

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, March 26, 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. with all members present. 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, John Watkins

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for January 22, 2026.

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Attachments: [2.22.26 Draft](#)

Commissioner Stadel moved, seconded by Commissioner Casey to approve the Minutes of the Proceedings for January 22, 2026. Vote 5-0.

Aye: Caughey, Casey, Stadel, Tafoya II, Watkins

Land Use:Variances/Board App./Plats

2. Public Hearing for a Variance for minimum lot size requirements of the AMEC Overlay for the Drake and Tamarah Jorns property located in a portion of Section 25, Township 14 North, Range 62 West, Laramie County, WY.

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Attachments: [Jorns Variance Mtng Pkt](#)

Cate Cundall, Planner, gave the staff report for the variance request for Drake and

Tamarah Jorns from the AMEC Overlay. The subject property lies in the AMEC Zone 1 area, adjacent to AMEC Zone 2. Zone 1 requires a minimum lot size of 248 acres while Zone 2 requires 5.25 acres per lot. The parcel is in the same section where the dividing line between Zone 1 and Zone 2 exists.

The applicants are asking for a variance so in the future this 25.4 acre parcel can be divided into three (3) residential tracts. While the parcel lies in the LU zone district and would normally require a minimum of 5.25 acres per lot, the AMEC Overlay prevents subdivision of the property.

There are 4 existing homes that lie in Section 25 that do not meet the Zone 1 lot size requirements even though they all lie in this zone. NRCS soil data was submitted for the parcel.

Initial discussion with the Board of County Commissioners indicate their agreement with approving AMEC Overlay variance requests for parcels located within one mile of an interface between zones. Changes to the LCLUR will be codified through a future amendment.

In accordance with Section 2-2-102 governing the criteria for approving a variance all criteria must be met by the applicant for approval by the Planning Commission.

Members of the Planning Commission suggested that when the regulations are amended for the AMEC Overlay minimum lot size requirements that the State Engineers Office be consulted for the buffer distance, require inclusion of soil tests with the application, and set restrictions on accumulative number of lots.

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

Commissioner Watkins moved, seconded by Commission Tafoya to approve the variance request for a minimum lot size requirements of the AMEC Overlay to allow lot sizes of 5.25 acres on the Drake and Tamarah Jorns property located in a portion of Section 25, Township 14, North, Range 62 West, Laramie County, WY. Vote 5-0.

Aye: Caughey, Casey, Stadel, Tafoya II, Watkins

3. Review and Action on a Class B Conditional Use Permit for Union Wireless Towers, located in numerous locations in Laramie County.

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Attachments: [Union Wireless Tower Class B PC Packet](#)

Cate Cundall, Planner, gave the staff report for the Class B Conditional Use Permit that SAC Wireless, LLC on behalf of Union Wireless submitted for the relocation and up grade of four existing commercial wireless tower sites and one new commercial wireless sites.

The location of the new site is Hillsdale North Tower on Road 143 that includes a 80' lattice self-supported tower, ice bridge, and antennas in a fenced 80' x 80' area. It also includes two small buildings and a 500 gallon propane tank and pad.

Updated sites are the 7 Mile Butte Tower at 713 Road 161, Cheyenne Sara Ranch Tower at 2275 W. College Drive, Egbert Tower at 5360 Road 211, and Benedek East Tower at 1889 Happy Jack Road. These sites will have an additional tower added and keep the existing tower and equipment.

Chairman Caughey called the public hearing to order. Hearing no comments the meeting was adjourned and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commissioner Stadel to approve the Class B Conditional Use Permit for the Hillsdale North Tower, 7 Mile Butte Tower, Cheyenne Sara Ranch Tower, Egbert Tower, and the Benedek East Tower and adopt the findings of facts a, b, and c of the staff report. Vote 5-0.

Aye: Caughey, Casey, Stadel, Tafoya II, Watkins

4. Review and Action on a Class C Conditional Use Permit for the Horse Creek Rock Quarry Expansion, located in a portion of land situated in the E ½ Section 31, S ½ Section 32, T18N, R70W, and E ¼ NE ¼ Section 5, E ½ Section 6, T18N, R69W, Laramie County, WY, and located at 3380 Horse Creek Rd, Cheyenne, WY.

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Attachments: [PZ-26-00011 PC STAFF REPORT 03.26.2026](#)

Sonny Pourchot, Planner, gave the staff report for the Class C Conditional Use Permit that Brierley Associates, on behalf of L.G. Everist, Inc. submitted for approval of the Horse Creek Rock Quarry Expansion. The purpose of the project is to expand the Limited Mining Operation on 15 acres of land to a Large Mining Operation on 600 acres of land. The Certificate of Compliance from Laramie County Planning was issued on March 21, 2025, for the Limited Mining Operation Permit. The property is accessed from Horse Creek Road and lies in the Land Use zone district.

Representatives from Brierley Associates were in attendance to answer questions and gave a brief overview of their project.

Chairman Caughey called the Public Hearing to order. Comments in opposition of the project were heard from Wendy Volk. Comments in support were heard from Charlie Farthing. Hearing no further comments the hearing was closed and a motion and discussion called for.

Concerns regarding roads and water use will be addressed during the Site Plan planning stage.

