

# Board of County Commissioners

## Minutes of the Proceedings - Draft

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001



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**Tuesday, September 6, 2022**

**3:30 PM**

**Commissioners Board Room**

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### Roll Call/Call to Order

**Present:** Chairman Troy Thompson, Vice Chairman Brian Lovett, Commissioner Linda Heath, Commissioner K. N. Buck Holmes, Commissioner Gunnar Malm

### Minutes

1. Consideration of the Minutes of Proceedings for the Aug 1, 2022, Public Hearing, 2022 Laramie County Mill Levies. [22 - 544](#)

**Attachments:** [Draft of the Mill Levies Hearing Aug 1, 2022 Minutes](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

2. Consideration of the Minutes of Proceedings for Aug 2, 2022. [22 - 545](#)

**Attachments:** [Draft Minutes Aug 2, 2022](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

### Consent Agenda

#### Approval of the Consent Agenda

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

3. Consideration of a lease agreement between Laramie County, WY, and Messenger, LLC in an amount not to exceed \$31,500 to lease a garage facility at 2507 E 7th St commencing Oct 1, 2022 through Sept 30, 2023. [22 - 524](#)

**Attachments:**    [Lease Agreement, Messenger, LLC](#)

This agenda item was approved.

4. Consideration of a lease agreement between Laramie County, WY, Cheyenne-Laramie County Health Dept and Crossroads Healthcare Clinic. The lease agreement shall remain in full force and effect until June 30, 2024. [22 - 518](#)

**Attachments:**    [Lease Agreement, Crossroads Healthcare Clinic](#)

This agenda item was approved.

5. Consideration of a grant agreement between Cheyenne Regional Medical Center and Laramie County, WY, in the amount of \$2,500 for suicide prevention efforts for a Community Benefit award to the Coroner's Office to run through June 30, 2023. [22 - 510](#)

**Attachments:**    [Grant Agreement, CRMC, Community Benefit, Coroner](#)

This agenda item was approved.

6. Consideration of the ratification of a resolution authorizing submission of a grant application to the National Fitness Campaign to bring a fitness court to Clear Creek Park in the amount of \$30,000. [22 - 515](#)

**Attachments:**    [Grant Application, National Fitness Campaign](#)

This agenda item was approved.

7. Consideration of the ratification of a resolution authorizing submission of a grant application to the WY Office of Outdoor Recreation for an outdoor recreation grant to be used in conjunction with the National Fitness Campaign to bring a fitness court to Clear Creek Park in the amount of \$145,000. [22 - 516](#)

**Attachments:**    [Grant Application, WY Outdoor Recreation](#)

This agenda item was approved.

8. Consideration of an agreement between Laramie County, WY, and Drug Testing Center of Cheyenne, Inc in the amount of \$12,000 to provide drug testing and other services to Drug Court participants. [22 - 504](#)

**Attachments:**    [FY23 Agreement, Drug Testing Center, Drug Court](#)

This agenda item was approved.

9. Consideration of an agreement between Laramie County, WY, and Drug Testing Center of Cheyenne, LLC in an amount not to exceed \$10,000 to provide drug testing and other supporting services to DUI Court participants. [22 - 506](#)

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**Attachments:** [FY23 Agreement, Drug Testing Center, DUI Court](#)

This agenda item was approved.

10. Consideration of an agreement between Laramie County, WY, and Foundations Counseling and Consulting of WY, LLC in the amount of \$157,794.46 to provide substance abuse and mental health treatment services, drug testing and other treatment-related services to Drug Court participants. [22 - 503](#)

**Attachments:** [FY23 Agreement, Foundations Counseling and Consulting of WY, LLC](#)

This agenda item was approved.

11. Consideration of an agreement between Laramie County, WY, and Foundations Testing and Monitoring, LLC in an amount not to exceed \$3,298 to provide drug testing and other supporting services to Veterans Treatment Court participants. [22 - 507](#)

**Attachments:** [FY23 Agreement, Foundations Testing and Monitoring, LLC](#)

This agenda item was approved.

12. Consideration of an agreement between Laramie County, WY, and Specialty Counseling and Consulting, LLC in an amount not to exceed \$132,956.60 to provide substance abuse and mental health counseling services to DUI Court participants. [22 - 505](#)

**Attachments:** [Agreement, Specialty Counseling and Consulting, LLC](#)

This agenda item was approved.

