



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Sonny M. Pourchot, Associate Planner

DATE: September 2nd, 2025

TITLE: PUBLIC HEARING regarding a Vacation of Cowboy Brew, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1, Administrative Plat known as BT II Subdivision, 2nd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

DeRoan Consulting LLC, on behalf of the landowner, BT II LLC, has submitted an application for an Administrative Plat for the properties listed above. The purpose of the application is to replat the existing two parcels, totaling 4.7 acres, into a new plat which will be known as BT II Subdivision, 2nd Filing. The use will be for BT Campground.

BACKGROUND

The subject properties are currently zoned PUD – Planned Unit Development to accommodate for BT Campground. They are surrounded by CB – Community Business zone district and MR – Mixed Use Residential zone district. The properties are accessed from S. Greeley Highway, south of E. Fox Farm Road.

Pertinent Regulations

Wyoming State Statute: Section 34-12-100 through 34-12-111.

Section 1-2-104 of the Laramie County Land Use Regulations governing public notice.

Section 2-1-101(m) governing vacations.

Section 2-1-102(c)(d)(ii)(C) governing Administrative Plats final decision.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Urban Rural Interface – URI, which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. PlanCheyenne Future Land Use designates this area as CB

– Community Business, and MU-C – Mixed-Use Commercial. Both plans align with the intended use of these properties.

This property is part of South Cheyenne Water Sewer district and regulations pertaining to water and sewer services will be addressed in the site plan application.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments were addressed.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- a.** This application does meet the criteria for vacation pursuant to section 2-1-101(m) of the Laramie County Land Use Regulations.
- b.** This application does meet the criteria for administrative plats final decision pursuant to section 2-1-102(c)(d)(ii)(C) of the Laramie County Land Use Regulations.

and that the Board may approve the Vacation of Cowboy Brew, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1, to become effective upon recordation of the Administrative Plat known as BT II Subdivision, 2nd Filing, Laramie County, WY, with no conditions.

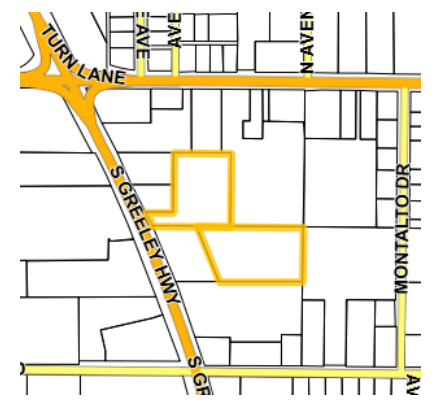
PROPOSED MOTION

I move to approve the Vacation of Cowboy Brew, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1, and approve the Administrative Plat, BT II Subdivision, 2nd Filing, Laramie County, WY and adopt the findings of facts a and b of the staff report with no conditions.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments**
- Attachment 5: Exhibit A – Original Cowboy Brew, 1st Filing plat**
- Attachment 6: Exhibit B – Original BT II First Subdivision plat**
- Attachment 7: PUD Rules**
- Attachment 8: Resolution**
- Attachment 9: Exhibit C – BT II Subdivision, 2nd Filing, Administrative Plat**

SCHOOL DISTRICT - LCSD1



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.
printed 8/25/2025

100 ft



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecounty.com

PERMIT

PA-25-00032

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 13660820700200
PROJECT NAME: BT II SUBDIVISION ADMINISTRATIVE PLAT
W/VACATE

ISSUED: 06/02/2025
EXPIRES: 11/29/2025

APPLICANT: BT II LLC
6464 S COLLEGE AVE
FT COLLINS, CO 80525
(205) 908-8359

OWNER: BT II LLC
6464 S COLLEGE AVE
FT COLLINS, CO 80525

Detail Name	Detail Value
Meeting Date	06/02/2025
MEETING AM OR PM	AM
Application Types	Administrative Plat with Vacate
Attendees	Online (Teams Meeting)
Property Interest	Owner
Detailed Project Narrative	Applicant wishes to adjust previously dedicated easements for installation of Campground Unit Spaces
Staff Attending	JA
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Plat
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	No
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	No
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes

CONDITIONS

* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

July 2, 2025

Laramie County Planning & Development
C/O Sonny Keen, Associate Planner
3966 Archer Pkwy
Cheyenne, WY 82009

RE: Administrative Plat Application

Project Name: BTII First Subdivision, 2nd Filing
227 S Greeley Highway, Cheyenne.

