



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Cate Cundall, Associate Planner

**DATE:** May 7, 2024

**TITLE:** PUBLIC HEARING regarding a Board Approval and Site Plan for the Leachman Feedyard and Sale Facility located in a portion of Sections 3, 4, 5, 6, 7, 9, 10, Township 18 North, Range 61 West and a portion of Sections 1, 2, 3, 10, 11, 12, Township 18 North, Range 62 West of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Settje Agri-Services & Engineering, Inc., on behalf of Leland Leachman, has submitted Board Approval and Site Plan applications for the Leachman Feedyard and Sale Facility. The subject property lies approximately ½ mile southeast of Highway 85 and Road 152. The applications have been submitted to expand and operate a livestock feeding operation adjacent to their current facility at 5380 Road 238.

Both applications have been combined into one staff report for ease of presentation and discussion, with separate motions required for the two actions.

### BACKGROUND

Leachman Cattle of Colorado is moving their seedstock operation to Wyoming near Meriden. The project will consist of a feedyard, working facilities, employee offices and a sale barn. A small staff will occupy the offices throughout the year. Leachman anticipates holding on-site cattle sales a few times each year where buyers will be on-site. It is expected that 100 to 140 buyers will attend these sales. Portable restroom facilities and catered food will be brought to the facility for sale days. The feedyard is planned to house a maximum of 2500 head of seedstock cattle. The working facilities will include pens for sorting and equipment for processing cattle as well as loadout chutes.

**Pertinent Statutes and Regulations include:**

Wyoming State Statute: Section 18-5-101 through 18-5-315.  
Section 1-2-100 governing Board Approvals.  
Section 1-2-104 governing Public Notice.  
Section 2-2-111 governing Concentrated Feeding operations (CAFO).  
Section 2-2-133 governing Site Plans.  
Section 4-2-114 governing Land Use zone districts (LU).

**DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR). These are outlying areas of Laramie County. Primary uses area agriculture crop and livestock production.

Access to the facility will be from Road 152 onto two 30-foot gravel driveways. Interior roads and parking lots will be gravel and native grass will be used for revegetation pf areas disturbed by construction.

The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both.

Wyoming D.E.Q. Chapter 3 and WYPDES Storm Water Pollution Prevention Plan permits have been submitted and are still proceeding through their permitting process. Settling basins will be used for nutrient management.

All agency review comments have been addressed and the Site Plan updated to reflect the changes. Public notice was provided, and no comments were received.

The odor footprint tool was used to determine the setback requirement and resulted in a score of 42.75. The setback distances ranged from 1.31 miles to 1.89 miles for this project. Setback distances for any residential use are applied unless they have written consent from the owner of the residence. Setback Consent Agreements have been received from both parties within this area.

**RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff finds that:**

- a) This application meets the criteria of section 1-2-100 of the Laramie County Land Use Regulations for Board Approval.
- b) This application meets the criteria of section 2-1-111 for a Concentrated Feeding Operations (CAFO).
- c) This application meets the criteria of section 2-2-133 governing Site Plans.

d) This application meets the criteria of section 4-2-114 governing the Land Use Zone District.

and based on having met the criteria outline above, the Board of County Commissions may approve a Board Approval and Site Plan for the Leachman Feedyard and Sale Facility with the following conditions.

1. All recommendations of the agency reviews, including public improvements deemed necessary, are addressed prior to the issuance of a Certificate of Review.
2. Reviews by the Department of Environmental Quality – D.E.Q. and the State Engineers Office – S.E.O. are completed prior to issuance of a Certificate of Review.

#### **PROPOSED MOTION – BOARD APPROVAL**

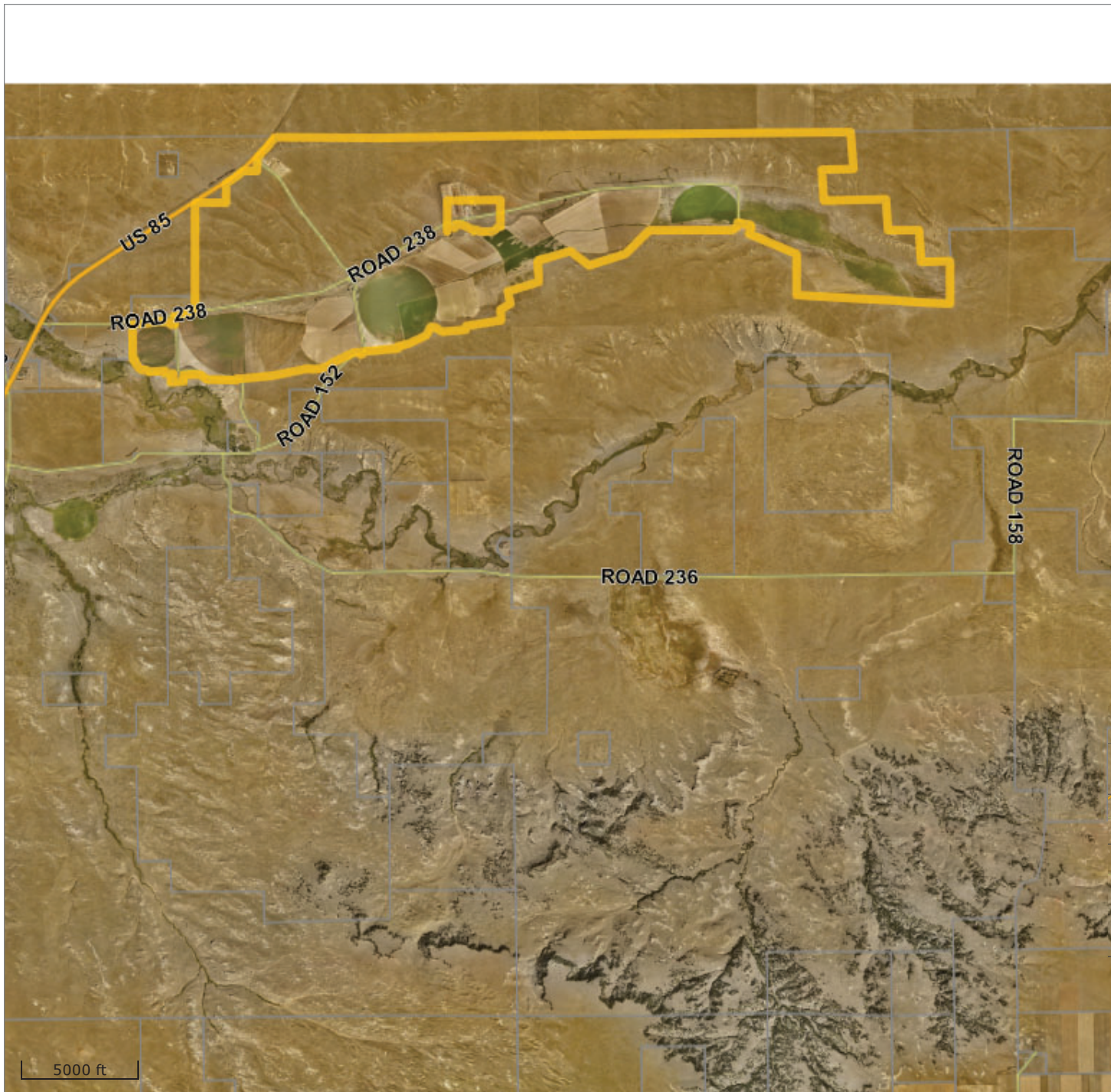
I move to approve the Board Approval for a Concentrated Feeding Operation located in a portion of Sections 3, 4, 5, 6, 7, 9, 10, Township 18 North, Range 61 West, and a portion of Sections 1, 2, 3, 10, 11, 12, Township 18 North, Range 62 West of the 6<sup>th</sup> P.M., Laramie County, WY. with two conditions and adopt the findings of facts a of the staff report.