13. Consideration of an appraisal service contract between Laramie County, WY, and Thomas Y Pickett & Co, Inc. [22 - 523](#)

**Attachments:** [Appraisal Service Contract, T Y Pickett & Co, Inc](#)

This agenda item was approved.

14. Consideration of four separate equipment/electricity contracts between Laramie County, WY, and Laramie County Fire Authority, Brandon Scott, Dan Cathcart and Gloria Merrill to provide electricity on an as-needed basis to heat Laramie County Public Works equipment. These agreements are for fiscal year 2022. [22 - 521](#)

**Attachments:** [FY22 Contract, Laramie County Fire Authority](#)  
[FY22 Contract, Brandon Scott](#)  
[FY22 Contract, Dan Cathcart](#)  
[FY22 Contract, Gloria Merrill](#)

This agenda item was approved.

15. Consideration of the ratification of the FY23 federal equitable sharing agreement, summarizing funds received and spent under the program and certification for the Sheriff's Dept. [22 - 522](#)

**Attachments:** [FY23 Federal Equitable Sharing Agreement and Certification](#)

This agenda item was approved.

16. Consideration of the asset deletion from the County Attorney's fixed asset inventory of 1996 Herman Miller Ethospace furniture that has been destroyed. [22 - 482](#)

**Attachments:** [Asset Deletion, County Attorney, 1996 Ethospace](#)

This agenda item was approved.

17. Consideration of the ratification of a certificate of no default for fiscal year ending June 30, 2022 from Cheyenne Regional Medical Center for Hospital Revenue Bonds, Series 2021. [22 - 525](#)

**Attachments:** [Certificate of No Default, CRMC, Hospital Revenue Bonds, Series 2021](#)

This agenda item was approved.

18. Consideration of the following fees collected by various County entities for July 2022: County Clerk, \$125,984.71; Sheriff, \$89,896.78; Clerk of District Court, \$17,094.00; Planning & Development, \$91,612.01; Circuit Court, \$38,589.00; DUI Court, \$110.00; Drug Court, \$785.00. [22 - 546](#)

**Attachments:** [July Fees 2022](#)

This agenda item was approved.

19. Consideration of the following part-time salaries in the amount of \$38,140.80 for Aug 2022: Grants, \$1,954.04; Planning, \$474.03; Shooting Sports, \$3,127.78; Events Dept, \$2,950.00; Buildings/Maintenance, \$15,335.73; Sheriff Operations, \$3,187.68; Detention, \$9,378.77; District Court, \$531.06; Drug/DUI Courts, \$1,201.71. [22 - 547](#)

**Attachments:** [Aug Part-time Salaries 2022](#)

This agenda item was approved.

20. Consideration of warrants in the amount of \$2,007,399.74 for Aug 2022. [22 - 548](#)

**Attachments:** [August Warrants 2022](#)

This agenda item was approved.

## Report & Public Petitions

21. Consideration of a request for the WY Attorney General's assistance in prosecuting criminal cases.

[22 - 537](#)

**Attachments:** [Letter to County Commissioners, Lani Epler](#)

County Attorney Mark Voss explained the agenda item is to send a request to the Attorney General (AG) pursuant to WS 9-1-603 and assert the District Attorney's (DA) office has failed or refused to properly prosecute a criminal case. He noted the county is not a party to the case but does have a general interest.

Chairman Thompson asked about the propriety of making a decision on what the DA is or is not doing to properly prosecute a case. Mr. Voss explained the AG had previously received information from the County Attorney's office about this request as well as from Reba Epler, petitioner. Mr. Voss said the AG would not act on the matter without a specific request from the Board, following which the AG would review it to determine if it is advisable to become involved.

Ms. Epler spoke about her request and said she feels the DA needs more prosecution assistance from the AG's office. Commissioner Holmes asked if the county would be responsible for prosecution costs. Mr. Voss said the statute has a provision that costs are paid from the county general fund based on the AG's determination that the DA's office had failed or refused to properly prosecute a particular case. He pointed out the statute does not address a general request for prosecution assistance.