Legal Description: Tract 2 Cowboy Brew Sub., First Filing, and BTII First Sub., Lot 2. Block 1
Acres 4.7 acres
Zoning: PUD

Project Proposal:

An approval for an administrative plat with Hearing is requested to vacate all easements, including a public access easement, and a re-dedication of easements to support the Site Development Plan for BTII Campground, submitted under separate cover.

Thank you for your consideration of this request.

Sincerely,

Deanne Roos, RLA
DeRoos Consulting, LLC
(970) 534-9095

Attachments:

1. Pre -Ap Meeting notes
2. Warranty Deed
3. Proposed Plat

Permit Notes

Permit Number: PZ-25-00050

Parcel Number: 13660821100200

Submitted: 07/07/2025

Site Address: 227 S GREELEY HWY

Technically Complete: 07/07/2025

Applicant: Roon, Deanne
Owner: BT II LLC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: Administrative Plat with Hearing to vacate and dedicate easements relative to the BT Campground Site Plan application

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
07/07/2025		Application	PZ-25-00050	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
07/07/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No Comments	CANDICE.MCCART @LARAMIECOUNT YWY.GOV
07/08/2025	07/08/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
07/10/2025		Workflow	WYDOT REVIEW	GENERAL	No comment on administrative plat. See site plan review for further WYDOT comments once submitted.	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV
07/14/2025	07/14/2025	Application	PZ-25-00050	GENERAL	No concerns noted regarding erosion or sediment loading to Allison Draw tributary to Crow Creek, if BMPS are implemented to protect storm drain inlets as required by a LCGP from WY DEQ.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
07/15/2025	07/15/2025	Application	PZ-25-00050	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
07/17/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
07/18/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 2. All comments from the review engineer and/or surveyor shall be addressed. 3. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

Permit Notes

07/21/2025	Application	PZ-25-00050	GENERAL	<p>First Review [JB]</p> <p>-What easements exist from the prior plats</p> <p>-Which of those easements will remain and which will be vacated.</p> <p>-Submittal Deficiency: deed for BT II First Subdivision: lot 2, block 1 was not uploaded. Please upload proof of ownership.</p>	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTY.WY.G OV
07/21/2025	Application	PZ-25-00050	GENERAL	<p>1st Review - Engineer Review</p> <p>1.If this is an administrative plat, it needs to say that in the title and the Approvals need to change to the County Staff and not the Board of Commissioners.</p> <p>2.The proof of ownership provided only covers Tract 2 of the Cowboy Brew Subdivision, 1st Filing, but does not include or cover the property associated with Tract 1 of this plat.</p> <p>3.A detailed Drainage Study is not necessary for the plat, however, one will be required for any site plan application/submittal.</p> <p>4.A detailed Traffic Study is not necessary for the plat, however, one may be required with a site plan application/submittal.</p> <p>5.It would be helpful and prudent to label the utility Easement For Existing Overhead Powerlines shown on Tract 1 of Cowboy Brew as 25' in width.</p> <p>6.The existing easements in Lot 1, Block 1 BT II First Subdivision need to be identified, labeled and dimensioned. Also, there appears to be an existing easement along the eastern property line of Lot 1, Block 1, BT II First Subdivision that does not show up on the BT II First Subdivision Plat, but shows up on this plat drawing. It appears to be approximately 5' wide. What is this easement and how was it established? The public utility easements shown on the original plat look different than what is shown on this plat drawing. They need to look and be the exact same.</p> <p>7.It appears that access to Tract 1 of this plat is through Lot 1, Block 1 BT II First Subdivision. However, the access easement within Tract 1 does not go all the way to the western property line to tie into the existing access easement within Lot 1, Block 1 BT II First Subdivision.</p> <p>8.The easements shown on this plat drawing for Lot 1, Block 1 BT II First Subdivision do not look the same as the easements shown for Lot 1, Block 1 on the original plat.</p> <p>Surveyor Review</p> <p>1.It appears that the purpose of this subdivision filing is to revise the easements in TRACT 1 and TRACT 2. There is no mention of granting or dedicating the easements in the DEDICATION statement.</p> <p>2.The access to TRACT 1 of this subdivision is through LOT 1, BLOCK 1 of BT II FIRST SUBDIVISION. The location and dimensions of said access easement, with boundary ties,</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

Permit Notes

should be shown on this plat.

