

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 26, 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

Vice Chairman Watkins called the meeting to order at 3:30 p.m. Guests were welcomed to the meeting and the assembly joined in the Pledge of Allegiance.

Roll Call

Present	Jack Stadel, John Watkins, Johnny J Tafoya II
Excused	Jason Caughey, Natacha Gaspar

Approval of Minutes

1. Consideration of the Minutes of the Proceedings for June 12, 2025.

[25 - 276](#)

Attachments: [6.12.25 Draft](#)

Commissioner Stadel moved, seconded by Commissioner Tafoya to approve the Minutes of the Proceedings for June 12, 2025. Vote 3-0

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

Land Use: Variances/Board App./Plats

2. Public Hearing regarding a Zone Change from AR to CB for a portion of Section 36, T14N, R66W, Laramie County, WY.

[25 - 274](#)

Attachments: [PC 6.26.25 Mtng Pkt](#)

Cate Cundall, Associate Planner, said that David Sutherland applied for a Zone Change for a portion of Section 36, T14N, R66W located at 2607 and 2611 Whitney Road from AR to CB. The change in zoning will allow the proposed Wit's End

Adventure Park. This will be a recreational entertainment that will initially include an outdoor paintball field and axe throwing. The two parcels total 13.63 acres of mostly vacant land except for a two-story structure located on the northwest corner.

Vice Chairman Watkins opened the public hearing for comments. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commissioner Stadel to adopt the findings of fact a and b of the staff report and recommend approval of the Zone Change from AR to CB for a portion of Section 36, Township 14 North, Range 66 West, Laramie County, to the Laramie County Board of Commissioners with no conditions. Vote 3-0.

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

3. Public Hearing regarding a review and recommendation of the Archer Estates, 12th Filing Subdivision Permit and Plat.

[25 - 275](#)

Attachments: [PZ-25-00031 PC 6.26.25 Mtng Pkt](#)

Cate Cundall, Associate Planner, reported on the Archer Estates, 12th Filing Subdivision, located at Tract 1, Archer Estates, 9th Filing. Jones Land Surveying, Inc. on behalf of Carl L. and Debra K. Smith requested to divide the 13.0 acre parcel into two residential tracts. Tract 1 will be 9.19 acres and include the existing residence. Tract 2 will be a 5.25 acre residential tract. Private wells and septic systems will provide water and sanitary sewer. Access will be via Westedt Road for Tract 1 and East Four Mile Road for Tract 2. Cotton Jones, project agent, was present to answer any questions.

Vice Chairman Watkins opened the public hearing. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commissioner Stadel to recommend the approval of the Subdivision Permit and Plat for Archer Estates, 12th Filing Subdivision, located at Tract 1, Archer Estates, 9th Filing, Laramie County, to the Laramie County Board of Commissioners with no conditions, and adopt the findings of fact a and b of the staff report. Vote 3-0

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

4. Public Hearing for recommendation to adopt the 2025 Laramie County Land Use Regulations

[25 - 279](#)

Attachments: [FINAL PC LCLUR STAFF REPORT 6.26.25](#)

Justin Arnold, Planning Manager, reported that the proposed 2025 Laramie County Land Use Regulations with modifications based upon additional public feedback were complete and ready for adoption. Changes were the elimination of rural zone districts and replacing with the LU zone district which amounted to 75,000 acres that will expand the use of Conditional Use Permits.

Vice Chairman Watkins opened the public hearing. Those speaking in opposition of the adoption of the 2025 LCLUR were Julie Formby, Patrick Formby, and Bonnie Burlando. Their concerns included home occupation permits, more regulations than the current LCLUR, RV living, taking away residents freedoms. Molly Cook, Public Works Director said that she is working with Scott Larsen to make final comments. She also answered questions from the Commission Members regarding storm water variances and the traffic worksheet. Justin Arnold responded to concerns stating that home occupation permits are currently required, site plans are being simplified by using conditional use permits, grandfathering existing non-compliance businesses, and enforcement of the LCLUR.

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

Commissioner Tafoya moved, seconded by Commissioner Stadel to recommend approval of the 2025 Laramie County Land Use Regulations to the Board of County Commissioners with the modifications provided for in the staff report. Vote 3-0.

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

5. Public Hearing to Amend the Unincorporated Laramie County Zone District Map

[25 - 280](#)

Attachments: [FINAL ZONE MAP PC STAFF REPORT 6.26.25](#)

Justin Arnold presented the amended Unincorporated Laramie County Zone District Map.

Vice Chairman opened the public hearing. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Stadel moved, seconded by Commissioner Tafoya to recommend to the Laramie County Board of Commissioners approval of the Amended Unincorporated Laramie County Zone District Map with no conditions. Vote 3-0.

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

-
6. Public Hearing regarding Planning and Development Fee Schedule Adoption

[25 - 281](#)

Attachments: [FINAL PC FEE SCHEDULE STAFF REPORT](#)
[06262025](#)

Justin Arnold presented the Laramie County Planning and Development Fee Schedule for the Fiscal Year 2025/2026. All the fees currently in place remain the same or are reduced but Conditional Use Permit and Non-Traditional Housing Fees were added to the schedule.

Vice Chairman Watkins opened the public hearing. One comments was heard regarding the non-traditional housing fee and temporary campgrounds. Hearing no further comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commissioner Stadel to recommend approval to adopt the Laramie County Planning and Development Fee Schedule to the Laramie County Board of Commissioners in accordance with Wyoming State Statute, and the Laramie County Land Use Regulations. Vote 3-0.

Aye: Stadel, Watkins, Tafoya II

Excused: Caughey, Gaspar

Adjournment

There will be no meeting held on July 10, 2025 due to no agenda items and the July 24, 2025 meeting was cancelled due to Frontier Days.

The BOCC public hearing for the 2025 LCLUR adoption will be July 1, 2025.

There being no further business the meeting was adjourned at 4:27 p.m.