

It was mentioned that in the past, Bit-O-Wyo Ranch hosted only small (max 20-25 people), invitation only gatherings. Alcohol was never served, offered or permitted. The original uses of the ranch did not include most of the activities that Riedel Ventures plans to have and that it's a radical departure from the area's heritage.

- The fact is when the ranch was in operation, guests numbered up to 200 people for dinner shows, which included a steak dinner and live band. These were put on Fridays and Saturdays during the summer. A simple Google search shows that these offerings were publicly advertised. **Whether or not the previous owner had a "profitable" business is irrelevant. It was a business nonetheless.**





- In regards to alcohol – there was an understanding that Bit-O-Wyo Ranch permitted guests to bring their own booze. They did not serve or sell alcohol at the time, but guests were allowed to bring their own for events.

Without a liquor license—which typically provides a way of regulating and monitoring consumption—there are fewer safeguards in place to help ensure responsible drinking. Licensed service often includes trained staff, oversight, and accountability measures that help reduce the likelihood of irresponsible consumption or alcohol-related incidents. Instead of it being a free for all, having our liquor license will greatly improve safety at our location. We will have mandatory tips training, no outside alcohol, no shots, alcohol will not be permitted on BLM land and compliance will be strictly enforced.



Chuck West

10 reviews · 3 photos



★★★★★ 7 years ago

This is a must see event for visitors to Wyoming. A steak dinner BYOB AND A WESTERN SHOW on a working ranch. If booking for frontier days make your reservations before St. Patty's day



Hover to react



- As for the ranch activities that were previously offered, per the Steele Family (prior owners), those include:

University of Wyoming alumni events

Horseback trail rides, cabin rentals, and family events (offered April–October)

Cheyenne Frontier Daze – a local attraction during CFD that included: the barn show, trail rides and cabin stay

Weddings – (All year)

Family Reunions (All year)

University of Wyoming “Cowboys” events

Cheyenne Triple C

Church gatherings and conferences

Graceland College Reunions

Legacy Training International – Retreats and Seminars

WindRiders Adventure Camp

The Cheyenne Western Adventure Park Project

The Laramie River Ranch Project

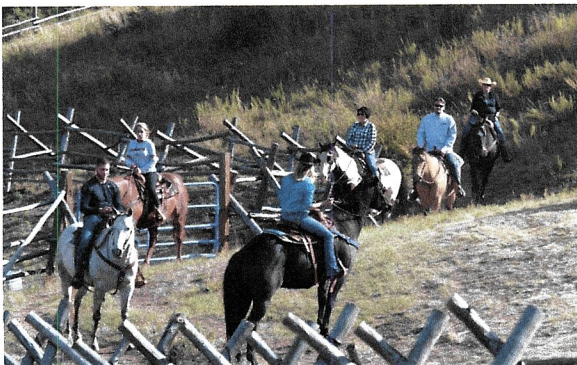
The Boot, Scoot 'N' Boogie Show

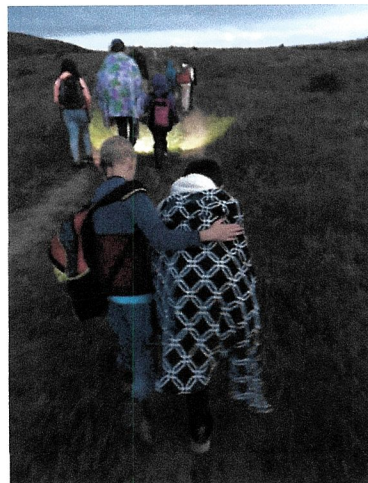
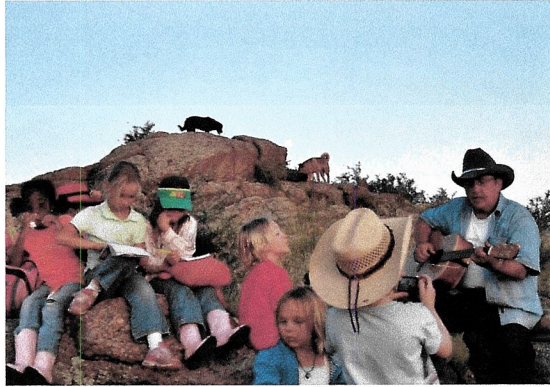
The Bit-O-Wyo Ranch Bed & Breakfast Club (All year)

