between Laramie County, WY, and Blue Cross Blue Shield of WY. The agreement pertains to an employee welfare benefit plan maintained by the county as plan sponsor and administrator for the benefit of its participants and beneficiaries. [25 - 308](#)

Attachments: [Administrative Services Agreement, BCBS of WY](#)

This agenda item was approved.

4. Consideration of an addendum between Laramie County, WY, and Landree Trehal, dba Ringside Live, fka ShowBarnFlix, in an amount not to exceed \$7,200 to provide livestreaming events at the Laramie County Fair as described in attachment A. [25 - 312](#)

Attachments: [Addendum, Landree Trehal dba Ringside Live](#)

This agenda item was approved.

5. Consideration of a 10-day malt beverage permit submitted by Laramie County Community College, dba LCCC Dining Services, for an event from July 30 through Aug 8, 2025, at the Archer Complex. [25 - 314](#)

Attachments: [24-hour Permit, LCCC Dining Services, July 30 - Aug 8, 2025](#)

This agenda item was approved.

Contract/Agreement/Leases

6. Consideration of an addendum between Laramie County, WY, and FRSecure, LLC, in the amount of \$48,000 to provide information security services as described in attachment A. [25 - 307](#)

A motion was made by Vice Chairman Thompson, seconded by Commissioner Heath, that this agenda item be approved. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

7. Consideration of an addendum to jail services agreement between Laramie County, WY, and TW Vending, Inc, dba Turnkey Corrections, to provide commissary services at the Detention Center as fully described in attachment A. [25 - 319](#)

Attachments: [Addendum, TW Vending, Inc, dba Turnkey Corrections](#)

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, that this agenda item be approved. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Resolutions

8. Consideration of a resolution to prohibit open carry for all county buildings and facilities, effective July 15, 2025. [25 - 320](#)

Attachments: [Resolution, Prohibit Open Carry for All County Buildings and Facilities](#)

County Attorney Mark Voss explained there were recent changes in state law regarding conceal carry and open carry of firearms. He said the law gives municipalities and counties the ability to prohibit open carry in and on governmental property. He said the resolution is a proposition to prohibit open carry in and on county property.

Commissioner Thompson said he did not see a good reason to prohibit open carry. Commissioner Hollingshead said the prohibition would cause undue angst to people and would be challenged by certain groups.

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, that this agenda item be approved. The motion failed by the following vote:

Nay: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Public Hearings/Rules & Reg's

9. PUBLIC HEARING regarding the adoption of the 2025 Laramie County Land Use Regulations.

25 - 315

Attachments: [Adoption of 2025 Laramie County Land Use Regulations](#)

Chairman Malm opened the meeting for PUBLIC COMMENT.

Julie Formby said the requirement to get a permit for a home occupation was government overreach and requested the requirement be removed.

Justin Arnold, Planning, said the current rules have a permit requirement and contain stringent requirements on the definition of a home occupation. He noted the permit is free of charge and exists so people know about the provisions of a home occupation. He said existing businesses will receive amnesty with the caveat that they will be subject to nuisance laws.

Arnold provided further explanation on the intent of the postponement on the proposed land use regulations. He said they wanted to be transparent about the incorporation of changes, one of which would provide another tool for applicants whose application was denied by the board of commissioners to request reconsideration of the decision. He said under current regulations, if commissioners deny a use, the applicant has to go to district court. He added they have been working on the regulations for 2.5 years.

Formby asked about the impact of zone changes on property taxes and noted that several zones would be changed to Land Use (LU). Chairman Malm said agricultural assessment for taxes is based on use of the land, not on zoning. Arnold added that property owners would have to be in an unplatted parcel to claim the agricultural exemption under statute.

Formby provided additional comment that people were not aware of the proposed zone changes. Chairman Malm replied there have been publications, public hearings, open houses, and social media, among other outreach methods. Arnold added that in addition to the required public notices and open houses, more than 1700 emails were sent, radio interviews were conducted, and he has talked with at least one in 10 constituents in unincorporated Laramie County. Commissioner Thompson stressed the importance of feedback on the regulatory process. Formby suggested homeowners associations could be informed.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

In response to a questions from commissioners about levels of home occupations and small tiered marketing businesses, Arnold explained that home occupations are not intended to have retail sales open to the public. He said businesses open to the public will have a site plan, and the proposed regulations allow flexibility for whatever people might be doing on their property. He added home occupations are online, by phone, or by appointment.