A motion was made by Vice Chairman Lovett, seconded by Commissioner Holmes, for County Attorney Mark Voss to reach out to the District Attorney to test the waters for receptiveness to receiving help from the Attorney General and if a positive response to reach out to the Attorney General to see what we can do.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to amend the motion to direct the County Attorney to also request clarification from the Attorney General's office on what this would mean for the county and victims going forward. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

A motion was made by Vice Chairman Lovett, seconded by Commissioner Holmes, that this agenda item be approved as amended. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

## Resolutions

- 22.** Consideration of a resolution giving notice of public hearing on the proposed establishment of the Ironhorse Improvement and Service District. [22 - 534](#)

**Attachments:** [Resolution, Proposed Ironhorse Improvement and Service District](#)

County Clerk Debra Lee explained the resolution is to set a public hearing date. She noted the petition received the requisite number of signatures and the proposed district has been reviewed by the WY Dept of Revenue and County Assessor.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to set a public hearing for the proposed Ironhorse Improvement District for Nov 1, 2022. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 23.** Consideration of a resolution granting an exemption to the "201 Agreement" for development of small wastewater systems for a portion of the W1/2, S1/2, SE 1/4, NE 1/4 of Sect 20, T13N, R66W of the 6th PM, Laramie County, WY, also known as 516 Pontillo Dr. [22 - 527](#)

**Attachments:** [Resolution Granting 201 Exception - 516 Pontillo Dr](#)

Justin Arnold, Planning, said Daniel and Devon McHenry, residing at 516 Pontillo Dr, Cheyenne, WY 82007, are requesting an exception to the 201 Agreement between the City of Cheyenne, South Cheyenne Water and Sewer District and Laramie County. He said in order for the exception to proceed, approval by the county and its governing body are required.

Devon McHenry, applicant, spoke about the request and noted hardship due to cost if the 201 Exemption is not granted.

Mr. Arnold said based on evidence provided, staff recommends approval of the 201 Exemption with no conditions.

Chairman Thompson opened the meeting for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the comment period.

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, to approve the 201 Exception for a portion of the W½, S½, SE¼, NE¼, of Sect 20, T13N, R66W of the 6TH PM, Laramie County, WY, also known as 516 Pontillo Dr, and adopt the findings of fact a in the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

## Grants

- 24.** Consideration of a resolution authorizing the submission of a grant application to the US Dept of Transportation Federal Aviation Administration to fund the Cheyenne Regional Airport to offset costs associated with the FAA airway and facilities agreement for engineering support during the runway reconstruction project in the maximum obligation of \$175,198. [22 - 499](#)

**Attachments:** [FAA Grant Application, Airport Runway Reconstruction](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 25.** Consideration of a resolution authorizing the submission of a grant application to the US Dept of Transportation Federal Aviation Administration to fund the Cheyenne Regional Airport for runway construction costs associated with the next phase of the runway reconstruction project in the maximum obligation of \$24,000,000. [22 - 500](#)

**Attachments:** [FAA Grant Application, Airport Runway Reconstruction](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 26.** Consideration of a grant agreement between WY Dept of Health, Public Health Division and Laramie County, WY, in an amount not to exceed \$344,650 to implement a community-based law enforcement and behavioral health co-response to behavioral health emergency calls within Laramie County to run through May 31, 2023. [22 - 501](#)

**Attachments:** [Grant Agreement, WHD, Behavioral Health Co Response](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 27.** Consideration of a agreement between Laramie County, WY, and MDM Landscaping, Inc in an amount not to exceed \$68,960 to [22 - 508](#)

provide garden improvements for the Events Dept.

**Attachments:** [Agreement, MDM Landscaping, Inc](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

28. Consideration of a contract between WY Dept of Family Services and Laramie County, WY, for the FFY23 Temporary Assistance for Needy Families Community Partnership Initiative grant award in an amount not to exceed \$160,500 to run through Sept 30, 2023.

[22 - 520](#)

**Attachments:** [Contract, DFS, FFY23 TANF](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

29. Consideration of an agreement between Laramie County, WY, and High West Energy in an amount not to exceed \$132,000 to purchase and install one gas and one propane powered generator for the Archer Water Tower.