#### **PROPOSED MOTION – SITE PLAN**

I move to approve the Leachman Feedyard and Sale Facility Site Plan located in a portion of Sections 3, 4, 5, 6, 7, 9, 10, Township 18 North, Range 61 West, and a portion of Sections 1, 2, 3, 10, 11, 12, Township 18 North, Range 62 West of the 6<sup>th</sup> P.M., Laramie County, WY., with conditions, and adopt the findings of fact b, c and d of the staff report.

#### **ATTACHMENTS**

- Attachment 1: Location and Aerial Map
- Attachment 2: Project Narrative
- Attachment 3: Agency Comments Reports and Applicant Responses
- Attachment 4: Pre-Application Meeting Notes
- Attachment 5: Traffic and Drainage Report Waiver Request
- Attachment 6: Minimum Setback Consent Agreements
- Attachment 7: Leachman Cattle Odor Footprint Map
- Attachment 8: Odor Footprint Worksheets
- Attachment 9: Site Plan Elements
- Attachment 10: Board Approval Resolution
- Attachment 11: Board Approval Exhibit
- Attachment 12: Site Plan Resolution
- Attachment 13: Site Plan Rev. 4.19.24



***Leachman Feedyard  
and  
Sale Facility***

***5343 Road 238 - Meriden***

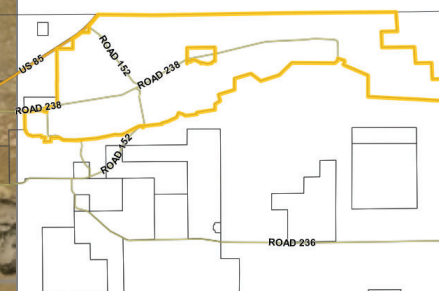
***PZ-24-00033***

***PZ-24-00034***

***Ag and Range Land (AGR)  
Comprehensive Plan***

***Fire District Number 3***

***School District #2***



Leachman Cattle of Colorado is moving their seedstock operation to Wyoming near Meridan. The project will consist of a feedyard, working facilities, employee offices and a sale barn. A small staff will occupy the offices throughout the year. Leachman anticipates holding on-site cattle sales a few times each year where buyers will be on-site. It is expected that 100 to 140 buyers would attend these sales. Portable restroom facilities and catered food will be brought to the facility for sale days. The feedyard is planned to house a maximum of 2500 head of seedstock cattle. The working facilities will include pens for sorting and equipment for processing cattle as well as loadout chutes.

April 22, 2024

Cate Cundall  
Laramie County Planning & Development  
3966 Archer Parkway  
Cheyenne, WY 82009

Agency Review #1 Addressed Comments
Leachman Cattle Co
Part of Sect. 2, T-18-N, R-62-W, Laramie County

Reference:

Dear Mrs. Cundall,

On behalf of Leachman Cattle Co, we have received, acknowledged, updated, and addressed all comments in the Agency Review #1 for Permit Number PZ – 24 – 00033 and Permit Number PZ – 24 – 00034.

We acknowledge that if there is a bathroom in the proposed office building, a permit is required, and a commercial septic system will need to be designed by an engineer.

We acknowledge that permits for drainage will be required and approved by the DEQ. Settje Agri-Services & Engineering, Inc. and Leachman Cattle will meet on site with Wyoming DEQ on April 24<sup>th</sup>, 2024, to meet and comply with all DEQ’s requirements.

We acknowledge this project consists of highly erodible soil and there is potential for noxious weeds to enter the area. Erosion and noxious weed control measures for construction will be utilized. A Stormwater Pollution Prevention Plan (SWPPP) has been submitted and will be in place prior to construction starting.

We acknowledge there will be a review conducted on an individual basis when an application for a water well is received.

Site Plans have been updated and added on April 19<sup>th</sup> to address comments on:

- Proposed surfacing types
- Parking spot dimensions, locations, and surfacing types
- Access Road Dimensions, Surfacing, and Radii tie into County Road 152
- Name of Property Owners
- Height of Buildings
- There will be No Sidewalks

If you have any questions or concerns, please do not hesitate to contact me at the address above. On behalf of Leachman Cattle Co, thank you for your consideration.

Respectfully Submitted,

Travis Caspersen

# AGENCY REVIEW #1

## Permit Notes

Permit Number: PZ-24-00034

Parcel Number: 18610330000100

Submitted: 03/21/2024

Applicant: Caspersen, Travis  
 Owner: LEACHMAN, LELAND ET AL

Site Address: 5343 ROAD 238

Technically Complete: 03/21/2024

Meriden, WY 82081

Approved:

Issued:

Project Description: Seedstock feedyard and management facility

<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>
03/21/2024		Application	PZ-24-00034	GENERAL	Concurrent applications were received for a Board Approval and a Site Plan. BOCC Public Hearing for the Board Approval is May 7, 2024. BOCC Public Hearing for the Site Plan is May 7, 2024.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
		Updated 4-19				
03/21/2024		Fees	ENVIRONMENTAL HEALTH FEE	ADJUST AMOUNT	Fee is \$200.00 for review	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
		Acknowledge				
03/21/2024		Workflow	GIS REVIEW	GENERAL	Addresses are issued with a building permit.  This site plan is insufficient to be utilize as a plot plan for addressing purposes. It does not give a precision location of site and intended building in the Section of land mentioned vaguely in the title blocks.	CAMBIA MCCOLLO @LARAMIECO UNTYWY.GOV
		Acknowledge				
03/22/2024		Application	PZ-24-00034	GENERAL	2023 taxes are paid in full on parcel #00017006102000 - 00018006103000 is a new number for 2024 taxes	TAMMY.DEISCH@ LARAMIECOUNTY WY.GOV
		Acknowledge				
03/26/2024		Application	PZ-24-00034	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIE COUNTYWY.GOV
		Acknowledge				
03/27/2024		Workflow	PUBLIC WORKS REVIEW	GENERAL	An access permit application (PW-24-0023) was received on 3/25/24. It is pending approval and there are outstanding fees as of 3/27/24.	COURTNEY.LUHR SEN@LARAMIECO UNTYWY.GOV
		Acknowledge				
03/28/2024		Application	PZ-24-00034	GENERAL	Due to highly erodible soils of the site, erosion control measures for construction should be utilized. At a minimum practice should include silt fence placement and straw mulch incorporated into any surface disturbance. The project area being disturbed is native range land. Currently there are not many noxious weed issues in this area. With the construction disturbance of this area, it would open the chances of other noxious weeds invading the area or making the existing noxious weed problems worse. The LCCD would recommend a plan be in place to address any noxious weed issues that arise. This would include revegetation of disturbed areas as soon as possible and control of weeds while these areas are being revegetated.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
		Acknowledge				
		swppp will be in place				
04/01/2024		Application	PZ-24-00034	GENERAL	A review will be conducted on an individual basis when an application for a water well is received by our agency for this facility.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
		Acknowledge				