Commissioner Watkins moved, seconded by Commissioner Tafoya to recommend approval of the Class C Conditional Use Permit for the Horse Creek Rock Quarry Expansion, located in a portion of land situated in the E1/2 Section 31, S1/2 Section 32, T18N, R70W, and E1/4NE1/4 Section 5, E1/2 Section 6, T18N, R69W, of the 6th P.M., Laramie County, WY, to the Laramie County Board of Commissioners with the following condition: Comply with and provide a copy of the approved Department of Environmental Quality Permit. Vote 5-0.

Aye: Caughey, Casey, Stadel, Tafoya II, Watkins

5. Review and Action on a Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, located in a portion of land situated in the NE ¼ of Section 11, Township 14 North, Range 70 West, of the 6th P.M., Laramie County, WY.

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Attachments: [PZ-26-00010 PC STAFF REPORT 03.26.2026](#)
[PZ-26-00010 PC Hearing Submittals Rec.](#)
[3.26.26-Applicant Attny](#)
[PZ-26-00010 PC Hearing Submittals Rec.](#)
[3.26.26-Applicant](#)
[PZ-26-00010 PC Hearing Submittals Rec. 3.26.26-L.](#)
[Cummins](#)

Chairman Caughey announced that he was recusing himself for this agenda item, turned the meeting over to Vice Chairman Watkins, and exited the room.

Sonny Pourchot, Planner, gave the staff report for the Bit-O-Wyo Class C Conditional Use Permit submitted by Riedel Ventures, LLC, on behalf of Tania Riedel for a parcel located in the NE1/4 of Section 11. T14N, R70W to re-establish Bit-O-Wyo Ranch and Events. The business had ceased operation for over a year and now requires Board approval to reopen.

Agency comments are still being addressed, mainly access to the site. The property is currently accessed from Happy Jack Road; however, the applicant wishes to access to Brush Creek Road which will require a Right-of-Way permit through the Bureau of Land Management which is still being processed. This will necessitate Brush Creek Road being engineered and brought up to County Standards. The applicant is working with Environmental Health to bring the property up to their standards for commercial uses.

Public notice was provided, and several comments were received.

Applicants were in attendance to answer questions and gave a presentation on their business plan. Participating in this was Tanya Riedel, Hailey Parson, Lacey Coward, Austin Coward, Heather Steel (Call In), and Jeffrey Boldt.

Vice Chairman Watkins called the public hearing to order.

Speaking in opposition with concerns that included roads, noise, fire, nuisances, and wildlife.

John Ysebaert - 1320 Bobcat Trail

Justin Lambert - 515 Valley View Drive

KJ Cullen - 703 Crow Creek Road

Nancy Sleper - 811 Latigo Loop

Rene Hanson - 472 Happy Jack Road

Paul Frauendienst-7826 Hawthorne Drive

Pru Marshall-714 Hyde Merritt Road

Jason Wasserburger-2120 Carey Avenue

Lisa Losser-484 Happy Jack Road

Kelly Zimmerman-484 Happy Jack Road

Chris Christiansen-4764 Hyde Merritt Road

Jo Zimmerman-1370 Wildcat Trail

Justin Hesser-3001 Henderson Drive

Kelly Ysebaert-1320 Bobcat Trail

Kathleen Perino-468 Happy Jack Road

Tom Bougsty-714 Hyde Merritt Road

Bartemus Smith (Call In)-no address given

Speaking in support:

Tanya Miller-1503 Summerset Drive

Andy Bartel (call In)-516 Brush Creek Road

Tony Brannan-4840 King Arthur Way

There being no further comments Vice Chairman Watkins closed the hearing and called for a motion and discussion.

Questions of planning staff included the process of the Site Plan for Bit-O-Wyo where roads, noise, BLM access, parking, water, safety mitigation measures, wildlife, and buildings will be addressed. Commercial building permits will be required following approval of the Class C CUP and Site Plan.

Staff recommended three conditions be placed on the Class C Cup and commission members discussed additional conditions to address concerns regarding noise, traffic, and event curfew times.

Commissioner Tafoya moved to recommend approval of the Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, to the Laramie County Board of Commissioners, and adopt the findings of fact a, b, and c of the staff report with the staff recommended conditions. Receiving no second Commissioner Tafoya withdrew his motion to allow for further discussion on additional conditions dealing with noise, hours of operation, and setting a maximum number of people allowed at events.

Commissioner Casey moved, seconded by Commissioner Stadel to recommend approval of the Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, located in a parcel of land situated in the NE1/4 of Section 11, Township 14 North, Range 70 West, of the 6th P.M., Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of fact a, b, and c of the staff report with the following conditions:

1. Applicant must bring Brush Creek Road to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards for private access.
2. Applicant must show proof from Environmental Health that they have satisfied their standards for commercial use.
3. Approved easement agreement between landowner and the Bureau of Land Management.
4. Reasonable decibel level at the property line, recommending 50 decibels at the property line.
5. Event ends time at 10:00 p.m.
6. No more than 100 people, including staff.

Vote 4 ayes, 1 abstain.

Aye: Casey, Stadel, Tafoya II, Watkins

Abstain: Caughey

Adjournment

There being no further business the meeting adjourned at 7:51 p.m.