[22 - 509](#)

**Attachments:** [Agreement, High West Energy](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

30. Consideration of four ARPA nonprofit subrecipient agreements between Laramie County, WY, and Cheyenne Therapeutic Equestrian Center \$48,760; Raising Readers \$24,000; St Paul's Lutheran Church Foundation \$22,250; and Troop 101 Foundation \$20,800. Agreements to run through May 31, 2023.

[22 - 502](#)

**Attachments:** [Agreements, ARPA Nonprofits](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm



**Contract/Agreement/Leases**

31. Consideration of a cooperative agreement between Laramie County, WY, and the WY Dept of Transportation (WYDOT) to outline the terms and conditions by which the County and WYDOT will remove Structure No. DLM over the Union Pacific Railroad at RM 8.21 in Laramie County as shown on Exhibit A. [22 - 533](#)

**Attachments:**     [Cooperative Agreement, WYDOT, UPRR Bridge](#)

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

**Aye:**                     Thompson, Lovett, Heath, Holmes, Malm

32. Consideration of a utility easement between Laramie County, WY, and Laramie County Fire Dist #1 for utility services to Fire Station #3 located in the Archer Complex. [22 - 528](#)

**Attachments:**     [Utility Easement, Fire Dist #1, Fire Station #3, Archer](#)

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

**Aye:**                     Thompson, Lovett, Heath, Holmes, Malm

33. Consideration of an addendum between Laramie County, WY, and Power Systems West to provide full-service testing and maintenance of the emergency standby generator sets at the Combined Communications Center. [22 - 535](#)

**Attachments:**     [Addendum, Power Systems West, Combined Communications Center](#)

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

**Aye:**                     Thompson, Lovett, Heath, Holmes, Malm

34. Consideration of an agreement between Laramie County, WY, and Big Al's Towing and Recovery to provide vehicle towing for the Sheriff's Dept for vehicles being towed as evidence, towing of department vehicles and tire change services. The agreement shall be through Aug 31, 2025. [22 - 512](#)

**Attachments:**     [Agreement, Big Al's Towing & Recovery](#)

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

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

## **Appointments**

- 35.** Consideration of a resolution appointing Renee Hansen to the Laramie County Juvenile Services Joint Powers Board for a three-year term expiring June 30, 2025. [22 - 513](#)

**Attachments:** [Community Juvenile Services JPB Appointment, Renee Hansen](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to appoint Renee Hansen. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 36.** Consideration of a resolution appointing of a member to the Laramie County Recreation Planning and Advisory Board to complete the term left vacant by Bill Miller expiring Dec 31, 2024. [22 - 519](#)

**Attachments:** [Recreation Planning and Advisory Board Appointment](#)

A motion was made by Commissioner Malm, seconded by Commissioner Heath, to appoint Bruce Heimback. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 37.** Consideration of a resolution reappointing Mark T Voss as Laramie County Attorney in accordance with WS 18-3-301(a) effective Sept 1, 2022. [22 - 517](#)

**Attachments:** [Resolution Reappointing County Attorney Mark T Voss](#)

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to reappoint Mark T Voss. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

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**Public Hearings/Rules & Reg's**

- 38.** PUBLIC HEARING for the formation of the proposed Bear Paw North Improvement & Service District. The boundaries of the proposed district include Bear Paw Ranch Tracts 12 through 40, a total of 29 tracts with a total area of 133.94 acres. [22 - 483](#)

**Attachments:** [Notice of Public Hearing, Proposed Bear Paw North I&S District](#)

Chairman Thompson opened the hearing for PUBLIC COMMENT. William Haifley, representative for the applicant, said 100% of the landowners within the proposed district approve the creation of the district. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

County Clerk Debra Lee noted a 30-day protest period will end on Oct 6, 2022, and another resolution will come before the Board.

The public hearing notice was received and filed.

