

# Planning Commission Minutes of the Proceedings - Final

Historic Courthouse  
310 W 19th Street  
Cheyenne, WY 82001

Laramie County Planning Commission  
Prepared by the Laramie County Planning & Development Office  
Laramie County, Wyoming

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**Thursday, April 10, 2025**

**3:30 PM**

**Commissioners Board Room**

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**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.**

**<https://us02web.zoom.us/j/83324508468#success>**

## **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**

<b>Present</b>	Jack Stadel, John Watkins, Johnny J Tafoya II
<b>Excused</b>	Jason Caughey, Natacha Gaspar

## **Approval of Minutes**

Consideration of the Minutes of the Proceedings for March 27, 2025.

**[25 - 139](#)**

**Attachments:** [3.27.25 Draft](#)

Jack Stadel moved ,seconded by Johnny J. Tafoya, II to approve the Minutes of the Proceedings for March 27, 2025. Vote 3-0.

**Aye:** Stadel, Watkins, Tafoya II

**Excused:** Caughey, Gaspar

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

Notice of the 2024 International Fire Code Adoption

**[25 - 140](#)**

**Attachments:** [Adoption 2024 IFC Mtng Pkt PC 4.10.25](#)

Jack Stadel moved ,seconded by Johnny J. Tafoya, II to recommend approval for adoption of the 2024 International Fire Code and the proposed amendments to this code to the Laramie County Board of County Commissioners with no conditions.Vote 3-0.

**Aye:** Stadel, Watkins, Tafoya II

**Excused:** Caughey, Gaspar

PUBLIC HEARING: Subdivision Permit and Plat for Frontier Tracts,  
4th Filing, Laramie County, WY.

[25 - 141](#)

**Attachments:** [PZ-25-00009 PC STAFF REPORT PKG 04.10.2025](#)

Cate Cundall, Associate Planner on behalf of Sonny Keen reported that Steil Surveying Services, LLC on behalf of Riatta Holdings, LLC, applied for the Frontier Tracts, 4th Filing Subdivision Permit and Plat at 3330 I-80 Service Road. The purpose of the application is to subdivide the property into eight commercial lots.

The property is designated LU-Land Use and is currently used a commercial oil and gas services operation. The surrounding area consists of residential, commercial and unplatted uses.

Waivers for traffic and drainage studies were approved, however, further development for future commercial use may require both traffic and drainage studies. Future infrastructure upgrades within the subdivision may be required as future commercial uses are developed. Bar S Drive will need to be designed and built to current County Road Standards, and a non-adverse DEQ Chapter 23 recommendation received prior to plat recordation.

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

Johnny J. Tafoya, II moved, seconded by Jack Stadel to recommend approval of the Subdivision Permit and Plat for Frontier Tracts, 4th Filing, 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 condition:

1. A non-adverse Chapter 23 study recommendation from the Wyoming Department of Environmental Quality must be received prior to recordation. Vote 3-0.

**Aye:** Stadel, Watkins, Tafoya II

**Excused:** Caughey, Gaspar

Review and action on a Zone Change from MR - Medium Density Residential to CB - Community Business for Terry Homesites: Lot 10, Block 2, Laramie County, WY, and Board Approval for Surface Storage Use.

[25 - 142](#)

**Attachments:** [PZ-25-00011 PC STAFF REPORT PKG 04.10.2025](#)

Cate Cundall on behalf of Sonny Keen said that Bailey McHenry applied for a Zone Change, Board Approval, and Site Plan for Lot 10, Block 2, Terry Homesites. The purpose for the applications are to change the zone district from MR to CB to allow for outside surface storage for refrigerated box trucks parking. The subject property is 0.17 acres adjacent to residential and commercial properties. The property is accessed from Williams Street and served by the South Cheyenne Water and Sewer District. The criteria for the zone district amendment for this application is met by being consistent with plans and policies of Laramie County.

Vice Chairman Watkins opened the public hearing. Receiving no comments the hearing was closed and a call for a motion and discussion was made.

Jack Stadel moved, seconded by Johnny J. Tafoya, II to recommend approval of a Zone Change from MR-Medium Density Residential to CB-Community Business to the Laramie County Board of Commissioners for Terry Homesites, Lot 10, Block 2, Laramie County, WY with no conditions and adopt the findings of facts a and b of the staff report. Vote 3-0.

**Aye:** Stadel, Watkins, Tafoya II

**Excused:** Caughey, Gaspar

PUBLIC HEARING regarding a Subdivision Permit & Plat for Skyview Estates, 3rd Filing, A Vacation and Replat of Tracts 62-69, 78-80, 82-84, 86-93, 94, 97-98, and 101, Skyview Estates, 2nd Filing, Laramie County, WY.

**[25 - 143](#)**

**Attachments:** **[PZ-25-00014 LCPC STAFF REPORT PKG 4.10.25](#)**

Bryce Hamilton, Associate Planner, reported that Jones Land Surveying, on behalf of various owners in the Skyview Estates Subdivision applied for the Skyview Estates, 3rd Filing Subdivision Permit and Plat to replat and combine 26 of the small lots originally created for airplane hangars into 11 lots to make them larger and more buildable under current County standards. An outstanding issue remains over the effects the replat may have on the 1/73 undivided interest each of these lots has in the various airstrip easements that will need resolution.

The current use of the property is a mixture of vacant and built-up land and is situated in the LU zone district. The parcels are accessed from Aviator Court off Road 137. Currently the setbacks for the LU District make the existing lots nearly unbuildable. The replatted lots would not be permitted septic systems given their small sizes and a plat note clarifies that they may not be used as residences under the AMEC memo.

Cotton Jones, applicant's agent, was present to answer any questions.

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

Johnny J. Tafoya, II moved, seconded by Jack Stadel to adopt findings of fact a and b of the staff report and to recommend approval of the Subdivision Permit and Plat for Skyview Estates, 3rd Filing by the Board of County Commissioners with the one condition outlined in the staff report. Vote 3-0.

**Aye:** Stadel, Watkins, Tafoya II

**Excused:** Caughey, Gaspar

### **Adjournment**

There being no further business the meeting was adjourned at 4:03 p.m.

### **CERTIFICATION**

I, Cate Cundall, Associate Planner, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, April 10, 2025.

Approved by the Laramie County Planning Commission on Thursday, April 24, 2025.