A motion was made by Vice Chairman Thompson, seconded by Commissioner Zwonitzer, that this agenda item be postponed until August 5, 2025. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

10. PUBLIC HEARING to amend the unincorporated Laramie County zone district map.

[25 - 316](#)

Attachments: [Adoption of the Unincorporated Laramie County Zone District Map](#)

A motion was made by Vice Chairman Thompson, seconded by Commissioner Zwonitzer, that this agenda item be postponed until August 5, 2025. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

11. PUBLIC HEARING regarding a resolution adopting Laramie County Planning and Development FY25/26 fee schedule.

[25 - 317](#)

Attachments: [Planning and Development FY25/26 Fee Schedule](#)

A motion was made by Vice Chairman Thompson, seconded by Commissioner Zwonitzer, that this agenda item be postponed until August 5, 2025. The motion carried by the following vote:

Land Use:Variances/Board App./Plats

12. PUBLIC HEARING regarding a zone change from AR - Agricultural Residential to CB - Community Business for a portion of Sect 36, T14N, R66W, Laramie County, WY.

[25 - 311](#)

Attachments: [Sutherland, Wit's End Adventure Park, Zone Change](#)

Justin Arnold, Planning, said David Sutherland submitted an application for a zone change for a portion of section 36, T14N, R66W, Laramie County, located at 2607 and 2611 Whitney Rd. The application was submitted to change the zone district from AR-Agricultural Residential- to CB-Community Business- zone district to accommodate the proposed Wit's End Adventure Park, a recreational entertainment

venue with an outdoor paintball field and axe throwing. Arnold said Laramie County Land Use Regulations identifies entertainment and recreation facilities as a use by right in the CB zone district.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Ryan Cox, State Engineers' office, said the well needs to be brought up to statute and regulations. He recommended the applicant work with his office to ensure everything is in order.

Arnold said the State Engineer can be included on the site plan review, and informed the board there was no need for an additional condition.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Commissioner Zwonitzer, seconded by Commissioner Hollingshead, to approve the zone change from AR to CB for a portion of Section 36, Township 14 North, Range 66 West, Laramie County, WY, with no conditions, and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

- 13.** PUBLIC HEARING regarding a subdivision permit and plat for Archer Estates, 12th Filing, located at Tract 1, Archer Estates, 9th Filing, Laramie County, WY.

25 - 313

Attachments: [Archer Estates, 12th Filing, Subdivision Permit and Plat](#)

Justin Arnold, Planning, said Jones Land Surveying, Inc, on behalf of Carl L and Debra K Smith, submitted an application for approval of a subdivision permit and plat for Archer Estates, 12th Filing, located at Tract 1, Archer Estates, 9th Filing, Laramie County, WY. The proposed subdivision will create two (2) residential tracts from the parcel.

Chairman Malm opened the hearing for PUBLIC COMMENT.

Ryan Cox, State Engineer's office, noted the subdivision will be in the Laramie County control area, conservation area, one water right attached to the entire land. He said the applicant needs the water rights attached to the proper tract of the land, and if there is a new well, the approved permit will be issued through the State Engineer's office.

Hearing no further PUBLIC COMMENT, Chairman Malm closed the hearing.

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, to approve the subdivision permit and plat for Archer Estates, 12th Filing, subdivision located at Tract 1, Archer Estates, 9th Filing, Laramie County, WY, with no conditions, and adopt the findings of fact a and b of the staff report. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

Further Business

- 14.** Consideration of amendment No 2 to agreement (240319-22) between Laramie County, WY, and MedTrust, LLC, dba MedHealth, to extend the agreement from July 1, 2025, through and including June 30, 2026, to provide correctional health care services.

[25 - 321](#)

Attachments: [Amendment No 2, MedHealth](#)

A motion was made by Vice Chairman Thompson, seconded by Commissioner Hollingshead, that this agenda item be approved. The motion carried by the following vote:

Aye: Malm, Thompson, Heath, Hollingshead,
Zwonitzer

The meeting adjourned at 4:23 pm.

CERTIFICATION

I, Debra K. Lee, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Tuesday, July 15, 2025.

Approved by : Debra K. Lee, County Clerk

Reviewed by : Gunnar Malm, Chairman,
Board of County Commissioners

Reasonable Accommodations

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or humanresources@laramiecountywy.gov at least two business days prior to the meeting. Per WS §18-3-516(f), access to county information can be obtained at laramiecountywy.gov.