## Permit Notes

04/02/2024	Application	PZ-24-00034	GENERAL	<p>1. I concur with the request for a waiver of a Drainage Study. The permits that this facility will need to obtain with DEQ will require that information and will require DEQs approval.</p> <p>2. I also concur with the request for a waiver of a Traffic Study given the information provided.</p> <p>3. Per the LCLUR, the parking spaces need to be laid out in the parking lot area along with dimensions. Will the parking lot/area be paved or gravel? If gravel, how will the parking spaces be established/marked since painting is not an option (i.e. concrete parking blocks)? This needs to be shown on the site plan drawing.</p> <p>4. Per the LCLUR, the site plan drawing needs to identify proposed surfacing (i.e., gravel, asphalt, concrete, etc.).</p> <p>5. The access roads are dimensioned (30 wide), but are they gravel or paved? The radii at the tie in with County Road 152 needs to be shown and labeled for both accesses.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
<p style="font-size: 1.2em; font-family: cursive;">site plan updated 4-19</p>					
04/03/2024	Application	PZ-24-00034	GENERAL	<p>Agree with waiver of drainage and traffic study on the approval of the engineer.</p> <p>Site Plan needs updated to comply with LCLUR. The following are missing:</p> <ol style="list-style-type: none"> <li>1. Name of all the property owners</li> <li>2. Are there any proposed sidewalks? If so we need location and dimensions</li> <li>3. Height for the proposed buildings</li> <li>4. Types of ground surfacing/covering</li> <li>5. What is the covering and dimensions of the parking spaces?</li> </ol> <p>There is no current landscaping plan. The Conservation District has concerns regarding the noxious weeds that could become an issue based on the disturbance of the native rangeland. This needs to be addressed as part of the landscaping plan.</p> <p>Recommendation that it is approved contingent on the approval from DEQ and following all recommendations of DEQ.</p>	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTY.WY.GOV
<p style="font-size: 1.2em; font-family: cursive;">site plan updated 4-19</p>					
<p style="font-size: 1.2em; font-family: cursive;">Acknowledge</p>				—	
<p style="font-size: 1.2em; font-family: cursive;">Acknowledge</p>				—	
04/03/2024	Application	PZ-24-00034	GENERAL	<p>Agency reviews show multiple items that need added to the site plan.</p> <p>The Conservation District has requested a plan to be in place for noxious weed issues from construction and the steps and timeline for revegation and weed control following construction of disturbed area.</p>	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
<p style="font-size: 1.2em; font-family: cursive;">Acknowledge</p>					
04/03/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	<p>If office building is installed with a bathroom, a permit is required for septic system. Commercial septic system must be designed by an engineer.</p>	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
<p style="font-size: 1.2em; font-family: cursive;">Acknowledge</p>					

## Permit Notes

04/03/2024

Workflow

PUBLIC WORKS GENERAL  
REVIEW

site plan updated 4-19

1. All comments from the review engineer shall be addressed. MOLLY BENNETT
  2. Any internal roadways on the site shall comply with the needs of emergency services. @LARAMIECOUNT
  3. There will be no public maintenance of internal roadways/access easements. YWY.GOV
  4. All site plan comments that relate to the access permit application shall be updated and addressed.
-

# AGENCY REVIEW #1

## Permit Notes

Permit Number: PZ-24-00033

Parcel Number: 18610330000100

Submitted: 03/20/2024

Applicant: Caspersen, Travis  
 Owner: LEACHMAN, LELAND ET AL

Site Address: 5343 ROAD 238

Technically Complete: 03/21/2024

Meriden, WY 82081

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<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>
03/20/2024		Application	PZ-24-00033	GENERAL	<p>Concurrent applications were received for a Board Approval and a Site Plan.                      BOCC Public Hearing for the Board Approval is May 7, 2024.                      BOCC Public Hearing for the Site Plan is May 7, 2024.</p> <p>This use is allowed in the LU zone district but requires Board Approval.</p>	CATHERINE.CUND K.L@LARAMIECO UNTY.WY.GOV
04/03/2024		Application	PZ-24-00033	GENERAL	<p>As long as the facility drainage is addressed as part of the WYDEQ permitting process, a drainage study may not be necessary. They will need to comply with all of DEQ's requirements.</p> <p>As for the traffic study, the concern is more about the type of traffic. There will be significant cattle trucks, tractor-trailers, etc. that will weigh more and cause more damage to the road. Would prefer to have public works review/provide an opinion on whether or not the traffic study should be waived.</p> <p>Septic will need to be approved by EH.</p> <p>These are notes on the use only, not for the site plan.</p>	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTY.WY.G OV

Acknowledge

we are meeting on-site with DEQ on 4-24

Acknowledge —

Acknowledge —



# LARAMIE COUNTY PLANNING & DEVELOPMENT OFFICE

3966 Archer Pkwy  
Cheyenne, WY 82009 [planning@laramiecounty.com](mailto:planning@laramiecounty.com)  
Phone (307) 633-4303 Fax (307) 633-4616



## Pre-Application Meeting Notes

**DISCLAIMER:** These notes 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 the pre-application stage.

Date: <u>2-28-24</u> Staff: <u>J.A.B.#CC.DP.SKCL</u> Property Owner: <u>LEACHMAN CATTLE</u>	
Project Description: <u>FEEDLOT EXPANSION</u>	
Project Location/Address: <u>EAST OF ROAD 152</u> R #: <u>0068083</u>	
<b>ATTENDEES/AGENTS/PARTIES</b>	
Applicant: <u>LEE LEACHMAN</u> <u>JOHN GOAD</u> <u>ROWDY PETSCH</u>	Phone: _____ Email: _____
Other: <u>TRAVIS CASPERSEN</u> <u>ODDY MORESHHEAD</u> <u>JACOB MAYER</u>	Phone: _____ Email: _____
Other: <u>DAVID KUCERA</u> <u>KIMBERLY BURGESS</u> <u>DENNIS LEWIS JASON FLOWERS</u>	Phone: _____ Email: _____
<b>APPLICATION TYPE(S)</b>	
<input type="checkbox"/> Administrative Plat (Vacation? Y/N) <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Board Approval <input type="checkbox"/> Preliminary Development Plan <input checked="" type="checkbox"/> Site Plan – Major <input type="checkbox"/> Site Plan - Minor	<input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change <u>AG EXEMPTION POSSIBLY</u>
<b>GUIDANCE</b>	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>\$750. SITE PLAN \$500 BOARD APPROVAL</u>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No	Plat / <u>Site Plan</u> / Plot Plan / <u>Record of Survey</u> / Preliminary Dev. Plan / Zone Change Map: <u>CAG EXEMPT</u>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	Drainage Plans:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:



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<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	ROW Construction Permit: <i>PUBLIC WORKS ACCESS PERMIT</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>SEPTIC PERMIT</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>PLANNING APPLICATION</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction Per W.S. § 18-5-319:

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$ 2600 EACH</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>

*✓ YES*

*ENGINEERING REVIEW - ACTUAL COST*



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Phone (307) 633-4303 Fax (307) 633-4616



## Pre-Application Meeting Notes

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### Miscellaneous Notes:

PROJECT - RELOCATE SEED STOCK FACILITY FROM CO - WILL INCLUDE 2500 HEAD (BULLS & HEIFERS), PENS, OFFICE, SALE FACILITY, WORKING FACILITY. WILL BE CONSTRUCTED WEST OF EXISTING FACILITY. PLAN ON USING CURRENT WASTE SYSTEM AT THIS TIME. ACCESS VIA ROAD 152 - WILL NEED ACCESS PERMIT FROM PUBLIC WORKS (COUNTY @ 307-633-4695)

PLANNING PERMITS WILL BE BOARD APPROVAL FOR USE AND SITE PLAN. CAN BE DONE CONCURRENT. POSSIBLY CUT OFF PLEDLOT SITE FROM ADJACENT PARCEL WITH AG EXEMPT PERMIT. CAN REQUEST WAIVER ON LANDSCAPING.

