

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**

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**Laramie County Wyoming**  
Thursday, January 24, 2019

**190124 00** The Laramie County Planning Commission met in regular session on Thursday, January 24th, 2019, at 3:30 p.m.

Attending: Chairwoman Jody Clark, Planning Commissioner; Joe Patterson, Planning Commissioner; Jason Caughey, Planning Commissioner; Pat Moffett, Planning Commissioner; Brad Emmons, Planning Director; David Bumann, Public Works Director; Nancy Trimble, Associate Planner; Seth Frentheway, Associate Planner; Bryan Nicholas, Associate Planner; Roy Kroeger, Public Health Supervisor, Josie Prince, Public Health.

The meeting registrar was signed by: Lelyn Larson, 33001 CR 61.5, Gill, CO 80625, Lfarms@aol.com, 970.371.0307; Zach Larson, 29470 CR 66, Gill, CO 80624, 970.352.2111; Lynn & Sherry Gaer, 11100 Geronimo Rd, Cheyenne, WY 82009, lgaerio@gmail.com, 307.631.7468; Tristan Cordier, 1103 Old Town Lane, Cheyenne, WY 82009, tcordier@avipc.com, 307.637.6017; Jacob Hagerman, 1875 Pershing Pointe Rd, #24, 307.421.1480; Jack C. Cook, 10906, Cheyenne, WY 82009, 307.635.4544; Keleigh Wright, [keleigh.wright@NEE.com](mailto:keleigh.wright@NEE.com); Caleb Keller, 4301 Rio Verde St, Cheyenne, WY 82001, 260.415.4651; Vicki Nemecek, 6239 Kevin Ave, Cheyenne, WY 82009, vnemecek@cheyennecity.org, 307.637.6263; Rebecca Juschka, 2520 Sitting Bull Rd, Cheyenne, WY 82009, 307.214.2306; Linda & Virgil, 3112 Cochise Rd, Cheyenne, WY 82009, vwhite@gmail.com, 307.638.6007; Mike & Rita Basom, 3029 Sitting Bull, Cheyenne, WY 82009, [Michaeld257@msn.com](mailto:Michaeld257@msn.com), [rrmpsmom@hotmail.com](mailto:rrmpsmom@hotmail.com), 307.421.1553, 307.421.1554; Ryan Fitzpatrick, 2309 Trestle Rd, Fort Collins, CO 80525, ryan.fitzpatrick@nee.com, 307.399.1393; Sam Massey, 700 Unierse Blvd, Juno Beach, FL 33408, sam.massey@nee.com, 443.556.1948; Kim & Sheri Floyd, 2903 Crazy Horse Rd, Cheyenne, WY 82009, kima@floyd@cs.com, 307.214.7845; Brandon Jensen, 300 E 18th Street, Cheyenne, WY 82003, [brandon@buddfalen.com](mailto:brandon@buddfalen.com), 307.632.5105; Christine Mikell, 3658 E Golden Oaks Drive, christine@enyo-energy.com, 801.455.1045; Jack Res, 525 Powderhorn Dr, [jackres525@gmail.com](mailto:jackres525@gmail.com), 719.487.5595; Addison Medansky, 503 Lincoln Ave, IL, chicagomedansky@aol.com, 224.587.4722; Andrew Nachel, 15115 Primrose Ln, Orland Park, IL 60462, andrew.nachel@gmail.com, 708.560.6802; Chuck & Julia Burke, 3034 Sitting Bull Rd, Cheyenne, WY 82009, winddragonjb@juno.com, 307.632.0209; Howard & Carrie Deselms, 4852 State Hwy 216, Albin, WY 82050, carrieT4WY@aol.com, 307.246.3420; Tammy Maas, 11912 Belmont Ave, Cheyenne, WY 82009, 307.421.4455; Kent & Helen Royslance, 11324 Belmont Ave, Cheyenne, WY 82009, 307.631.3722; Barb & Al Carley, 3135 Sitting Bull Rd, Cheyenne, WY 82009, 307.637.8345; Don Magnuson, 19495 WCR 72, Eaton, CO 80615, [don.magnusom@hotmail.com](mailto:don.magnusom@hotmail.com), 970.381.2571; Bill Edwards, 506 Shoshoni St, Cheyenne, WY 82009, 307.920.8400; John Sayels, 506 Shoshoni St, Cheyenne, WY 82009, 307.634.8800 ext 102; Bobby Albaugh, 506 Shoshoni St, Cheyenne, WY 82009, 307.631.6461; John Wetstein, PO Box 2202, Laramie, WY 82073,

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- 01** Review and action on a Zone Change for a portion of Tract 79, Allison Tracts, 2nd Filing, Laramie County, WY.

County Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Tristan Cordier of AVI, pc, introduced himself and made himself available for questions from the Planning Commission.

Commissioner Clark Moffett asked Mr. Cordier when the application was being heard by the Cheyenne City Council, Mr. Cordier responded he didn't know. An Associate Planner clarified to Commissioner Moffett that the application would be heard by the Cheyenne City Council on the following Monday, January 24th, 2019.

Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for the Zone Change & Subdivision Permit & Plat for approval to the Planning Commission. The Planning Commission did not ask any questions to the Associate Planner.

Commissioner Clark opened the hearing to public comment on the project, no public comment was received.

Discussion between the Planning Commissioners was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Commissioner Caughey motioned to approve the Zone Change and Subdivision Permit & Plat to the Board of County Commissioners, with the Staff recommendations of no conditions. Commissioner Moffett seconded, and approved the project (4-0) with no conditions.

- 02** Review and action on a Subdivision Permit & Plat for Wiese Subdivision, 2nd Filing, located on Lot 3, Block 1, Wiese Subdivision and a portion of Tract 79, Allison Tracts, 2nd Filing, Laramie County, WY.

County Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Tristan Cordier of AVI, pc, introduced himself and made himself available for questions from the Planning Commission.

Commissioner Clark Moffett asked Mr. Cordier when the application was being heard by the Cheyenne City Council, Mr. Cordier responded he didn't know. An Associate Planner clarified to Commissioner Moffett that the application would be heard by the Cheyenne City Council on the following Monday, January 24th, 2019.

Associate Planner of the project provided the Staff Report and provided separate Staff recommendations for the Zone Change & Subdivision Permit & Plat for approval to the Planning Commission. The Planning Commission did not ask any questions to the Associate Planner.

Commissioner Clark opened the hearing to public comment on the project, no public comment was received.

Discussion between the Planning Commissioners was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Commissioner Caughey motioned to approve the Zone Change and Subdivision Permit & Plat to the Board of County Commissioners, with the Staff recommendations of no conditions. Commissioner Moffett seconded, and approved the project (4-0) with no conditions.

- 03** Review and Action on the Subdivision Permit & Plat for "Jordan Pasture", A portion of Section 27 and the E1/2 E1/2 of Section 28, T.15 N., R.66 W., of the 6th P.M., Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The agent for the applicant, John Sayers of Edwards Development Co. was introduced to provide testimony.

Mr. Sayers introduced himself and gave a brief overview of the developments that had occurred since the project came before the Planning Commission as a Preliminary Development Plan. Mr. Sayers indicated that an open house was organized by the developer and held with professionals and experts' in attendance to address public concerns. Mr. Sayers addressed several recommendation items that were part of the PDP approval and updated the Planning Commission on how the recommendations had been addressed.

Chairwoman Clark asked if anyone on the committee had questions for Mr. Sayers at that time and there were none. Staff gave a brief staff report on the project.

Chairwoman Clark opened the hearing up to public comment.

Tammy Maas, 11912 Belmont Ave, Co-Chair of Architectural Control Committee of WYO Ranchette's. Ms. Maas asked that the Planning Commission consider larger lots than the ones proposed. She expressed that concern primarily revolved around traffic and water. Traffic concerns include access, dust control, maintenance, safety and projected volume. Water concerns include depletion, contamination and drainage.

Mike Basom, 3029 Sitting Bull Rd. Mr. Basom asked for clarification on the highlighted portion of the map indicating what parcels of land were proposed to be subdivided. Staff provided Clarification as requested. Mr. Basom provided his opinions to the planning commission regarding the developer's willingness to comply with requirements and/or recommendations of the county. Expressed concerns regarding traffic, dust and water availability.

Ken Floyd, 2903 Crazy Horse Road. Mr. Floyd expressed concerns about water depletion.

Chairwoman Clark asked that the developer come forward and provide answers for the concerns expressed thus far from the public. Mr. Sayers responded and provided answers and explanation to questions and concerns the public had. He informed the commission that the developer was open to pave portions of the access into the subdivision and suggested paving Empire Dr. and a portion of Crazy Horse Rd. Mr. John Wetstein, a hydrologist from Engineering Associates, also provided explanation regarding water concerns and interpretation of water studies.

Chairman Clark asked that a representative of the Laramie County Health Department provide insight to concerns regarding septic systems. Roy Kroger informed the public and the Planning commission that they would be permitting each septic system and that the department was satisfied with the Non-Adverse recommendation from DEQ.