It is worth noting here that our loudest opposition, Kelly Zimmerman and Lisa Losee of KZ Trust and LL Trust, who have property that borders ours to the south and have vacant land surrounded by BLM to the north, are the nieces to the previous owner of 470 Happy Jack Rd (aka the former Bit-O-Wyo Ranch) and they also don't live here. They have also used the ranch for events during its past operation. Ms. Losee had her own wedding there where they did serve alcohol. This highlights a major gap between past actions and present objections.



We are not re-inventing the wheel. We plan to use the ranch in a similar fashion to what it has been used for since its opening. As a family-run operation, our entire focus is on preserving and sharing the ranch's heritage.



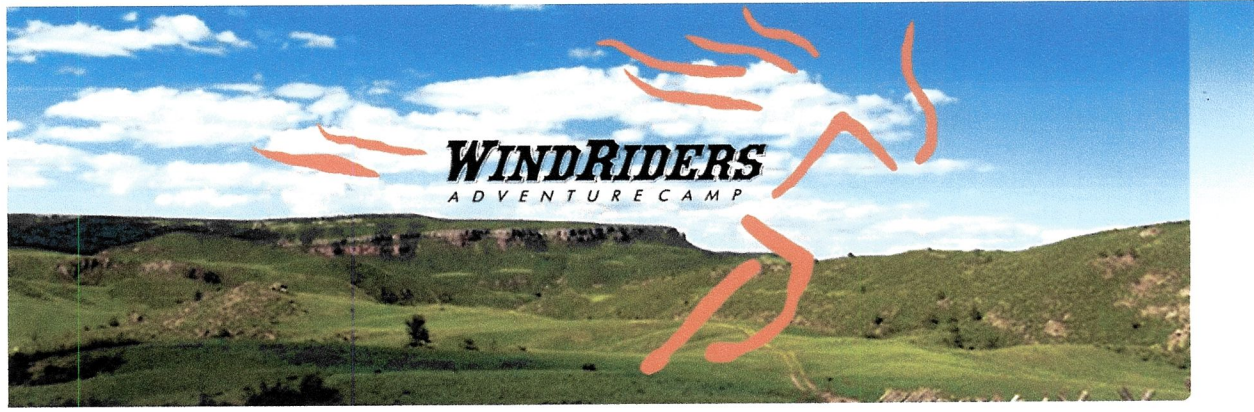


Check In Sun, Mar 15 | Check Out Mon, Mar 16 | Rooms/Guests 1 Room, 2 Guests



Hotels | Things to do | Restaurants

Bit-O-Wyo Ranch Bed and Breakfast
5.0 (3 reviews)
Contact accommodation for availability.



