

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, July 9, 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>

Present Jason Caughey, Brian Casey, Brenton Leavitt, Jack Stadel,
Johnny J Tafoya II

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. The assembly joined in the Pledge of Allegiance and were welcomed to the meeting.

Roll Call

Present Jason Caughey, Brian Casey, Brenton Leavitt, Jack Stadel,
Johnny J Tafoya II

New Business

1 Election of Officers [26 - 372](#)

Commissioner Stadel moved, seconded by Commissioner Casey to elect Jason Caughey as Planning Commission Chairman. Vote 5-0.

Commissioner Stadel moved, seconded by Commissioner Tafoya to elect Brian Casey as the Planning Commission Vice Chairman. Vote 5-0.

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

Approval of Minutes

2. Consideration of the Minutes of the Proceedings for June 25, 2026. [26 - 371](#)

Attachments: [6.25.26 Draft Minutes](#)

Commissioner Casey moved, seconded by Commissioner Stadel to approve the Minutes of the Proceedings for June 25, 2026. Vote 5-0.

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

Land Use: Variances/Board App./Plats

3. Review and Action on a Class B Conditional Use Permit for the Conda Multi-Family Residential, located on Tract 7, Addison Meadows, Laramie County, WY. **26 - 370**

Attachments: [Conda PC Mtng Pkt 7.9.26](#)

Cate Cundall, Associate Planner, said that multi-family housing is allowed in the LU zone district after obtaining a Class B Conditional Use Permit. The applicant is seeking approval to add a 400 sf +/- yurt or tiny home to his 7.80 acre parcel that has one residence currently. Nick Conda was present to answer any questions the Commission may have.

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

Commissioner Leavitt moved, seconded by Commissioner Stadel to approve the Class B Conditional Use Permit for the Conda Multi-Family Residential and adopt the findings of facts a and b of the staff report. Vote 5-0

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

4. Review and Action on a Class B Conditional Use Permit for 4800 South Greeley Highway Manufactured Home Park, located in a portion of Section 20, T13N, R66W, Laramie County, WY. **26 - 373**

Attachments: [4800 SGH MHP Mtng Pkt 7.9.26](#)

Cate Cundall presented the staff report on the 4800 SGH MHP Project located at 4800 S. Greeley Highway. The project is for establishing a nine-unit mobile home park. The property lies in the Urban Residential Low Density zone district and is an allowed use with a Class B Conditional Use Permit. If approved a site plan will be submitted and approved administratively. The subject property lies in the South Cheyenne Water & Sewer District. WYDOT will be the responsible agency for approving an access permit off South Greeley Highway and will be addressed at the site plan stage. Applicant Travis Redman was present to answer questions.

Chairman Caughey called the public hearing to order for comments on this project. Hearing no comments the hearing was closed and a motion and discussion called for.

Commissioner Tafoya moved, seconded by Commission Stadel to approve the Class B Conditional Use Permit for 4800 South Greeley Highway Manufactured Home Park located at 4800 S. Greeley Highway, Cheyenne, WY with one condition and adopt the findings of facts a, b, and c of the staff report. 1. All agency review comments must be addressed prior to submission of a site plan. Vote 5-0.

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

5. Review and recommendation of a Zone Change for the Aspen Valley Subdivision from Urban Residential Low Density to Planned Unit Development. **26 - 374**

Attachments: [Aspen Valley ZC Mtng Pkt](#)
[PZ-26-00046 Public Comment - D. Joreteg 7.9.26](#)
[PZ-26-00046 Preliminary Traffic County Analysis 7.9.26](#)

Staff report presented by Cate Cundall stated that Aspen Valley LLC, has applied for a zone change

of the Aspen Valley Subdivision from URLD to PUD to allow campgrounds as a use by right. Originally approved as a 174 single family manufactured home park it is requested to allow RV's. The applicant is proposing to allow two RV's to be able to be used on each lot for temporary workforce housing. The project will be done in two phases with 192 RV spaces in the West Phase and 136 RV spaces in the East Phase for a total of 328 RV spaces. A community house will be built and serve as an office, gathering place, and laundry facility. The lots are currently 6700 sq ft and will accommodate two 3500 sq ft spaces for RV's. Bill Edwards and Will Edwards were present to answer any questions. Chairman Caughey called the public hearing to order. Speaking in opposition to the project were: Clarence Styver, Patricia McCoy, Heather Madrid, Francie Scheel, Greg Winters, Ben Hornok, and Cathy Yosten. Hearing no further comments the hearing was closed and a motion and discussion called for. Commission members had questions on density of development, installation of a privacy fence required with the approval of the original subdivision, material use on RV pads, and public notice.

Commissioner Tafoya moved, seconded by Commissioner Stadel to recommend approval for the Aspen Valley Subdivision Zone Change from Urban Residential Low Density to Planned unity Development to allow campgrounds as a use by right, to the Laramie County BOard of Commissioners and adopt the findings of facts a and b of the staff report with two conditions. 1. All agency review comments must be addressed prior to submission of a site plan application. 2. A privacy fence must be installed to comply with a condition placed at the time of the approval of Aspen Valley Subdivision.

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

Adjournment

There being no further business the meeting was adjourned at 4:45 p.m.