- 39.** PUBLIC HEARING and consideration of the postponement of the appraisers' report regarding the establishment of a public right-of-way, a 50-foot section of Second St from Adams Ave south to Rd 203, Carpenter, WY. [22 - 549](#)

Molly Bennett, Public Works, requested the appraisers' report be postponed until Sept 20, 2022.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to postpone the appraiser's report until Sept 20, 2022. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

**Land Use:Variances/Board App./Plats**

- 40.** PUBLIC HEARING regarding a Zone Change from A2 - Agricultural to AR - Agricultural Residential for a portion of the SW1/4 SW1/4 of Sect 33, Sect 32, T15N, R67W of the 6th PM, Laramie County, WY, and Subdivision Permit and Plat for The Reserve at Horse Creek, Laramie County, WY. [22 - 526](#)

**Attachments:** [The Reserve at Horse Creek, Zone Change and Subdivision Permit and Plat](#)  
[Phases of Project](#)  
[Petition](#)

Justin Arnold, Planning, said AVI, PC, on behalf of Lodgepole Ranch, LLC, and Warren Livestock, LLC, submitted Zone Change, Preliminary Development Plan and Subdivision Permit and Plat applications for property located northwest of the intersection of Horsecreek and Telephone Roads. The applications were submitted to request a zone change from A2 - Agricultural to AR - Agricultural Residential and to subdivide 651 acres into approximately 117 residential tracts, approximately 5.56 acres each. Both applications were combined into one staff report for ease of presentation and discussion with separate motions required.

Kelly Schroeder and Bruce Perryman, AVI and agent for the applicant, spoke about the project. Ms. Schroeder referenced a petition submitted to the Board requesting access not be permitted off Telephone Rd for tracts 15 and 16. Ms. Schroeder noted access points to the subdivision will be off of Telephone Rd instead of Epicenter Rd due to the floodplain location and mailboxes will be internal to the site at the three access points with no additional boxes off of Telephone Rd. Ms. Schroeder stated the traffic study assesses road accesses for the subdivision and individual access points will be studied when the permit application is submitted. Ms. Schroeder said up to 10 more homes could be constructed before paving Telephone Rd would be required. Chairman Thompson asked about the turn lane requested by WYDOT. Mr. Perryman said it would not be required until phase 3. He stated AVI is working with Public Works to see what kind of participation can be done jointly with developers, Laramie County, and WYDOT on Telephone Rd.

Mr. Arnold said based on evidence provided, staff recommends approval of the zone change with the adoption of findings of fact a with no conditions and approval of the subdivision permit and plat with the adoption of findings of fact a and b with three conditions: 1) A complete drainage study shall be submitted, reviewed and approved prior to recordation of the plat, 2) DEQ Approval in the form of a "Non-Adverse Recommendation" letter is required prior to recordation of the plat and 3) Address engineers' concerns regarding the traffic study.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Virgil Payne, Katharine Wilkinson, Pat and Monette McKee, Curtis Mack and Henry Lamb, residents, expressed concerns about water, traffic, public safety, size of the tracts, school capacity, flooding, groundhogs, septic system contamination and wildlife migration. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to approve the zone change from A2 to AR for a portion of the SW1/4SW1/4 of Sect 33, Sect 32, T15N, R67W, of the 6th PM, Laramie County, WY, with no conditions and adopt the findings of fact a of the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to approve the subdivision permit and plat for The Reserve at Horse Creek with three conditions and adopt the findings of fact a and b of the staff report.

Commissioner Lovett addressed the groundwater issue. He said there are areas in the county with substantial groundwater withdrawal but not in the area in question. Commissioner Lovett noted he and Commissioner Heath met with the Wood Engineering Group to talk about groundwater modeling and mapping issues in Laramie County. He said the engineering firm confirmed the county is applying the AMEC memo correctly using the 5.25 acres to apply the model. Commissioner Lovett noted he has concerns about groundwater, but science does not show the county has current or ongoing issues. He added that the single most effective thing we can do to avoid water waste is to limit landscaping.

Commissioner Malm spoke about how the state regulates water and the county follows those guidelines. He expressed concerns about traffic and safety issues and requested the developer work with county and state to address traffic concerns. Commissioner Malm countered the notion that Commissioners rubberstamp plats. He said applicants have to follow rules and regulations the county has adopted with public input to protect and balance property owners' rights.

Commissioner Heath referred to a geothermal flyover which would allow Laramie County to know the location and depth of water. She said the geothermal flyover presents an opportunity for the county to partner with the state, be proactive on water use, and possibly receive federal funding. Commissioner Heath expressed concerns over lots 15 and 16 where the egresses are.