D.E.Q. PERMITS - CHAPTER 3 (PLEDLOTS) : WASTEWATER MANAGEMENT (DENNIS LEWIS (307-777-7088) & JASON FERNANDEZ 307-777-7388)

BUILDING PERMITS - FULLY ENGINEERED DESIGN : CODE STUDY. (DAN PETERS, CHIEF BUILDING OFFICIAL 307-775-7462)

ENVIRONMENTAL HEALTH - SEPTIC PERMIT AND PART-A-POT USE FOR SALES. POSSIBLY D.E.Q. DEPENDENT ON VOLUME. (ENV. HEALTH 307-633-4090)

**Pre-Application Meeting Participants - Leachman Feedlot Expansion - 2.28.24**

<b>NAME</b>	<b>EMAIL</b>	<b>PHONE</b>	<b>AGENCY</b>
John Goad	<a href="mailto:jag@western-pm.com">jag@western-pm.com</a>	970-371-6417	Leachman Feedlot
Lee Leachman	<a href="mailto:lee@leachman.com">lee@leachman.com</a>	970-219-8519	Leachman Feedlot
Rowdy Petsch			
Travis Caspersen	<a href="mailto:tcaspersen@settje.com">tcaspersen@settje.com</a>	308-379-8894	Settje Agri-Services & Engineering, Inc
Cody Moreshead			
Jacob Mayer			
David Kucera	<a href="mailto:dkucera@settje.com">dkucera@settje.com</a>		Settje Agri-Services & Engineering, Inc.
Dennis Lewis	<a href="mailto:dennis.lewis@wyo.gov">dennis.lewis@wyo.gov</a>	307-777-7088	D.E.Q
Jason Fernandez	<a href="mailto:jason.fernandez4@wyo.gov">jason.fernandez4@wyo.gov</a>	307-777-7388	D.E.Q
Kimberly Burgess	<a href="mailto:kimberly.burgess@laramiecountwy.gov">kimberly.burgess@laramiecountwy.gov</a>	307-633-4090	Environmental Health
Courtney Luhrsen	<a href="mailto:courtney.luhrsen@laramiecountwy.gov">courtney.luhrsen@laramiecountwy.gov</a>	307-633-4695	Laramie County Public Works
Justin Arnold	<a href="mailto:justin.arnold@laramiecountwy.gov">justin.arnold@laramiecountwy.gov</a>	307-633-4523	Laramie County Planning
Bryce Harrington	<a href="mailto:bryce.hamilton@laramiecountwy.gov">bryce.hamilton@laramiecountwy.gov</a>	307-775-7451	Laramie County Planning
Sonny Keen	<a href="mailto:sonny.keen@laramiecountwy.gov">sonny.keen@laramiecountwy.gov</a>	307-633-4521	Laramie County Planning
Dan Peters	<a href="mailto:daniel.peters@laramiecountwy.gov">daniel.peters@laramiecountwy.gov</a>	307-775-7462	Laramie County Buidling
Cate Cundall	<a href="mailto:catherine.cundall@laramiecountwy.gov">catherine.cundall@laramiecountwy.gov</a>	307-633-4618	Laramie County Planning

March 19, 2024

Laramie County Planning and Zoning

Traffic Study Waiver
Laramie County Planning and Zoning
E ½ S01 T18N R62W, Laramie County
East of Road 152

Reference:

To whom it may concern,

On behalf of Leachman Cattle, I would like to request a Traffic Study Waiver for the above-listed site. The facility does not anticipate traffic over one hundred vehicles/hour or above two hundred trips/day. Please contact me at the address above with any questions or concerns.

Sincerely,

Travis Caspersen



March 19, 2024

Laramie County Public Works Department

Drainage Study Waiver
Laramie County Public Works Department
E ½ S01 T18N R62W, Laramie County
East of Road 152

Reference:

To whom it may concern,

On behalf of Leachman Cattle, I would like to request a Drainage Study Waiver for the above listed site. The facility will be permitted through WYDEQ, and facility drainage will be part of the plan. At that time drainage will be addressed and necessary steps taken if required. Please contact me at the address above with any questions or concerns.

Sincerely,

Travis Caspersen

**MINIMUM SETBACK CONSENT AGREEMENT**

Petsch Farms LLC waives the minimum setback requirements established by the Planning and Zoning office of Laramie County, Wyoming, and grants Leachman Cattle, a permanent impact easement to expand and operate its Livestock Feeding Operation on the Company's real property, which is located on E1/2 S01 T18N 62W.

All terms of this Consent Agreement shall run with the land and be binding upon their respective successors and assigns.

Executed this 22 day of March 2024.

 \_\_\_\_\_, Grantor

STATE OF WYOMING) ) s.s.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 22 day of March, 2024 by Jeffrey Petsh \_\_\_\_\_, Grantor.



  
\_\_\_\_\_  
Notary Public

**MINIMUM SETBACK CONSENT AGREEMENT**

Petsch Holdings Partnership waives the minimum setback requirements established by the Planning and Zoning office of Laramie County, Wyoming, and grants Leachman Cattle, a permanent impact easement to expand and operate its Livestock Feeding Operation on the Company's real property, which is located on E1/2 S01 T18N 62W.

All terms of this Consent Agreement shall run with the land and be binding upon their respective successors and assigns.

Executed this 22 day of March 2024.

 \_\_\_\_\_, Grantor

STATE OF WYOMING) ) s.s.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 22 day of March, 2024 by Jeffrey Petich \_\_\_\_\_, Grantor.



  
\_\_\_\_\_  
Notary Public

## ESTIMATING SETBACK DISTANCES USING THE ODOR FOOTPRINT TOOL

Worksheet for Calculating Separation Distances for a Particular Animal Production Site