3. There are no boundary ties shown for the 24' ACCESS AND UTILITY EASEMENT on the north and east boundaries of TRACT 1.

4. The southwest extension of the 24' ACCESS AND UTILITY EASEMENT in TRACT 1 does not appear to intersect the west boundary of TRACT 1. The dimensions / survey ties of said southwest extension of the 24' ACCESS AND UTILITY EASEMENT in TRACT 1 to the 10 UTILITY EASEMENT (PRIVATE) should be shown.

5. Should the CENTERLINE EASEMENT 20' SOUTH OF NORTH LINE OF TRACT 4, B343, P161 NO WIDTH SPECIFIED, be further researched to determine its purpose, determine the intent, be corrected/better defined, or maybe be vacated or abandoned? This could be a significant cloud on the title.

07/24/2025	07/24/2025	Workflow	ENVIRONMENTAL DEFICIENCY L HEALTH REVIEW	No plan review has been submitted for current proposed use. Provide campground plan review to Environmental Health.	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
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August 14, 2025

Sonny M. Keen
Associate Planner
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Response to Agency Review Comments: Administrative Plat
PZ-25-00050
BT Campground

Dear Ms. Keen,
Follows are responses to the Agency Review Comments received on 7.24.25

Date (2025)	Reviewer	Response to Comment
7.7.25	Christopher Yaney	No Comment. No Response
7.7.25	Candice McCart, County Assessor	No Comment. No Response
7.8.25	Teresa Lemaster, County Real Estate	No Comment. No Response
7.10.25	Taylor. McCort, WyDoT	No Comment. No Response.
7.14.25	Conservation District	Comment regarding erosion and sediment loading -LCGP from Wy DEQ so noted.
7.15.25	Matthew Butler	No. Comment. No Response
7.17.25	Daniel Peters, Building Fire Code	Comment regarding premises identification and Fire Apparatus Roads so noted.
7.18.25	Molly Bennett, Public Works	Comments so noted. It is understood comments from the Review Engineer and County Survey need to be addressed. It is understood Infrastructure improvements may be necessary with site development.
7.21.25	Laramie County Attorney	<ol style="list-style-type: none">Existing easements from the prior plat are shown on Lot 1 Block 1 BTII First Subdivision. All easements on Lot 2 will be vacated with the new plat. New plat will show required easements for the current site plan now in review.There is no deed specifically for Lot 2, the subdivision was established by the current owner and never conveyed. A Title Commitment is submitted with this response to demonstrate ownership.
7.21.25	Scott Larson, PE County Engineer	<ol style="list-style-type: none">This is an administrative plat that will require Board approval due to the vacation of a public access easement.

