

# 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

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**Thursday, March 27, 2025**

**3:30 PM**

**Commissioners Board Room**

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

## Roll Call

**Present** Jason Caughey, Jack Stadel, Natacha Gaspar,  
Johnny J Tafoya II

**Excused** John Watkins

## Approval of Minutes

1. Consideration of the Minutes of the Proceedings for January 23, 2025.

[25 - 119](#)

**Attachments:** [1.23.25 Minutes Draft](#)

Jack Stadel moved, seconded by Johnny J. Tafoya, II to approve the Minutes of the Proceedings for January 23, 2025. Vote 4-0.

**Aye:** Caughey, Stadel, Gaspar, Tafoya II

**Excused:** Watkins

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

2. Application withdrawn for the Juniper Estates Preliminary Development Plan located in a portion of the NW ¼ of Section 10, T12N, R66W, of the 6th P.M., Laramie County, WY.

[25 - 115](#)

**Attachments:**    [PZ-24-00114 PC memo of withdrawal](#)

Sonny Keen, Associate Planner, said that the Juniper Estates Project has been withdrawn by the applicant.

- 3. PUBLIC HEARING regarding a Zone Change from MR - Medium Density Residential to MU - Mixed Use for the E ½ of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY. [25 - 116](#)

**Attachments:**    [PZ-25-00003 PC STAFF REPORT PKG 03.27.2025](#)

Sonny Keen, Associate Planner, said the David Quade has requested a zone change for the East 1/2 of Tract 20, Cheyenne Irrigated Gardens from Medium Density to Mixed Use. The 4.42 acre parcel is located at 2118 Persons Road, Cheyenne. This will allow for outdoor surface storage and indoor storage.

The land is currently vacant surrounded by residential and light industrial zone districts. The application meets the requirements of section 2-1-103 (b) for a zone district change.

Natacha Gaspar moved, seconded by Jack Stadel to recommend approval of a Zone Change from MR-Medium Density Residential to MU-Mixed Use to the Laramie County Board of Commissioners for the E1/2 of Tract 20, Cheyenne Irrigated Gardens, Laramie County, WY and adopt the findings of facts a and b of the staff report. Vote 4-0.

**Aye:**                    Caughey, Stadel, Gaspar, Tafoya II

**Excused:**            Watkins

- 4. PUBLIC HEARING regarding a review and recommendation of The Badlands Subdivision Permit and Plat located in a portion of Section 34, Township 16 North, Range 67 West, 6th P.M., Laramie County, WY. [25 - 120](#)

**Attachments:**    [PC Mtng Pkt 3.27.25](#)

Cate Cundall, Associate Planner, reported that Steil Surveying Services, LLC on behalf of Energy Construction of WY, LLC, submitted a Subdivision Permit and Plat application for a portion of the NE1/4 and S1/2 of Section 34, T16N, R67W, located north of Sunlight Road and east of Road 120, Cheyenne, WY. The proposed subdivision will create thirty-four (34) residential tracts from the 349.82 acre parcel. Tracts will average 10.29 acres each.

The subject property is located in the Land Use Zone District and is vacant agricultural land. The surrounding area consists of residential developments to the south and east ranging in size from 7-acres to 35+ acres and vacant land to the north and west.

The Badlands Preliminary Development Plan was approved by the Planning Commission on August 22, 2024, with four conditions. All conditions have been addressed during the review process for the Subdivision Permit and Plat.

The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineer's Order for the Laramie County Control Area. Well spacing requirements will be assessed to any well permit applications received by the state within the order. The proposed subdivision is within the North Cheyenne Study Area and as such well permits within this are issued with conditions and limitations regarding well construction requirements.

This subdivision requires a Chapter 23 Study to the WY Department of Environmental Quality (DEQ) since is larger than 5 lots. Individual septic systems will provide sanitary sewer.

Johnny J. Tafoya, II moved, seconded by Jack Stadel to recommend the approval of the Subdivision Permit and Plat for The Badlands located in a portion of Section 34, T16N, R67W to the Board of County Commissioners, with no conditions and adopt the findings of fact 1, b, and c of the staff report. Vote 4-0.

**Aye:** Caughey, Stadel, Gaspar, Tafoya II

**Excused:** Watkins

### **Adjournment**

There being no further business the meeting was adjourned at 3:46 p.m.