Project description: Leachman Cattle

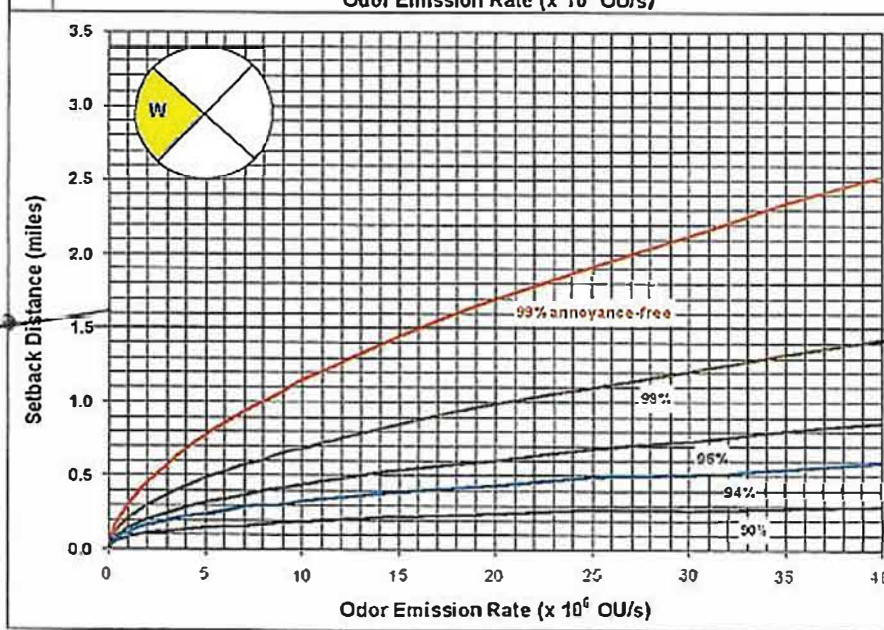
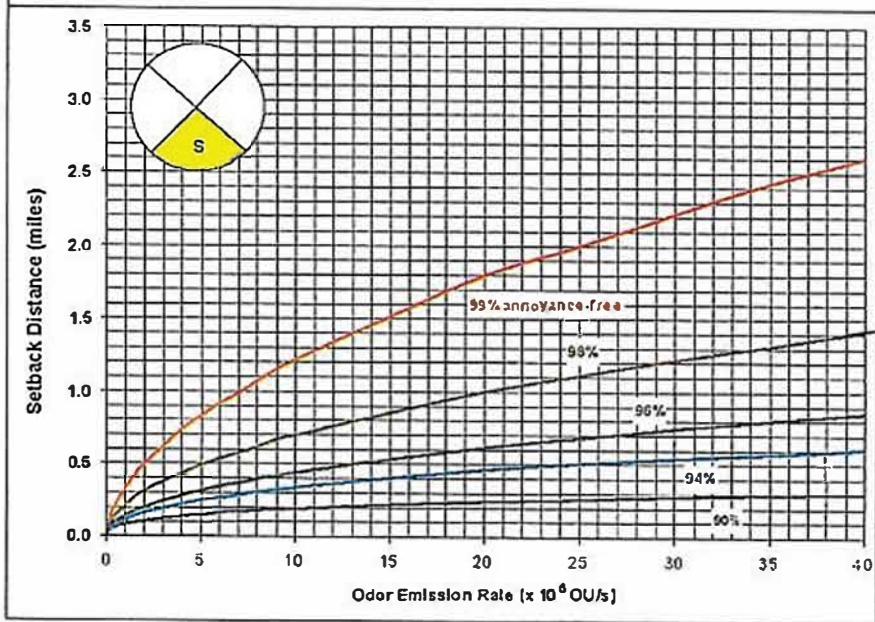
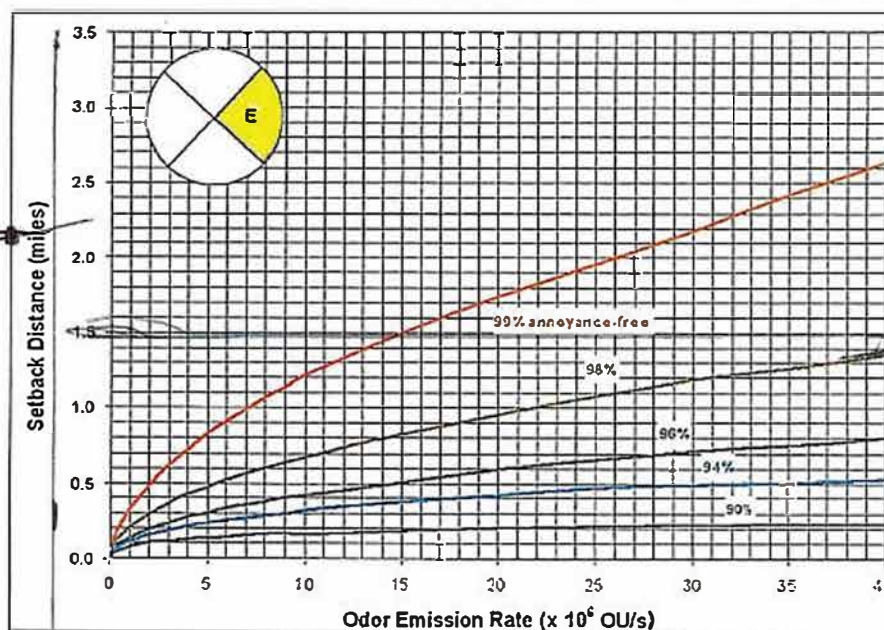
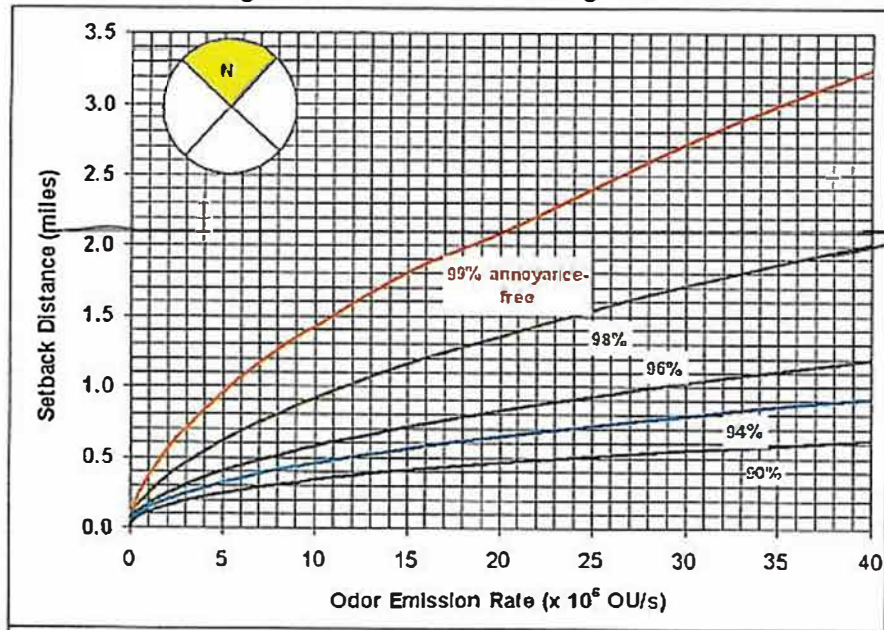
Location: Laramie County  
Region: \_\_\_\_\_

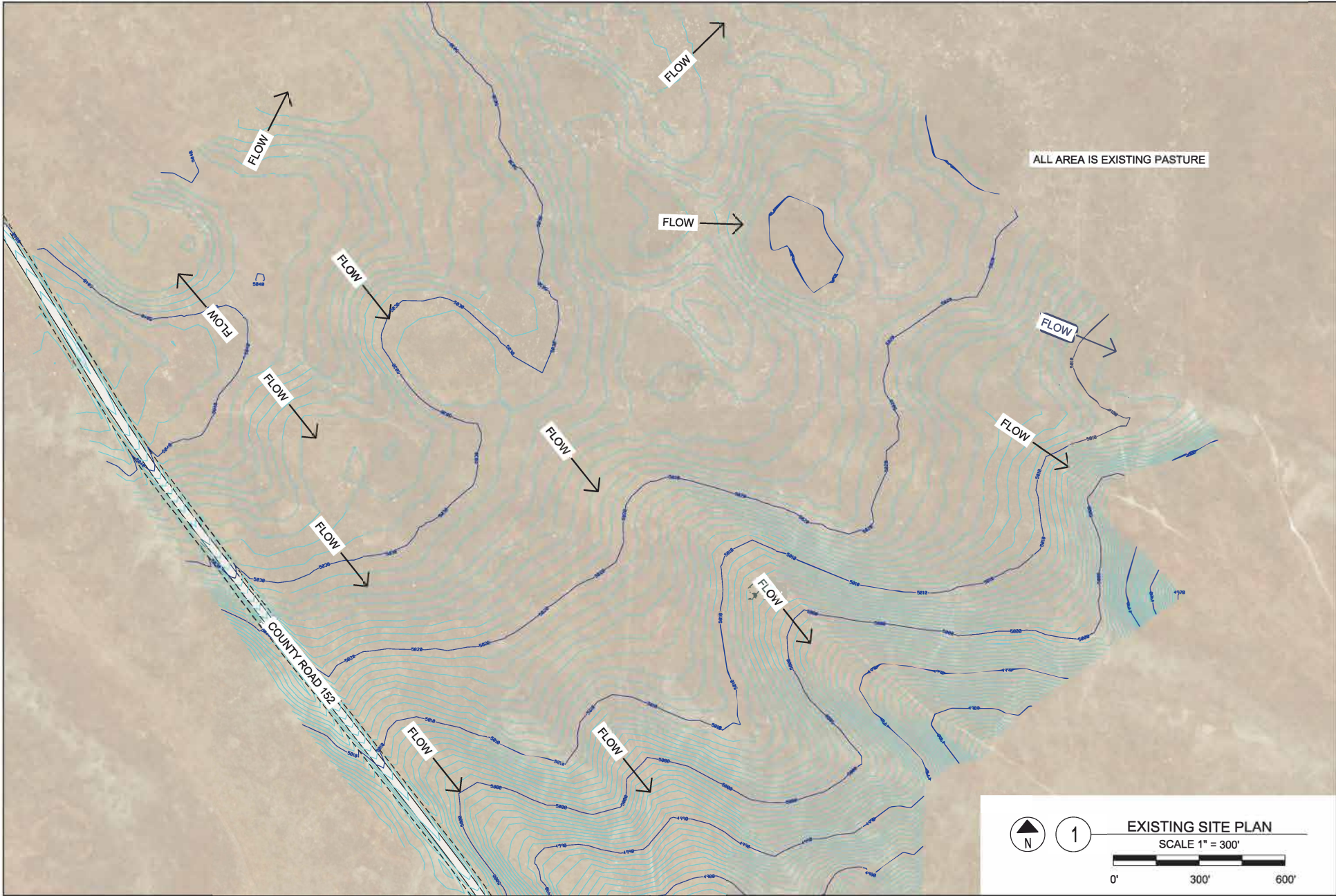
GENERAL INFORMATION FOR BASE PLAN						INFORMATION FOR ODOR CONTROL OPTION							
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I					
Source Facility	Plan Dimensions (e.g. ft x ft)	Plan Area (sq. ft.)	Odor Emission Number (OU/s-ft <sup>2</sup> )	Odor Control Factor	Scaled Odor Emission Rate (x 10 <sup>6</sup> OU/s)	Odor Control Practice Being Considered	Odor Control Factor	Scaled Odor Emission Rate (x 10 <sup>6</sup> OU/s)					
Describe	Show	Calculate	Tables 1 & 2	Table 3	$C \times D \times E + 1,000,000$	Describe	Table 3	$F \times H$					
1) Pen Area		1250,000	20	1	25.00	None	1	25.00					
2) Settling Basins		273,000	65	1	17.75	None	1	17.75					
3)													
4)													
5)													
Total scaled odor emission rate = Sum of values in Column F					42.75	Total scaled odor emission rate = Sum of values in Column I		42.75					
Annoyance-Free Percentage Circle value chosen by you or by community			Directional Setback Distances (miles or fraction thereof) Locate using set of setback curves for region				Directional Setback Distances (miles or fraction thereof) Locate using set of setback curves for region						
90	94	96	98	99	%	North / NE	East / SE	South / SW	West / NW	N / NE	E / SE	S / SW	W / NW
Base separation distance Read off of regional curves						2.1	1.45	1.5	1.5				
Applicable terrain factor From Table 4						.9	.9	.9	.9				
Adjusted separation distance Base distance x Terrain factor						1.89	1.31	1.35	1.35				

