

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, May 14, 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 member present. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

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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 March 26, 2026.

[26 - 249](#)

Attachments: [3.26.26 Draft Minutes](#)

Commissioner Watkins moved, seconded by Commissioner Stadel to approve the Minutes of the Proceedings for March 26, 2026. Vote 5-0.

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

Land Use:Variances/Board App./Plats

2. Review and Action on a Class C Conditional Use Permit for the BT Campground Cabins, located in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, Laramie County, WY, and located at 215 S Greeley Highway, Cheyenne, WY.

[26 - 246](#)

Attachments: [PZ-26-00019 PC STAFF REPORT PKG 05.14.2026](#)

Sonny Pourchot, Associate Planner reported that the application for the Class C Conditional Use Permit was filed by BR II, LLC, to expand the BT Campground to include eight (8) new cabins. Additional applications for a Modest Plat and Site Plan Amendment were also received to allow for a lot line adjustment to acquire the land for the new cabin location and to include the cabins on the site plan.

The subject parcel is located in the Community Business zone district and consists of 0.43 acres, with the remainder of the BT Campground being zones as PUD. Water and sewer service will be provided by South Cheyenne Water and Sewer.

Staff found that this application is in conformance with the plans and policies of Laramie County and recommend approval.

Chairman Caughey called the Public Hearing to order. The applicant was present to answer any questions that the Commission may have. Jay Volk - 6106 Yellowstone Road - Concerned about traffic turning onto S. Greeley Highway, lack of drainage and traffic study.

Hearing no further comments the meeting was adjourned and a motion and discussion called for.

Staff responded that traffic and drainage would be addressed at the site plan stage for this project.

A motion was made by Commissioner Watkins, seconded by Commissioner Stadel to recommend approval of the Class C Condition Use Permit for the BT Campground Cabins, located in a portion of Tract 4, Allison Tracts, situated in the W1/2 of Section 8, T13N, R66W, Laramie County, WY, to the Board of County Commissioners, and adopt the findings of facts a, b, and c of the staff report with no conditions. Vote 5-0.

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

- 3. Review and Action on a Minor Subdivision Permit and Plat for [26 - 247](#)
 "Captain Soltierra" subdivision, located in a portion of
 Section 30, T15N, R62W, of the 6th P.M., Laramie
 County, WY.

Attachments: [PZ-26-00014 PC STAFF REPORT PKG 05.14.2026](#)

Sonny Pourchot, Associate Planner, reported that this 90.01 acre parcel into sixteen (16) tracts, with each averaging between 5.25 and 8.84 acres. Located in the Land Use zone district the parcel is surrounded by residential and agricultural uses. If approved a DEQ Chapter 23 non-Adverse recommendation is required prior to recordation. Individual wells and septic systems will service each tract.

Chairman Caughey call the public hearing to order. Shane Hansen, agent for the applicant was present to answer any questions. Comments made in opposition for the proposed subdivision were:

Charlie Brown - 1656 State Highway 213 - Concerns with noise and visual interference.

Kenneth King - 5151 Road 222 - Concerns with sizes of tracts being created, would like them to be larger.

Shawn Perkins - 1787 Road 147 - Concerns about well interference.

Laura Doan - 1621 Swing - Concerns with growth that is affecting law enforcement, schools, fire, hospital, and EMS.

Staff responded to concerns raised.

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

Commissioner Casey moved, seconded by Commissioner Stadel to recommend approval of Captain Soltierra Subdivision, located in a portion of Section 30, T15N, R62W, of the 6th P.M., Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a and b of the staff report with one condition:

1. A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received prior to plat recordation. Vote 5-0.

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

4. Review and action on a Class B Conditional Use Permit for the Horse Creek Rustic Tower, located in a portion of Section 10, T15N, R69W, Laramie County, WY.

[26 - 250](#)

Attachments: [PZ-26-00022 PC Mtng Pkt](#)

Cate Cundall, Associate Planner, reported that Bridger Tower Company on behalf of the Bryan Mac Chesney Trust and Verizon Wireless, submitted a Class B Conditional Use Permit application for approval of a wireless telecommunications facility at 1942 Horse Creek Road. The facility consists of a 199' self-supporting tower and equipment. The tower is designed to accommodate several wireless providers.

Agency reviews were completed and the application changed the tower design to a non-guy wired tower to mitigate concerns from the WY Game and Fish.

Chairman Caughey called the public hearing to order. One comment was heard from Michelle Hertz - 1911 Horse Creek Road - suggested that Verizon could use the existing Union Wireless Tower located on her property. Hearing no further comments the hearing was closed.

Commissioner Stadel moved, seconded by Commissioner Tafoya to

approve the Class B Conditional Use Permit for the Horse Creek Rustic 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

- 5. Public Hearing regarding a review and recommendation for a Minor Subdivision Plat for Campstool Bluffs, Laramie County, located on Lot 3, Riata Ranch North Forty Record of Survey.

[26 - 252](#)

Attachments: [PZ-26-00034 Mtng Pkt](#)

Cate Cundall, Associate Planner, said that Steil Surveying Services, LLC, on behalf of Brian Mc Knight submitted a Minor Plat application for Campstool Bluffs, a replat of Lot 3, Riata Ranch North Forty Record of Survey. The subject property is located at the intersection of Riata Loop and Arena Lane. The subdivision will divide a 39.66 acre parcel into six (6) tracts that average 6.17 acres.