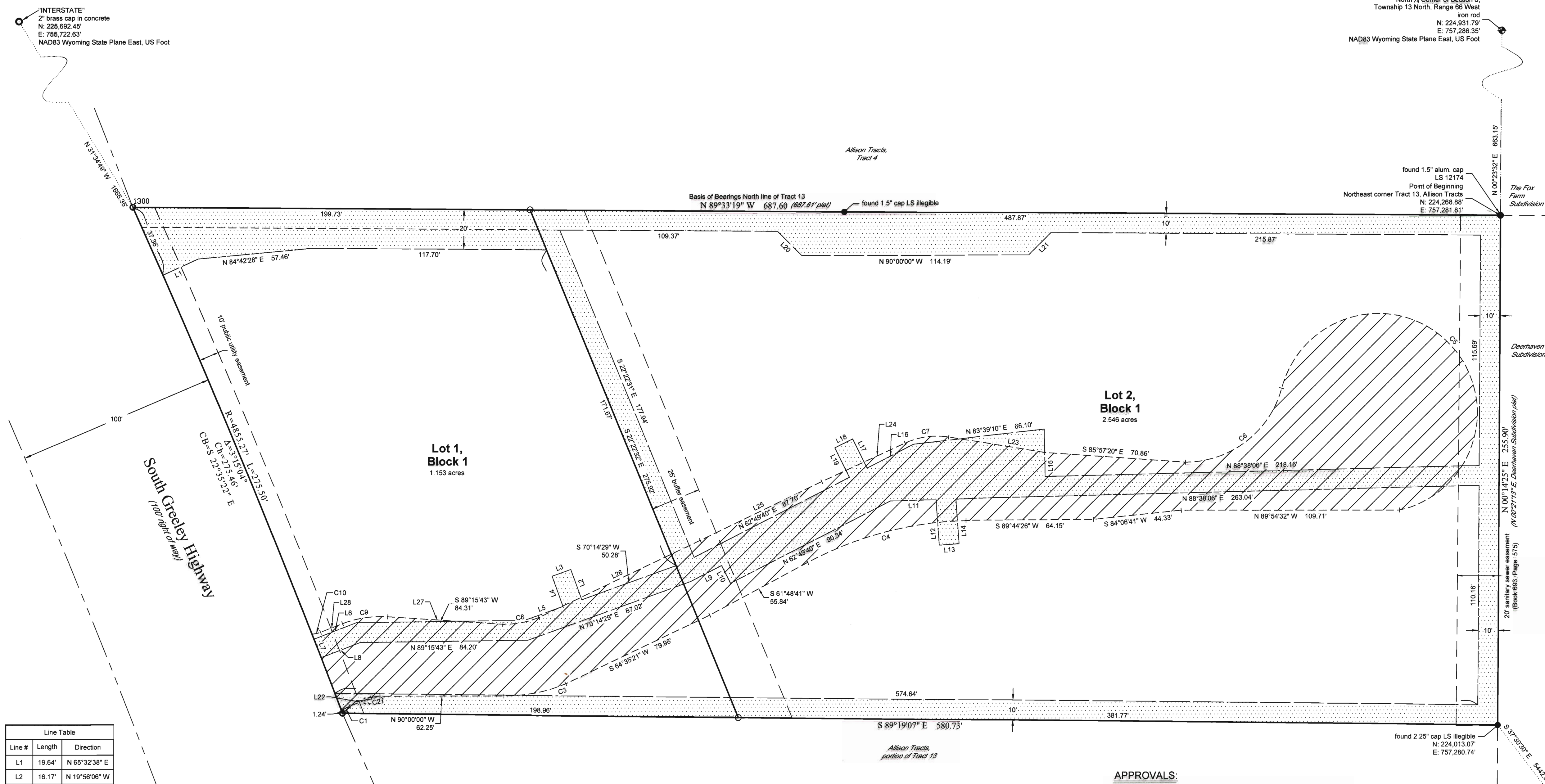
		<ol style="list-style-type: none"> 2. There is no deed specifically for Lot 2, the subdivision was established by the current owner and never conveyed. A Title Commitment is submitted with this response to demonstrate ownership. 3. Drainage Study submitted for Site Development Plan 4. TIS submitted for Site Development Plan 5. 25' has been added to the label for the utility easement on the north side of the property. 6. The existing easements for Lot 1 of BTII first Subdivision has been corrected to show all current easements w/ references. 7. The easement noted as "access and utility" easement is now labeled as a Utility Easement only. Access is implied for the purpose of pipeline maintenance. 8. The existing easements for Lot 1 of BTII first Subdivision has been corrected to show all current easements w/ references.
	Surveyor Review	<ol style="list-style-type: none"> 1. The dedication statement has been corrected to include grant of easements. 2. Location and dimensions of access easement through Lot 1 is now shown on the plat. 3. The easement noted as "access and utility" easement is now labeled as a Utility Easement only. Access is implied for the purpose of pipeline maintenance. 4. We are aware of suggestions to better define or vacate the easement labeled with a "centerline" alignment. This will not be further researched at this time. The Developer is satisfied the current easement meets the intent and purpose as stated.
7.24.25	Jennifer Escobedo, Environmental Health	A separate submittal with application and application fee will be forwarded directly to the Environmental Health Department with the next submittal of the Site Development Plan.

I hope this information is helpful. Please let me know if you need additional information or clarification.

Kind regards,

Deanne Roon, RLA
DeRoon Consulting, LLC
(970) 534-9095

EXHIBIT B



Line Table		
Line #	Length	Direction
L1	19.64'	N 65°32'38" E
L2	16.17'	N 19°56'05" W
L3	10.00'	S 70°14'29" W
L4	16.17'	S 19°56'05" W
L5	20.77'	S 70°14'29" W
L6	22.91'	S 69°00'02" W
L7	10.00'	S 21°22'36" E
L8	21.06'	N 69°00'02" E
L9	17.41'	N 62°49'40" E
L10	10.00'	S 27°11'02" E
L11	22.86'	N 68°38'06" E
L12	22.94'	N 04°06'14" E
L13	10.00'	N 85°53'46" E
L14	22.48'	N 04°06'14" E
L15	23.85'	N 01°21'54" E
L16	26.22'	N 82°49'40" E
L17	18.36'	S 26°30'46" W
L18	10.00'	N 93°41'51" E
L19	16.51'	N 26°30'46" W
L20	17.31'	N 45°00'00" W
L21	15.79'	S 45°00'28" W
L22	11.58'	S 68°46'38" W
L23	49.05'	S 80°38'28" E
L24	46.11'	N 65°18'18" E
L25	87.77'	N 64°17'04" E
L26	89.84'	N 64°33'28" E
L27	57.97'	N 86°11'43" E
L28	11.89'	N 66°11'43" E