Ken Roylance, 11324 Belmont Ave, expressed concerns regarding road maintenance, traffic signs and fire suppression availability.

Dave Bumann explained to the commission and the public that road designs, traffic signs and road maintenance plans will all meet county standards.

Commissioner Caughey gave insight to the recommendation made regarding fire suppression systems and the proposed use of an existing nearby water supply.

Reta Basom 3029 Sitting Bull Rd, expressed concerns about water availability and access to Jordan Pasture.

Dave Bumann provided insight into access.

Bill Edwards offered his own comments and insight into the discussions as a whole to fill some of the gaps in questions that had been proposed thus far.

Cindy Braden, 11119 Empire Dr., expressed concern that if one road is being paved then all the traffic will find its way to that one access road rather than being divided among the three that are proposed to be built.

Barbara Carly, 3135 Sitting Bull Rd, expressed concerns about water depletion and snow removal.

Rebecca Jessica Kaiser, 2520 Sitting Bull, expressed that it would be an inconvenience to her subdivision for the traffic of the proposed subdivision to be routed through WYO Ranchette's.

Commissioner Caughey asked for clarification on the proposed solution to the traffic issue via paving Empire and the portion of Crazy Horse from Powderhouse going East to the proposed subdivision to allow for construction traffic access to the site. Mr. Sayers provided the clarification.

Commissioner Caughey asked if a condition could be added to approving a recommendation to the Board of County Commissioners. It was confirmed by Brad Emmons that a condition could be added to the recommendation for approval.

Chairwoman Clark closed the public comment period and asked for a motion. After some discussion and comments by the Planning Commissioners, Commissioner Patterson motioned to approve the application with the recommendation and conditions, Commissioner Caughey seconded, and the application was approved (3-1).

**04** Review and action of a Subdivision Permit and Plat for Country View Subdivision, located in the SE1/4, Section 24, T.17N., R.63W., of the 6th P.M., Laramie County, WY.

County Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Terry Sanders of Western Research and Development, introduced himself and made himself available for questions from the Planning Commission.

No questions were asked from the Planning Commission to the applicant. Associate Planner of the project provided the Staff Report and provided Staff recommendations for approval to the Planning Commission. The Planning Commission did not ask any questions to the Associate Planner.

Commissioner Clark opened the hearing to public comment on the project, no public comment was received.

Discussion between the Planning Commissioners was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Commissioner Moffett motioned to approve the Zone Change and Subdivision Permit & Plat to the Board of County Commissioners, with the Staff recommendations of no conditions. Commissioner Caughey seconded, and approved the project (4-0) with no conditions.

**05** Review and action on a Wind Energy Site Plan for the Roundhouse Wind Energy Project, located in portions of lands in Townships 12 and 13 North, Ranges 68, 69, and 70 West, of the 6th PM, Laramie County, WY.

County Planner introduced the project and purpose, provided background to the project, and stated the governing County Regulations. The agent for the applicant, Ryan Fitzpatrick of Roundhouse Renewable Energy, LLC, introduced himself and presented a project narrative to the Planning Commission, and made himself available for questions from the Planning Commission.

Commissioner Clark Moffett asked Mr. Fitzpatrick what was the life cycle of the proposed wind turbines. Mr. Fitzpatrick responded the life cycle would be 30 years based on research, but the actual operating life span was estimated at 35 years. Commissioner Moffett asked Mr. Fitzpatrick if they had any issues with departures or arrivals from the Cheyenne Regional Airport, with Mr. Fitzpatrick responded they had filed a Designations of No Hazard with the FAA and were still awaiting results.

Associate Planner of the project provided the Staff Report and provided Staff recommendations for approval to the Planning Commission. The Planning Commission did not ask any questions to the Associate Planner.

Commissioner Clark opened the hearing to public comment on the project. Steve Hrkach, the Wind Energy Technology instructor for the Laramie County Community College, spoke on his background with Cheyenne, and his connection with Wind Energy. He further spoke on the difficulty of finding careers in Wind Energy in Wyoming, and that the un-tapped natural resource of wind wasn't being used to its full potential. Mr. Hrkach stated that the young citizens were also not being utilized, and that although a wind farm wouldn't be visually pleasing, it would support local citizens by providing long and successful careers. He also stated that NextEra has supported the College and the local industry, and he was in support of the proposed Wind Energy Site Plan.

Discussion between the Planning Commissioners was opened by Chairwoman Clark. No discussion was held between the Planning Commission.

Commissioner Caughey motioned to approve the Wind Energy Site Plan to the Board of County Commissioners, with the Staff recommendations of no conditions. Commissioner Patterson seconded, and approved the project (4-0) with no conditions.