

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, June 25, 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. A quorum was established. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

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 May 14, 2026. [26 - 297](#)

Attachments: [5.14.26 Draft Minutes](#)

Commissioner Stadel moved, seconded by Commission Casey to approve the Minutes of the Proceedings for May 14, 2026. Vote 4-0.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

Land Use:Variances/Board App./Plats

2. PUBLIC HEARING on a Class B Conditional Use Permit for the Dop Slime Manufacturing Expansion, located in North Star North, Tract 4 Laramie County, WY. [26 - 291](#)

Attachments: [PZ-26-00036 PC Staff Report for 06.11.2026](#)

The staff report was given by Justin Arnold on behalf of Sonny Pourchot. Greg Whitaker on behalf of Dope Slimes, LLC, submitted a Class B Conditional Use Permit for the Dope Slimes Manufacturing Expansion project. The project will consist of construction of two warehouse facilities to be completed in two phases. Each warehouse will be a 20,000 to 25,000 square foot building. The facilities will be used for manufacturing and distribution purposes with no retail sales or customer traffic onsite. If approved, a site plan application will be required. Greg Whitaker, applicant, was present to answer any questions.

Chairman Caughey called the Public Hearing to order. Comments in opposition were heard from Torr Taylor, 1811 Road 124; Jeanne VanRissenghem, 2442 Peterson Dr.; Kelly Rounds, 2440 Peterson Dr.; Michelle Albert, 1811 Road 124; Leland Sampson, 2422 Peterson Drive; Nate Montgomery, 1852 Road 154; Mike Holst, 2430 Peterson Dr.; Bob VanRissenghem, 2442 Peterson Dr.; Gloria Smith, 2434 Peterson Dr.; Nancy Reno, 2430 Channel Dr.; John Bedwell, 2408 Peterson Dr.; Ashley Hancock, 2412 Peterson Dr.; Greg Smith, 2442 Peterson Dr; Dan Montgomery, Katie Cover, 2438 Peterson Dr.; 1906 Road 124. Concerns raised were water, septic systems, traffic, use of chemicals, number of employees. Greg Whitaker responded to comments. Hearing no further comments the public hearing was closed.

Commissioner Casey moved, seconded by Commission Stadel to approve the Class B Conditional Use Permit for the Dope Slime Manufacturing Expansion and adopt the findings of facts a and b of the staff report with one condition. 1. A site plan shall be submitted for approval prior to beginning any operation covered under the Class B Conditional Use Permit. Discussion was held with remarks from Commission members expressing their feelings that this was not an appropriate location for this project. Vote 0-4. Motion defeated.

Nay: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

- 3. PUBLIC HEARING on a Preliminary Subdivision Plan for the R & R Heights, located in a portion of land situated in the W 1/2 of Section 2 T14N, R68W, of the 6th P.M., Laramie County, WY. [26 - 292](#)

Attachments: [R&R Mtng Pkt PC 6.11.26](#)

Cate Cundall gave the report for the R&R Heights Subdivision on behalf of Sonny Pourchot. Palma Land Planning, LLC, on behalf of the Jean Wheeler Revocable Trust submitted an application for a Preliminary Subdivision Plan. This will subdivide the 319.71 acre parcel into fifty-two (52) single family residential lots. If approved, a Major Subdivision Permit and plat will be required.

The subject property is currently used for agricultural purposes. The surrounding area is residential, agricultural and commercial. The property is located at the intersection of Horse Creek Road and Road 215. Given the difficulty of this intersection and access to the proposed subdivision, access will be reconfigured at this intersection to grant access from Road 215 and another access point off Road 116. No direct access will be from Horse Creek Road. Casey Palma, agent for the applicant was present to answer questions.

Chairman Caughey called the Public Hearing to order. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Watkins moved, seconded by Commissioner Casey to

approve the Preliminary Subdivision Plan for R & R Heights, located in a portion of land situated in the W1/2 of Section 2, T14N, R68W, of the 6th P.M., Laramie County, WY, and adopt the findings of facts a and b of the staff report with the following conditions: 1. All agency comments must be addressed and/or corrected prior to recordation. Vote 4-0. Motion carried.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

- 4. PUBLIC HEARING on a Class B Conditional Use Permit for the K-9' for Mobility Multi-Family Residential, located in a portion of Section 4 Township 13 North, Range 65 West, Laramie County, WY. [26 - 295](#)

Attachments: [K-9'S Mtng Pkt 6.11.26](#)

Cate Cundall, Associate Planner, said that Executive Builders, on behalf of K-9's for Mobility, has submitted a Class B Conditional Use Permit for approval of the K-9's for Mobility Multi-Family Residential at 11805 Campstool Road, Cheyenne, WY. This will require an additional septic system, which the applicant has applied for. Proposed is setting a manufactured home. This housing will be used for the temporary housing of visiting dog trainers. When the applicant no longer leases this property the manufactured home will be removed. Don Blakesley, agent for the applicant was present to answer any questions.