Chairman Thompson said he wanted to incorporate the requirement for turn lanes per WYDOT standards into condition #3. Mr. Perryman stated 28 lots would need to be added before the turn lane is warranted according to the traffic study. He said only four lots will have access from Telephone Road under phase 1. Mr. Perryman explained the project phases and said he would work with Planning for access to lots 15 and 16. Mr. Arnold spoke about access permits under FEMA regulations for the floodplain. Molly Bennett, Public Works, noted that each lot requires an access permit.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to amend the original motion to include a condition #4 that the developer address the westbound turn lane outlined in the WYDOT comment for Telephone Rd prior to the construction of phase 1 and install westbound turn lane at Frentheway Rd prior to phase 3 construction. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, that this agenda item be approved as amended. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

The Board recessed at 5:47 pm and reconvened at 5:55 pm.

- 41.** PUBLIC HEARING regarding a Subdivision Permit and Plat for Tiley Subdivision, located in a portion of the S1/2 S1/2 SE1/4 Sect 6, T14N, R62W, Laramie County, WY. [22 - 536](#)

**Attachments:** [Tiley Subdivision, Subdivision Permit & Plat](#)

Mason Schuricht, Planning, said Inberg-Miller Engineers, on behalf of Randy and Janel Tiley, submitted a Subdivision Permit and Plat application for Tiley Subdivision, located west of State Hwy 213 and north of the Town of Burns boundary. The application was submitted to subdivide 38.72 acres into five separate residential tracts.

Mr. Schuricht said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a with no conditions.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to approve the subdivision permit and plat for Tiley Subdivision and adopt the findings of fact a of the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 42.** PUBLIC HEARING regarding a Subdivision Permit and Plat for Red Roan Ranches, located on a portion of the E1/2 of Sect 3, T16N, R67W, of the 6th PM, Laramie County, WY. [22 - 538](#)

**Attachments:** [Red Roan Ranches, Subdivision Permit and Plat](#)

Mason Schuricht, Planning, said Steil Surveying, on behalf of Hannah Frauendienst and Luke Preston, submitted a Subdivision Permit and Plat application for Red Roan Ranches, located off Rd 124 next to Interstate 25 and west of R Bar H Ranchettes. The application was submitted to subdivide the property into five residential lots.

Mr. Schuricht said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a with no conditions. Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to approve the subdivision permit and plat for Red Roan Ranches located on a portion of the E1/2 of Sect 3, T16N, R67W, of the 6th PM, Laramie County, WY, and adopt the findings of fact a of the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 43.** PUBLIC HEARING regarding a Zone Change from A1 - Agricultural and Rural Residential to AR - Agricultural Residential for a portion of the SE1/4 SW1/4 of Sect 5, T14N, R66W, of the 6th PM, Laramie County, WY.

[22 - 539](#)

**Attachments:** [Brenchley, Zone Change](#)

Mason Schuricht, Planning, said Sam Shumway, on behalf of Phillip and Nicole Brenchley, submitted a Zone Change application for 9411 Wayne Rd, located north of E Riding Club Rd and west of Powderhouse Rd. The application is to change the zone district from A1 - Agricultural and Rural Residential to AR - Agricultural Residential to allow for submission of an Administrative Plat

Mr. Schuricht said based on evidence provided, staff recommends approval of the zone change with the adoption of findings of fact a and b.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Holmes, seconded by Commissioner Heath, to approve the zone change from A1- Agricultural and Rural Residential to AR- Agricultural Residential for the portion of the SE1/4SW1/4 of Sect 5, T14N, R66W, of the 6th PM, Laramie County, WY. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 44.** PUBLIC HEARING regarding a board approval for a vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY.

[22 - 540](#)

**Attachments:** [Bechtle, Board Approval Vacation](#)

Mason Schuricht, Planning, said Nicole Hinker, on behalf of Robert and Kimberly Bechtle, submitted an application seeking approval for vacation of the W1/2 of Tract 2, Adams Subdivision. Upon approval of the vacation, the applicant will be able to submit a family exemption subdivision, allowing the property to be subdivided into two separate tracts. Tracts of land within a platted subdivision are not able to carry out a subdivision exemption. Should Board approval be granted, the project will proceed to a family exemption subdivision review process.