Prepared by: Tina Chapman  
Settle Agri Services & Engineering, Inc

Date prepared: 3/18/2024

# Panhandle Region - medium to large facilities:





Date Printed: 03/20/2024
Rev.
Date

**Beef Cattle Ranch & Feedlot  
Existing Site Plan**

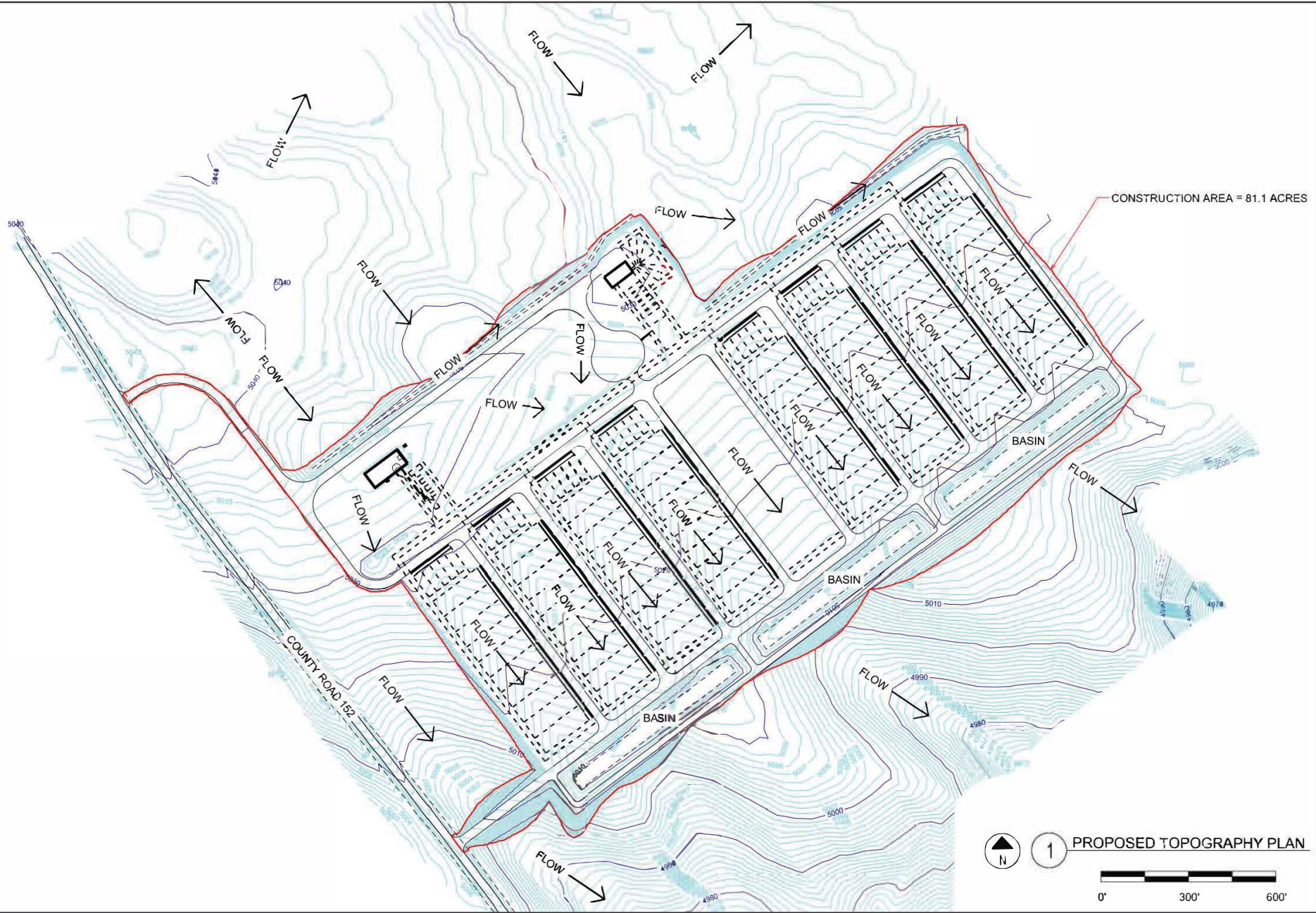
**Leachman Cattle**  
Part of Section 2, T-18-N, R-62-W  
Laramie County, Wyoming  
5380 County Road 238 Meriden, WY 82081

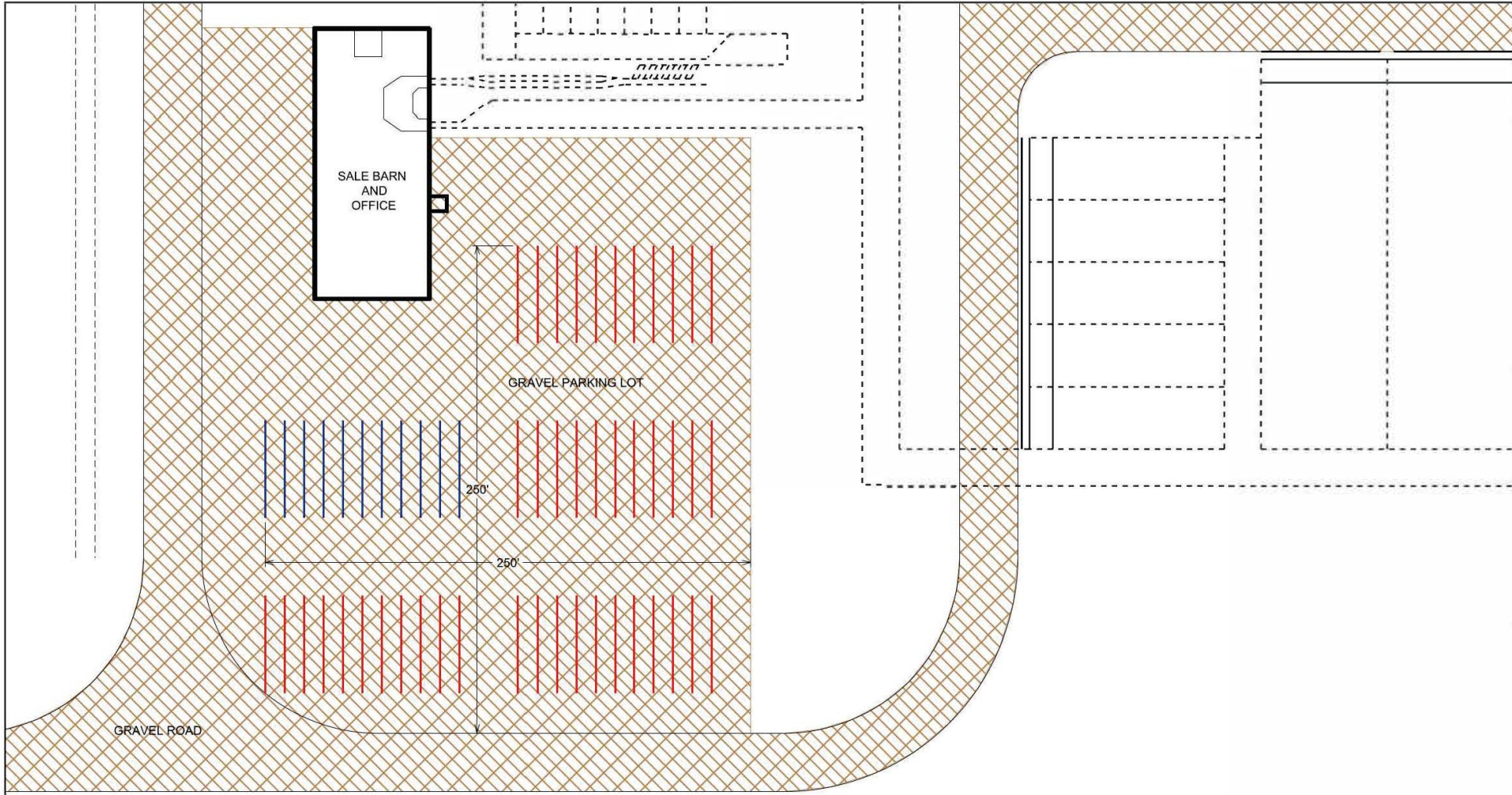
15460 NW 48th St.  
Raymond, NE 68428  
Office: (402) 785-2100  
Fax: (402) 785-2104  
Web Site: www.settje.com