Curve Table					
Curve No.	Length	Radius	Chord Direction	Chord Length	Delta
C1	4.79'	15.00'	S 59°35'55" W	4.77'	018°17'20"
C2	4.45'	12.00'	S 79°23'18" W	4.42'	021°13'24"
C3	32.03'	82.00'	S 78°48'31" W	31.83'	022°28'58"
C4	82.99'	176.00'	S 75°19'09" W	82.22'	027°00'55"
C5	211.83'	50.00'	S 44°00'14" E	85.38'	242°44'13"
C6	65.48'	50.00'	N 52°28'55" E	60.90'	075°02'07"
C7	22.41'	37.70'	N 82°19'55" E	22.08'	034°03'14"
C8	18.51'	44.12'	N 79°15'13" E	18.38'	024°02'46"
C9	23.11'	53.64'	N 81°27'41" E	22.93'	024°41'12"
C10	4.47'	15.00'	N 77°18'24" E	4.45'	017°03'37"

- Notes:
 1. This is not an ALTA/NSPS Land Title Survey.
 2. Flood Zone: Entire property is "unshaded Zone X" (Areas determined to be outside the 0.2% annual chance floodplain). No portion of this platted area falls within a FEMA 100-year Flood Hazard area as shown on FEMA Flood Insurance Rate Map No. 58021C1356F, effective date of January 17, 2007.
 3. This survey is not intended for to be used for engineering design.
 4. Bearings are based on the North line of Tract 13, ALLISON TRACTS assumed to bear S 89°33'19" E.
 5. Public water or waste water systems to connect to South Cheyenne Sewer and Water.
 6. Fire protection will be provided by Laramie County District #1.
 7. Address: 311 South Greeley Highway, Wyoming.
 8. Distances shown are in U.S. Survey Feet
 9. The total area contains 161,095 square feet (3,698 acres) more or less.

Legend:

- found Section corner monument as described
- found survey monument as described on drawing
- set 0.5" iron rod with 1.5" aluminum cap marked PLS 12174

APPROVALS:

Approved by the Cheyenne Planning Commission, this 5TH day of July, 2017.

Russ Rupp
Development Director

Approved by the City Council of the City of Cheyenne, this 24TH day of July, 2017.

Maia
Mayor

Carol Schofer
City Clerk

APPROVALS:

Approved by the Laramie County Planning Commission, this 20 day of July,
2017.

Jody A. Clark
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County,
Wyoming, this 1 day of August, 2017.

[Signature]
Chairman

ATTEST: [Signature]
County Clerk

DEDICATION:

Know all men by these presents that: the undersigned, BTII, LLC, owner of the lands embraced in this plat of BT II FIRST SUBDIVISION, do hereby declare this plat of said lands, described as:

Considering the North line of Tract 13, ALLISON TRACTS, public records of Laramie County, Wyoming to bear N 89°33'19" W with all bearings contained herein, relative thereto.

BEGINNING at the Northeast corner Tract 13, ALLISON TRACTS, public records of Laramie County, Wyoming;

thence N 89°33'19" W for a distance of 687.60 feet along the North line of said Tract 13 to a point of a non-tangent curve concave to the Southwest, having a radius of 4855.27 feet, a chord bearing of S 22°35'22" E and a chord length of 275.46 feet, point also being on the East right of way line of South Greeley Highway;

thence Southeastearily along the arc of said curve for a distance of 275.50 feet along said East right of way line to a point of non-tangency;

thence S 89°19'07" E for a distance of 580.73 feet to a point on the East line of said Tract 13;

thence N 00°14'25" E for a distance of 255.90 feet along said East line to the Point of Beginning.

Containing 161,095 square feet (3,699 acres) more or less.

to be their free act and deed in accordance with their desire, do hereby grant the easements shown hereon for the purposes indicated.

John Agnew, Manager of BT II, LLC.

ACKNOWLEDGEMENTS:

STATE OF Colorado
My Comm. No. 1
COUNTY OF Weld (SS)

This instrument was acknowledged before me on this 21 day of September
2017, by John Agnew
Manager of BTII, LLC.