Chairman Caughey called the Public Hearing to order. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Casey moved, seconded by Commissioner Watkins to approve the Class B Conditional Use Permit for the K-9's for Mobility Multi-Family Residential and adopt the findings of facts a and b of the staff report. Vote 4-0. Motion carried.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

- 5. PUBLIC HEARING on a Zone Change for the Archer Complex PUD amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, located within a portion of the N 1/2 of Section 27, T14N, R65W, of the 6th P.M., Laramie County, WY. [26 - 293](#)

Attachments: [PZ-26-00038 PC Staff Report PKG 06.11.2026](#)

Justin Arnold on behalf of Sonny Pourchot reported that Fritchle Energy, LLC, authorized by the Board of County Commissioners submitted a Zone Change application to update the existing PUD for the Archer Complex. Language added to the PUD was for the Gateway Zone and Interstate Transition Zone to include "Truck Stops, vehicle fueling stations, including truck and automobile charging stations, Battery Energy Storage System (BESS), alternate energy fueling stations, including hydrogen vehicles, mobile data center sites, building height within the Gateway Zone shall be limited to 45 feet, vehicle repair that takes place entirely within a building, screened outdoor storage, convenience store, restrooms, showers, and a green space including a small pet relief area.

The subject property is 85 acres. The property will be tied into the City of Cheyenne's Board of Public

Utilities District. Public comments were received and are attached to the report. If the zone change is approved the applicant will proceed with the purchase of this parcel from Laramie County. Jennifer Fritchle and Tom Parco, applicant were present to answer questions.

Chairman Caughey opened the public hearing. The hearing was closed having received no comment and a motion and discussion called for.

Commissioner Watkins moved, seconded by Commission Stadel to recommend approval of a Zone Change for the Archer Complex PUD to amend the uses allowed within the Gateway Zone and the Interstate Transition Zone, as shown on the attached Exhibit A - Zone Change Map and Exhibit B-Amended PUD language, located within a portion of the N1/2 of Section 27, T14N, R65W, 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 no conditions. Vote 4-0. Motion carried.

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

- 6. PUBLIC HEARING on a Subdivision Permit and Plat for Fertig Ranch subdivision, Situated in the NW ¼ of Section 11, T14N, R65W of the 6th P.M., Laramie County, WY. [26 - 294](#)

Attachments: [Fertig Rnch Mtng Pkt 6.11.26](#)

On behalf of Sonny Pourchot, Justin Arnold reported that Steil Surveying Services LLC, on behalf of landowner Recco, Inc, has submitted a Subdivision Permit and Plat application for Fertig Ranch subdivision, formerly Recco Ranch, located north of E Four Mile Road and Road 215. The application has been submitted to subdivide eighty-three (83.22) acres into thirteen (13) residential lots of roughly six (6) acres each.

The current use of the property is vacant agricultural land and is situated in the LU - Land Use Zone District. The overall subdivision would access from Road 215 via a previously recorded access easement, while internal lots would access from newly dedicated ROW. The plat proposes to vacate a portion of the access easement created for this anticipated subdivision which would still apply to the exempt subdivision to the north.

Public notice was provided as required. No public comment was received.

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

Agency review comments are still ongoing as of the date of this report regarding the status of the roads being built and built to County standards. The subdivision was submitted as Recco Tracts, 2nd filing, changed to Recco Ranch to distinguish it from

the exempt subdivision to the north, and upon this submission, has been renamed to "Fertig Ranch."

Commissioner Stadel moved, seconded by Commissioner Watkins to recommend approval of Fertig Ranch Subdivision Permit and Plat, situated in the NW ¼ of Section 11, Township 14N, Range 65W 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 the following conditions:

1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning Department prior to plat recordation.
2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north, and shall build Fertig Ranch Road and Raymond Trail as shown on the plat, to the proposed LCLUR (08/05/2025 adoption) local county road rural subdivision with buildout volume less than 350 ADT as shown in the attached exhibit "A."
3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 also as shown in the attached exhibit "A," to the proposed LCLUR private access standards (08/05/2025 adoption).

Vote 4-0. Motion carried

Aye: Caughey, Casey, Stadel, Watkins

Excused: Tafoya II

Adjournment

This is the last Planning Commission for John Watkins after his six years of service. Chairman Caughey presented to John Watkins a plaque for his service.

Meeting was adjourned at 5:33 p.m.