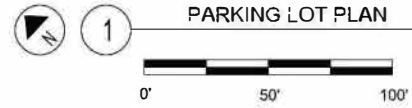

**EXISTING SITE PLAN**  
SCALE 1" = 300'





\*\*\*NOTE:  
 ALL PARKING SPOTS 10' x 30'  
 (SIZED FOR TRUCKS & TRAILERS)

— PARKING SPOTS WILL BE USED DAILY  
 — PARKING SPOTS WILL NOT BE MARKED AND  
 ARE OVERFLOW PARKING SPOTS ON SALE DAYS



Date Printed: 04/15/2024 Plot: Date:	<b>Beef Cattle Ranch &amp; Feedlot          Parking Lot Plan</b>
<b>Leachman Cattle</b> E 1/2 of Sec. 01, T-18-N, R-62-W Laramie County, Wyoming	15460 NW 48th St. Raymond, NE 68428 Office: (402) 783-2100 Fax: (402) 783-2104 Web Site: www.setjpa.com
P-4	



**RESOLUTION #**

**A RESOLUTION FOR APPROVAL OF A USE REQUIRING BOARD APPROVAL FOR THE LEACHMAN FEEDYARD AND SALE FACILITY - A SEEDSTOCK FEEDYARD AND MANAGEMENT FACILITY LOCATED IN A PORTION OF SECTIONS 3, 4, 5, 6, 7, 9, 10, TOWNSHIP 18 NORTH, RANGE 61 WEST AND A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, TOWNSHIP 18 NORTH, RANGE 62 WEST OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING.**

**WHEREAS**, Wyoming State Statutes §18-5-101 to 18-5-107; §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 have adopted the Laramie County Land Use Regulations; and

**WHEREAS**, this application meets the criteria for a Board Approval pursuant to Section 1-2- 100 of the Laramie County Land Use Regulations; and

**WHEREAS**, this application is in conformance with Section 2-2-111 governing Concentrated Feeding Operations (CAFO); and

**WHEREAS**, this application is in conformance with Section 4-2-114 governing the LU – Land Use Zone District.

**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 Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 2-2-111 governing Concentrated Feeding Operations (CAFO); and,
- c. This application is in conformance with Section 4-2-114(b) of the Laramie County Land Use Regulations governing the LU – Land Use Zone District.

**Moreover, the Board approves the Leachman Feedyard and Sale Facility as a use, located in a portion of Sections 3, 4, 5, 6, 7, 9, 10, Township 18 North, Range 61 West and a portion of Sections 1, 2, 3, 10, 11, 12, Township 18 North, Range 62 West of the 6<sup>TH</sup> P.M., Laramie County, WY.**

**PRESENTED, READ, AND PASSED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

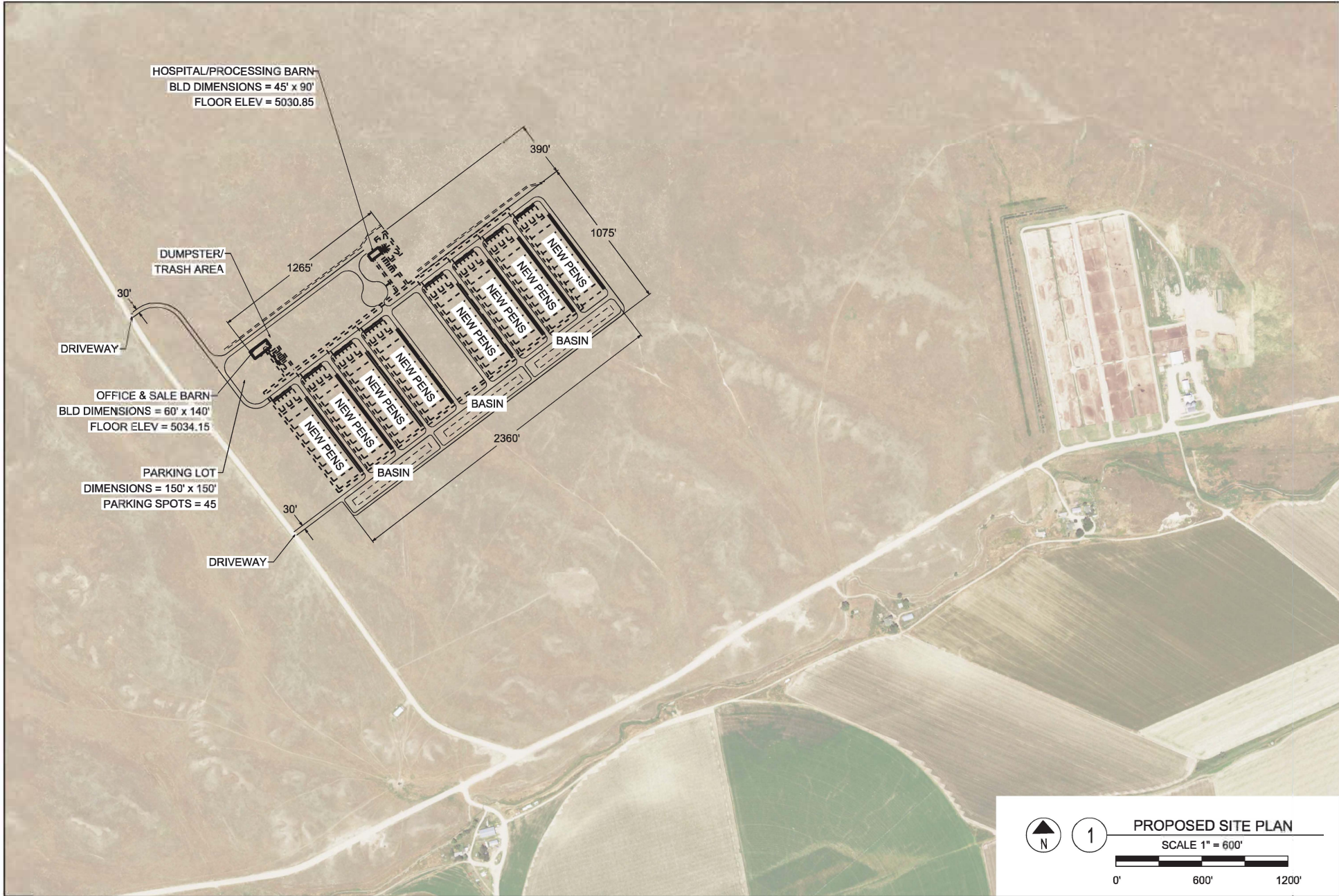
\_\_\_\_\_  
Brian Lovett, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office