John L Reed
Notary Public
State of Colorado
Notary ID 20024037286
My Commission Expires November 20, 2018

John L Reed
Notary Public, Larimer County, Wyoming

CERTIFICATE OF SURVEYOR:

I, M. Bryan Short, a professional land surveyor licensed in the State of Wyoming do hereby certify that this plat was prepared from the records and field notes of a survey conducted by me or under my direct supervision and that all dimensions and other details are correct to the best of my knowledge and belief.

FINAL PLAT
FOR
BT II FIRST SUBDIVISION
OF A PORTION OF TRACT 13, ALLISON TRACTS, BEING SITUATED
WEST ½ OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF
6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED MAY 2017

RESOLUTION NO. **250603-17A**

A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM MR – MEDIUM DENSITY RESIDENTIAL TO PUD – PLANNED UNIT DEVELOPMENT FOR COWBOY BREW SUBDIVISION, 1ST FILING, TRACT 2, AND BT II FIRST SUBDIVISION, LOT 2, BLOCK 1, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 1-2-103(b) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

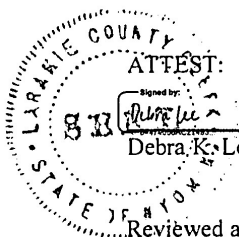
- a. This application meets the criteria for a zone map amendment pursuant to section 1-2-103 (b) of the Laramie County Land Use Regulations.
- b. The proposed change in zone district is in conformance with the requirements of section 4-2-112 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from MR – Medium Density Residential to PUD – Planned Unit Development for Cowboy Brew Subdivision, 1st Filing, Tract 2 and BT II First Subdivision, Lot 2, Block 1, Laramie County, WY, and adopt the findings of fact a and b of the staff report as well as the attached 'Exhibit A' – Zone Change Map, and 'Exhibit B,' the Specific Regulations for the Planned Unit Development – PUD.

PRESENTED, READ AND ADOPTED THIS 3 **DAY OF**
June**,** 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Signed by:
Gunnar Malm
RECEIVED
Gunnar Malm, Chairman



Signed by:
Debra K. Lee
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

[Signature]
Laramie County Attorney's Office

RECEIVED
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Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 5

COPY OF RECORD



RECP #: 894252
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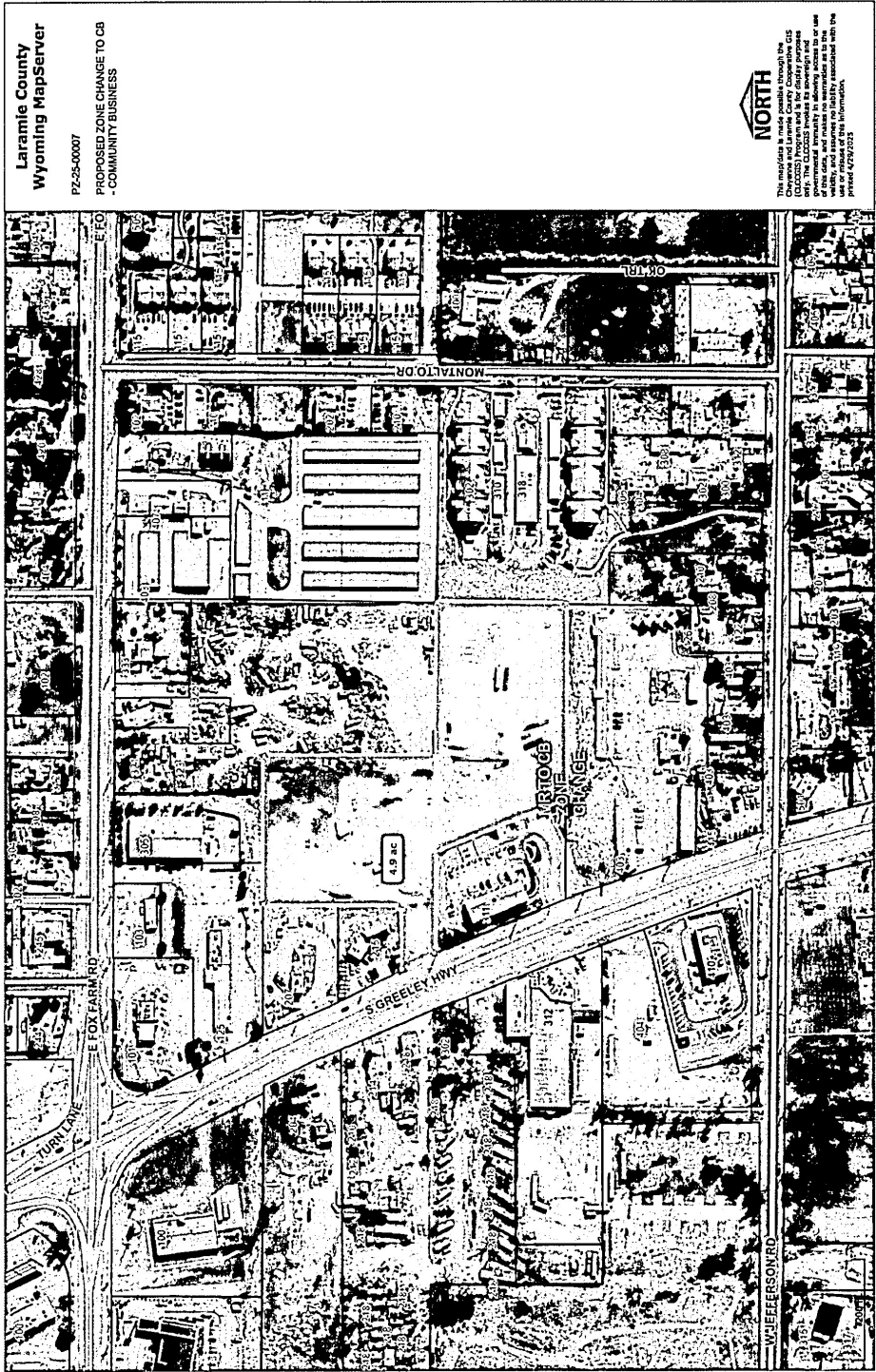