Mr. Schuricht said based on evidence provided, staff recommends approval of the vacation with the adoption of findings of fact a.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Dan Williamson and Virgil Payne expressed concerns about well water, flooding, and grade difference in the road. Nicole Hinker, agent for the applicant, said she confirmed with the Groundwater Division that an additional well and septic system can be added to the property. Hearing no further PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Commissioner Holmes, to approve the vacation of the W1/2 of Tract 2, Adams Subdivision, Laramie County, WY, and adopt the findings of fact a of the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 45.** PUBLIC HEARING regarding a Zone Change from A2 - Agricultural to PUD - Planned Unit Development for Tracts 1 and 2, Harris Estates, Laramie County, WY.

[22 - 541](#)

**Attachments:** [Enterprise Ranch, PUD Zone Change](#)

Michael Surface, Planning, said Dr. Annin Ellis and Darin Harris are the owners of Tract 2 and Tract 1, respectively, of Harris Estates. It is an Administrative Replat, recorded in June 2021. The owners request a zone change for both tracts from A2 - Agricultural to PUD - Planned Unit Development. Mr. Harris intends to sell his tract to Dr. Ellis if the zone change is approved. The zone change is to create a live-work property called Enterprise Ranch, consisting of a residence, office, and onsite housing for clients attending workshops.

Dr. Ellis explained Enterprise Ranch will do software development, coding and business strategy sessions. Mr. Surface noted the tracts are subject to site plan approval prior to construction. Dr. Ellis noted the benefits of providing university graduates the ability to stay in state. He said gatherings would be 12-36 people and would last a few days. He noted the office area should not exceed 6000 to 7000 sq ft and his primary residence would be onsite.

The Board discussed with Dr. Ellis a condition to have the site plan come back before the Board for public comment. Dr. Ellis was amenable to the condition.

Mr. Surface said based on evidence provided, staff recommends approval of the zone change with the adoption of findings of fact a and b.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Justice Dunn, Bryce Stratton and Michael Mercury, residents and employees of Ellis, expressed support for the project. Hearing no further PUBLIC COMMENT, Chairman Thompson



closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to approve a zone change from A2 - Agricultural to PUD - Planned Unit for Tracts 1 and 2, Harris Estates, Laramie County, WY, and adopt the findings of fact a and b of the staff report, as well as the attached Exhibit A Map, and the specific PUD regulations as shown in Exhibit B. The site plan is to be brought back before the Laramie County Commissioners for approval prior to construction. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

- 46.** PUBLIC HEARING regarding a Subdivision Permit and Plat for Homestead Estates, located in a portion of the N1/2 Sect 18, T13N, R68W, of the 6th PM, Laramie County, WY.

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**Attachments:** [Homestead Estates, Subdivision Permit & Plat](#)

Justin Arnold, Planning, said Lovas Engineering on behalf of Swagger Construction, LLC, submitted a Subdivision Permit and Plat application for Homestead Estates, located southeast of the I-80/Otto Rd junction. The application was submitted to subdivide the approximately 254-acre parcel into 45 single-family residential tracts.

Chris Lovas, agent for the application, spoke about the TCE Plume and that it has slightly contracted away from the proposed subdivision.

Mr. Arnold said based on evidence provided, staff recommends approval of the subdivision permit and plat with the adoption of findings of fact a with two conditions: 1) All clerical errors and missing information on the plat must be addressed prior to recordation and 2) DEQ's required notes must be added to the plat prior to final approval.

Chairman Thompson opened the hearing for PUBLIC COMMENT. Hearing no PUBLIC COMMENT, Chairman Thompson closed the hearing.

A motion was made by Commissioner Malm, seconded by Vice Chairman Lovett, to approve the subdivision permit and plat for Homestead Estates, located in a portion of the N1/2 Sect 18, T13N, R68W, of the 6th PM, Laramie County, WY with two conditions and adopt the findings of fact a of the staff report. The motion carried by the following vote:

**Aye:** Thompson, Lovett, Heath, Holmes, Malm

**The meeting adjourned at 7:15 pm.**

**Reasonable Accommodations**

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources at (307) 633-4355 or [lchr320@laramiecounty.com](mailto:lchr320@laramiecounty.com) at least two business days prior to the meeting.