Individual wells and septic systems will provide water and sanitary services to the tracts. Prior to recordation a Chapter 23 non-adverse recommendation from DEQ must be received. The subdivision access will be from Arena Lane onto an 80 foot right-of-way. A road maintenance agreement was prepared outlining snow plowing, cost sharing, parking, utility easement, road maintenance, and vehicle and pedestrian access requirements.

Shane Hansen, agent for the applicant was present to answer any questions.

Chairman Caughey opened the public hearing for comments on this permit. No comments were received and the hearing closed.

Commissioner Tafoya moved, seconded by Commissioner Watkins to recommend approval of the Campstool Bluffs Subdivision, located at lot 3, Riata Ranch North Forty Record of Survey, Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a and b of the staff report with one condition: 1. A non-adverse Chapter 23 Study recommendation from the Wyoming Department of Environmental Quality must be received prior to pat recordation. Vote 5-0.

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

- 6. Review and Action of a Class B Conditional Use Permit for the Capital City Storage Tower, located at Tract 6, Wenandy Acres, Laramie County, WY.

[26 - 253](#)

Attachments: [PZ-26-00027 PC Mtng Pkt](#)

Cate Cundall reported that Galt Enterprises, on behalf of EIP Holdings, II, LLC and Bernard E. Thyarks and Carrie L. King is requesting approval for a Class B Condition Use Permit for a wireless telecommunications facility at 3405 Hayes Avenue. The

facility consists of a 95' monopole tower and equipment. The tower is designed to accommodate up to four wireless carriers and is intended to enhance wireless service coverage and reliability in the area. A wireless tower permit and commercial building permit will be required following approval of the Class B CUP.

Dana Manas, agent for the applicant presented a slide show describing the project in detail.

Setbacks to all property lines are met. Access will be off Charles Street, which was annexed into the City of Cheyenne and will require an access permit from that entity. Agency reviews were completed and comments were addressed. Public notice was provided and one public comment was received.

Chairman Caughey opened the public hearing for comments. One comment in opposition was heard from Brittany Meier - 5320 Charles Street - Concerns with emissions from the facility and the tower will be an eyesore. Hearing no further comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commissioner Casey to approve the Class B Conditional Use permit for the Capital City Storage Tower with no conditions. Vote 5-0.

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

7. Review and recommendation on a Class C Conditional Use Permit for Iron Guard Workforce housing, located in a portion of Section 24, T13N, R67W, Laramie County, WY.

[26 - 254](#)

Attachments: [PC Mtng Pkt 5.14.26](#)
[PZ-26-00029 Neighborhood Meeting Report](#)
[PZ-26-00029 Public Comment - K. Douglas 5.11.26](#)

Cate Cundall, project planner, said that this is a request for a Class C Conditional Use Permit for temporary workforce housing campus serving contract workers supporting large-scaled projects in Laramie County. The campus will have 24/7 manned security and is restricted to workers under active employment contracts tied to specific large-scale data center employees whose lodging arrangements are related to their employment.

The full workforce housing campus will include a cafeteria, linen service and laundromats, mandatory shuttle service, a gym/recreation center with lounge, an on-site medical clinic, and administrative offices.

The project will be completed in three phases. Initial phases address the most immediate workforce needs with higher intensity phases to coincide with water and sewer infrastructure installation. Currently it is anticipated that Phase 1 and 2 will be completed under the jurisdiction of Laramie County with Phase 3 occurring following an Outside user Agreement or annexation into the City of Cheyenne. Phase will

include up to 200 dwelling units, Phase 2 will be installing RV spaces, with Phase 3 installing additional modular housing units.

Workers will be required to use on-site shuttles to and from job sites. Direct connections to state highways are planned so that facility traffic does not use West Wallick Road or existing neighborhoods as primary. A Traffic Impact Study will be completed during the Commercial Site Plan process. No on-site well is proposed currently. Phase 1 and 2 will use hauled water and tanks under Environmental Health oversight. Long term water and sewer is proposed to come from BOPU via new mains that are not part of the South Cheyenne Water and Sewer District with improvement costs borne by the applicant.

The facility is temporary in nature and is tied to active employment contracts. When no longer needed the structures will be removed. Infrastructure may remain for future development.

If the Class C Condition Use Permit is approved a commercial site plan shall be prepared with a separate public hearing to be held by the County Commissioners. Public notice procedures will be completed in accordance with the LCLUR when this application is received.

Public notice was provided and neighbor letters sent via first class mail to all property owners within a one-mile radius of the project. Numerous comments were received. The applicant held a Neighborhood Meeting to explain the project and answer questions and concerns.

Chairman Caughey opened the public hearing for comments. Numerous comments were heard.

Casey Palma and Chad Ross, project applicants, responded to the concerns raised.

Hearing no further comments the public hearing was closed and a motion and discussion call for.

Chairman Tafoya moved, seconded by Commissioner Watkins to recommend approval of the Class C Conditional Use Permit for the Iron Guard Workforce Housing Facility, located in a portion of Section 24, T13N, R67W, Laramie County, WY, to the Laramie County Board of County Commissioners with five (5) conditions, and adopt the findings of facts a, b, and c of the staff report.

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

Adjournment

There being no further business the meeting was adjourned at 6:24 p.m.