EXHIBIT B

PLANNED UNIT DEVELOPMENT

COWBOY BREW SUBDIVISION, 1ST FILING: TRACT 2 &

BT II FIRST SUBDIVISION: LOT 2, BLOCK 1

- a. Uses by Right
 - i. Child care facilities
 - ii. Drive-up facilities
 - iii. Entertainment and recreation facilities and uses
 - iv. Food service facilities
 - v. Hotels and motels
 - vi. Offices
 - vii. Retail and wholesale establishments
 - viii. Churches, temples or other places of worship
 - ix. Any fabrication or processing use which does not emit noxious noise, smoke, odor, or dust beyond the confines of the property, does not emit pollutants to the soil and where all sales and storage of supplies and equipment are conducted within a building.
 - x. Personal storage units within an existing building
 - xi. Adult entertainment establishments operated in accordance with these regulations
 - xii. Small Wind Energy Systems. (Setbacks shall be equal or greater to the total height of the small wind energy system.)
- b. Uses Requiring Board Approval

The following uses may be permitted by the Board:

 - i. Bars, cocktail lounges, and liquor stores
 - ii. Storage facilities



- iii. Transportation facilities
 - iv. Mixed-use residential developments
 - v. Employee living quarters
 - vi. Fireworks stands
 - vii. Campgrounds
 - viii. Other uses similar to those permitted in this district
- c. Maximum Property Coverage
- Total building, parking, and outdoor storage area shall not exceed 85 percent of the property area. Best Management Practices for storm water management and open space design is encouraged. Characteristics such as community open space and pocket parks and connectivity to regional trails, including the Greater Cheyenne Greenway, are encouraged.
- d. Setbacks
- i. All principal structures shall be set back twenty-five (25) feet from all front property lines.
 - ii. All outdoor display areas shall be set back fifteen (15) feet from all property lines.
 - iii. All outdoor storage areas shall be set back twenty-five (25) feet from all property lines.
 - iv. Accessory structures shall conform to section 2-2-118 of this regulation.
- e. Height
- i. Buildings shall be limited to seventy-five (75) feet in height.
 - ii. Board Approval is required for buildings over seventy-five (75) feet in height.
- f. Site Design



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All areas, including areas from right-of-way line to property line that are not covered by buildings, sidewalks, and parking area, shall be landscaped.

g. Parking

Parking requirements shall be in conformance with these regulations.

h. Site Plan

A County-approved site plan shall be required in accordance with section 2-2-133 of these regulations. Screening is required in conformance with site plan requirements for outdoor storage areas of items and equipment which are not for immediate use, sale or lease. Screening for outdoor storage areas shall be located behind the setback line.

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL TO VACATE COWBOY BREW, 1ST FILING, TRACT 2, AND BT II FIRST SUBDIVISION, LOT 2, BLOCK 1 AND APPROVE THE ADMINISTRATIVE PLAT FOR BT II SUBDIVISION, 2ND FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-309; 18-5-311 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-101(m); and

WHEREAS, the proposed administrative plat is in accordance with the Laramie County Land Use Regulations, Section 2-1-102(c), (d)(ii)(C); and

WHEREAS, this resolution shall vacate Cowboy Brew, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1 and be known as BT II Subdivision, 2nd Filing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-101 (m) of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 2-1-102(c), (d)(ii)(C) of the Laramie County Land Use Regulations.