WindRiders Adventure Camp

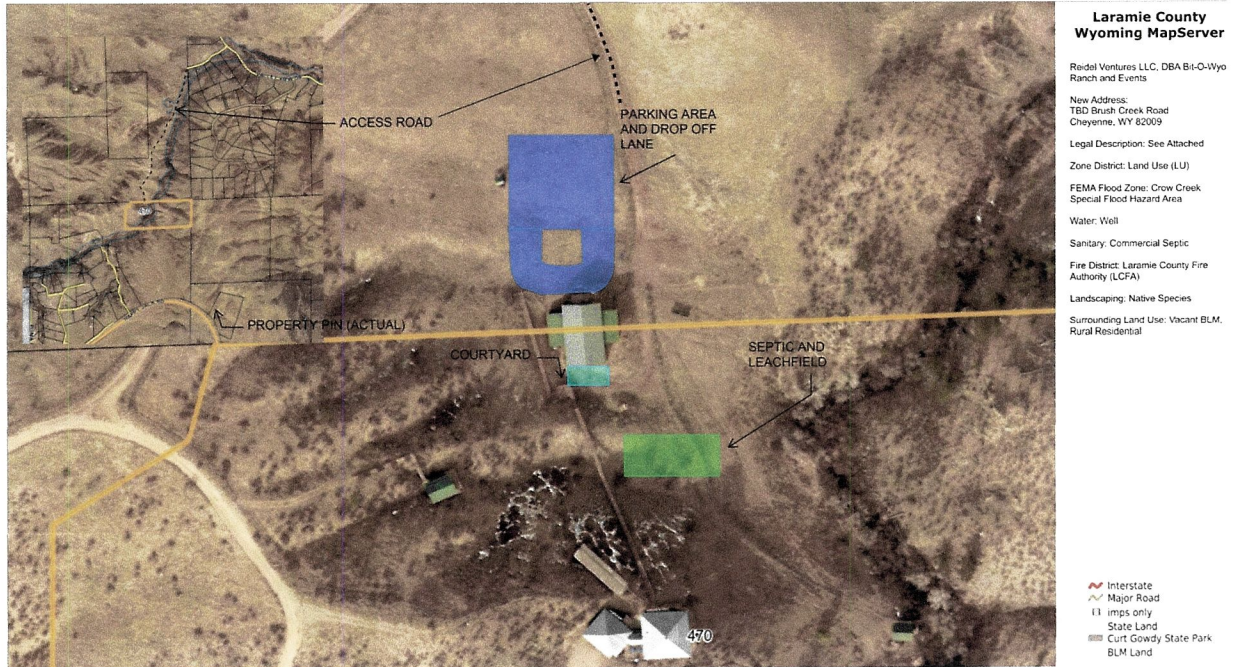
Sign Up | Message | Like

540 likes • 524 followers
WindRiders Adventure Camps for Kids... Honoring what it is to be a Kid! WindRiders UP... An Adventure in Leadership! Est. 2007

Owner:
Heather Steele, Founder of Integrative Holistic Coaching, est. 1998: Master Coach + Retreat Facilitator + Author.
Sports & recreation \$\$

A common misconception has been that the conditional use permit and business plans include all structures on the property.

- The commercial permit includes the barn and will be under a new address – TBD Brush Creek Rd **NOT** 470 Happy Jack Rd.



It was assumed that Riedel Ventures will likely get a restaurant/public bar permit.

- We are not applying to be either a restaurant or a public bar/liquor store. Any liquor served will be at our own private events/select activities.

There were concerns that Riedel Ventures will have up to a 150 space parking lot.

- Parking spaces are determined per code requirements. We will have around 25 parking spaces.

Some questioned if guests would want to use our shuttles, mentioning it would be a 2 hr round trip and cause high volumes of traffic.

- If guests do not want to use our shuttle service for their larger events, they will not be booking their event with Bit-O-Wyo Ranch. It will be explicitly stated in our venue contract that shuttle service is mandatory for a certain number of guests. It **will not** be a 2 hr round trip from our designated off site parking location. Additionally, the shuttle service will significantly reduce traffic and safety concerns that would otherwise be caused by a large volume of vehicles accessing events.
- One public comment made by John di Stasio said (quote) “According to the fire department that serves Table Mountain Ranches and the surrounding area, more than 500 vehicles travel that dirt road daily.”(end quote) The reality is that there

may not be a noticeable increase in traffic as you already have people who visit for recreation to the John and Annie Woodhouse Recreation Area and the BLM land for hunting, horseback riding, canoeing, fishing etc.

Another concern is there would be no way to communicate in areas with no cell service.

- All staff members will follow safety/emergency protocols and will be equipped with satellite phones, and weather radios. Starlink internet will be available at The Barn.