HOSPITAL/PROCESSING BARN  
BLD DIMENSIONS = 45' x 90'  
FLOOR ELEV = 5030.85

DUMPSTER/  
TRASH AREA

DRIVEWAY

OFFICE & SALE BARN  
BLD DIMENSIONS = 60' x 140'  
FLOOR ELEV = 5034.15

PARKING LOT  
DIMENSIONS = 150' x 150'  
PARKING SPOTS = 45

DRIVEWAY



1

PROPOSED SITE PLAN

SCALE 1" = 600'



Date Printed: 03/20/2024
Rev.
Date

**Beef Cattle Ranch & Feedlot**  
**Proposed Site Plan**

**Leachman Cattle**  
Sections 1 & 2, T-18-N, R-62-W  
Laramie County, Wyoming

15460 NW 48th St.  
Raymond, NE 68428  
Office: (402) 785-2100  
Fax: (402) 785-2104  
Web Site: www.settle.com



RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR APPROVAL OF A SITE PLAN FOR THE LEACHMAN FEEDYARD AND SALE FACILITY LOCATED IN A PORTION OF SECTIONS 3, 4, 5, 6, 7, 9, 10, TOWNSHIP 18 NORTH, RANGE 61 WEST AND A PORTION OF SECTIONS 1, 2, 3, 10, 11, 12, TOWNSHIP 18 NORTH, RANGE 62 WEST OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING.**

**WHEREAS**, Wyoming State Statutes §§ 18-5-101 to 18-5-107; §§ 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 have adopted the Laramie County Land Use Regulations (LCLUR); and

**WHEREAS**, this application is in conformance with Section 2-2-111 governing Concentrated Feeding Operations (CAFO); and

**WHEREAS**, this application meets the criteria for a Site Plan pursuant to Section 2-2-133 of the Laramie County Land Use Regulations; and

**WHEREAS**, this application is in conformance with Section 4-2-114 of the LCLUR governing the LU – Land Use Zone District.

**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 is in conformance with Section 2-2-111 governing Concentrated Feeding Operations (CAFO); and,
- b. This application is in conformance with Section 2-2-133 governing Site Plans; and,
- c. This application is in conformance with Section 4-2-114 governing the LU Land Use Zone District.

**THEREFORE, the Board approves the Leachman Feedyard and Sale Facility Site Plan on the conditions that:**

1. All recommendations of the agency reviews, including any public improvements deemed necessary, are addressed prior to issuance of a Certificate of Review.
2. Reviews by the Department of Environmental Quality – D.E.Q. and the State Engineers Office – S.E.O. are completed prior to issuance of a Certificate of Review.

**PRESENTED, READ, AND PASSED, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Brian Lovett, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

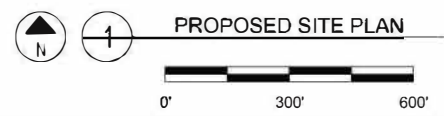
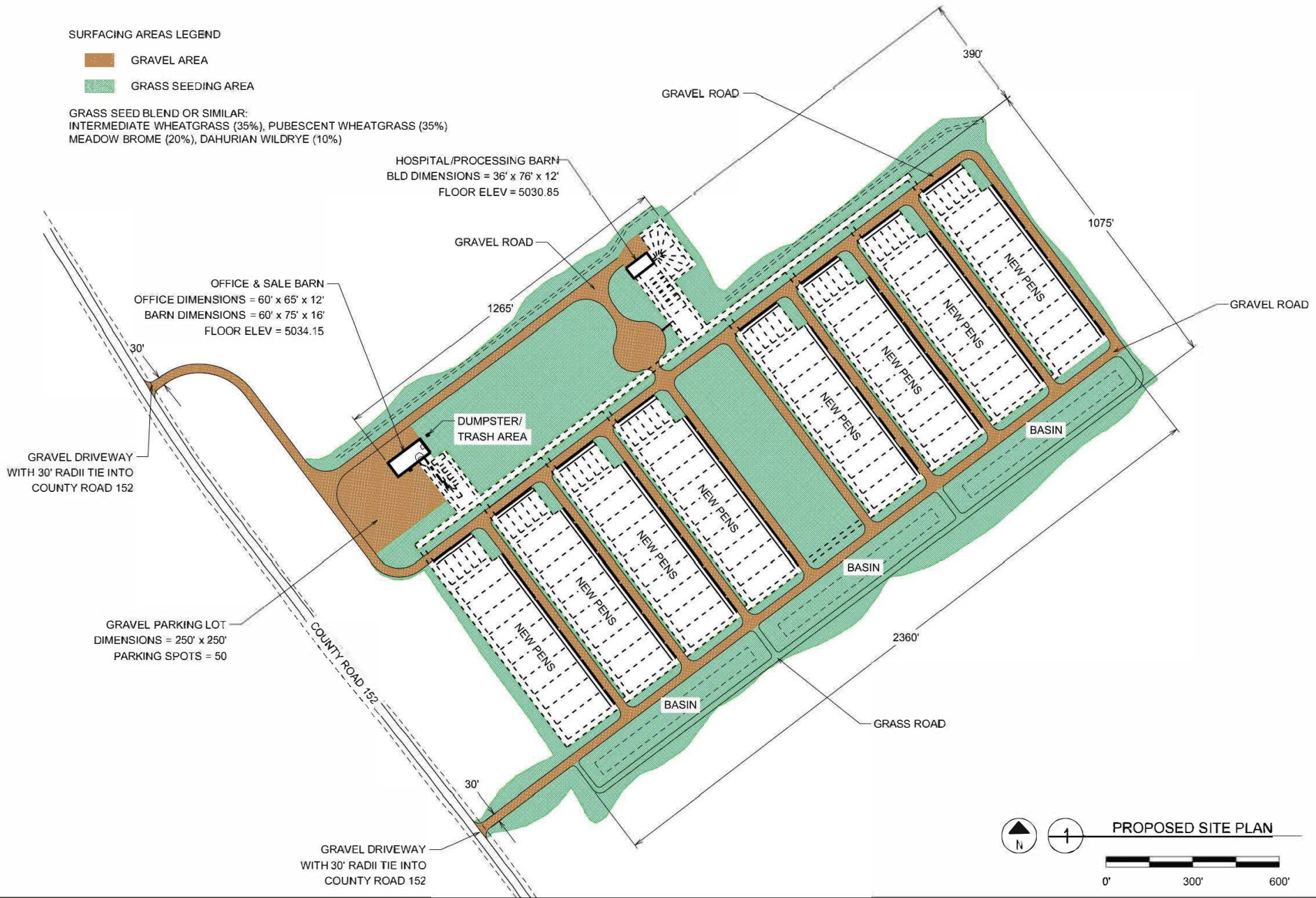
Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney's Office

**SURFACING AREAS LEGEND**

- GRAVEL AREA
- GRASS SEEDING AREA

GRASS SEED BLEND OR SIMILAR:  
 INTERMEDIATE WHEATGRASS (35%), PUBESCENT WHEATGRASS (35%)  
 MEADOW BROME (20%), DAHURIAN WILDRYE (10%)



Date Printed: 04/15/2024	Date
Rev	

**Beef Cattle Ranch & Feedlot  
 Proposed Site Plan**

**Leachman Cattle**  
 Part of Section 2, T-18-N, R-62-W  
 Laramie County, Wyoming

15460 NW 48th St.  
 Raymond, NE 68428  
 Office: (402) 785-2100  
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