And the Board approves the vacation of Cowboy Brew, 1st Filing, Tract 2, and BT II First Subdivision, Lot 2, Block 1 and approves the Administrative Plat, BT II Subdivision, 2nd Filing, Laramie County WY.

PRESENTED, READ, PASSED, this _____ day of _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

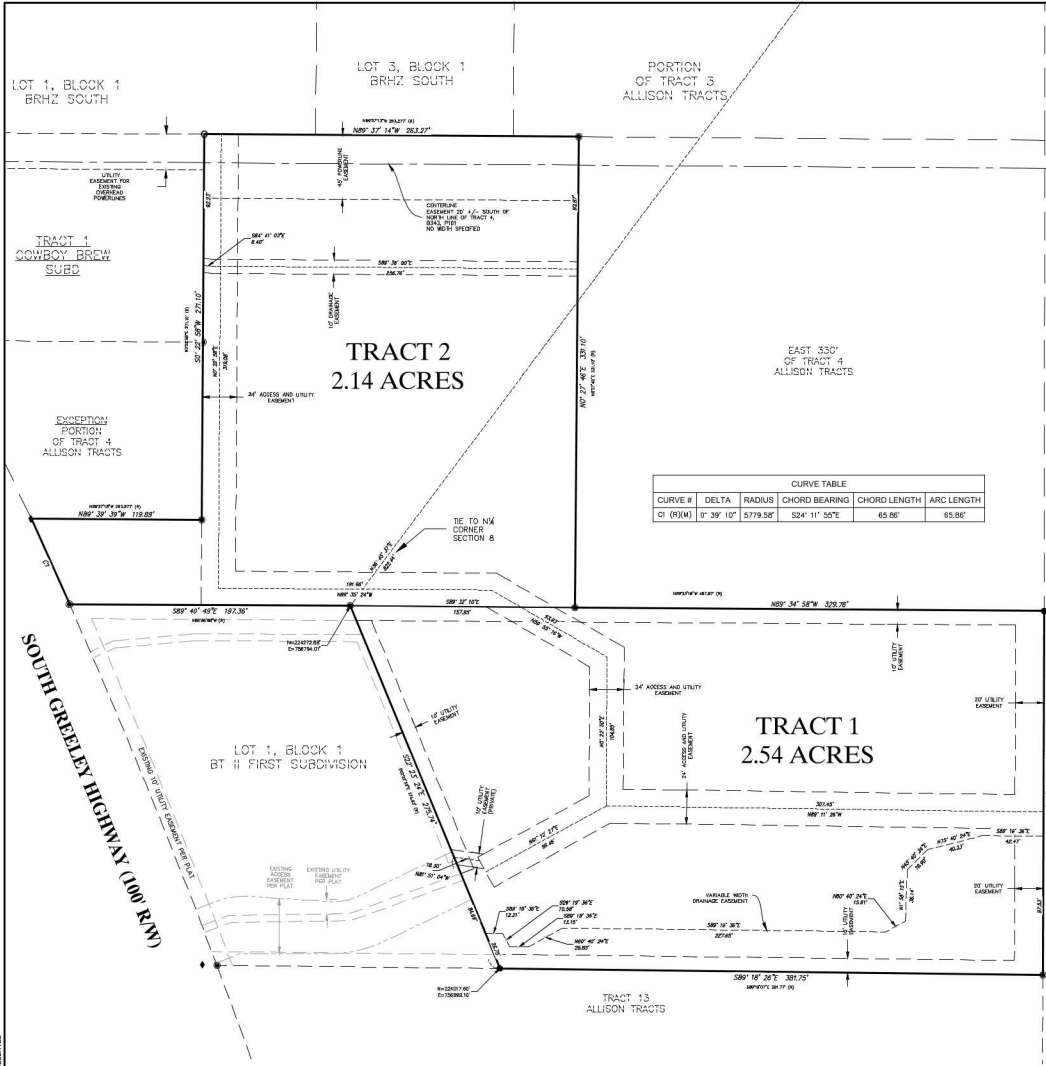
ATTEST:

Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to form:

Laramie County Attorney's Office

EXHIBIT C



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REVISED: 07/02/2025
25235 FINAL PLAT.DWG