A primary concern is that guests will start fires.

- Per our venue contract, there will be a strict no open flame policy - no smoking of any kind, no fireworks, and no campfires that are not manned by a staff member. We will also enforce any fire restrictions imposed in our area. We are extremely aware of the risk that anyone and anything in our area can pose in regards to fire dangers. We met with multiple agencies including Jeanine West, director of the Laramie County Emergency Management Agency and Matt Butler, Laramie County Fire Warden, to go over strategies we can implement to create defensible space around our structures, eliminate highly flammable invasive plant species and form comprehensive response and evacuation procedures to keep our guests safe. Safety is our #1 priority.

Some have said that our business would not have any benefit to neighbors.

- Those who live off Wildcat Trail in Cheyenne Pass only have one ingress and egress. In the event that access is blocked during an emergency situation (wildfire, natural disaster etc.), there is currently no other safe way for those people to exit. The same could be said for some Table Mountain Ranches residents who would not be able to reach Rd 109. The improvements we will be making to the road across BLM permit the road to be used as a secondary exit from these neighborhoods in case of an emergency. Likewise, the road will provide a secondary ingress route to the neighborhoods for use by emergency vehicles in the event the primary access points are blocked or rendered unsafe by conditions.

Additionally, Kelly Zimmerman and Lisa Losee of KZ and LL Trust, have vacant land that is landlocked by the BLM and they currently use the same dangerous two track roads. They are also pursuing a BLM ROW to legally access their property and know that the BLM was out to their property yesterday. Ms. Zimmerman and Ms. Losee would benefit greatly from the road that we would have improved.

Making the roads safe and up to county standards benefits all who access BLM land.

A comment stated that weather would impact road safety.

- We are seasonal use only (May-Oct), minimizing use of the roads in the spring and winter months. Weather will be monitored closely and plans changed in the event weather and road conditions become too hazardous.

Another set of concerns are guest traffic will cause wildlife to be hit, windshields to be broken, horses to spook, increase noise and dust, and jeopardize the safety of neighbors, children and livestock.

- Our intentions, that will be evidenced in our safety and operating plans, is to have as low impact as possible to the land and surrounding landowners. We respect the above concerns while also acknowledging that any drivers who pass through these roads pose the same threats. Safety is our #1 priority and every effort will be made to keep guests and our communities safe.

Understandably, people have also voiced that wildlife will be affected adversely.

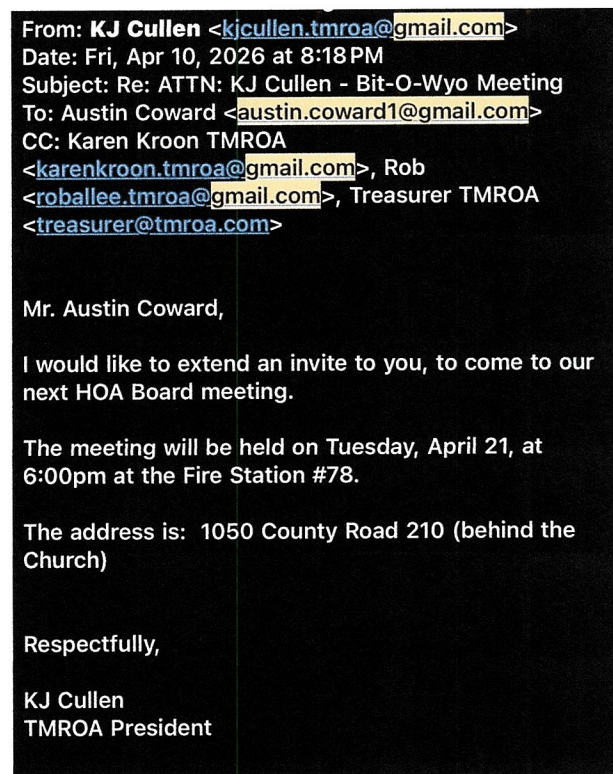
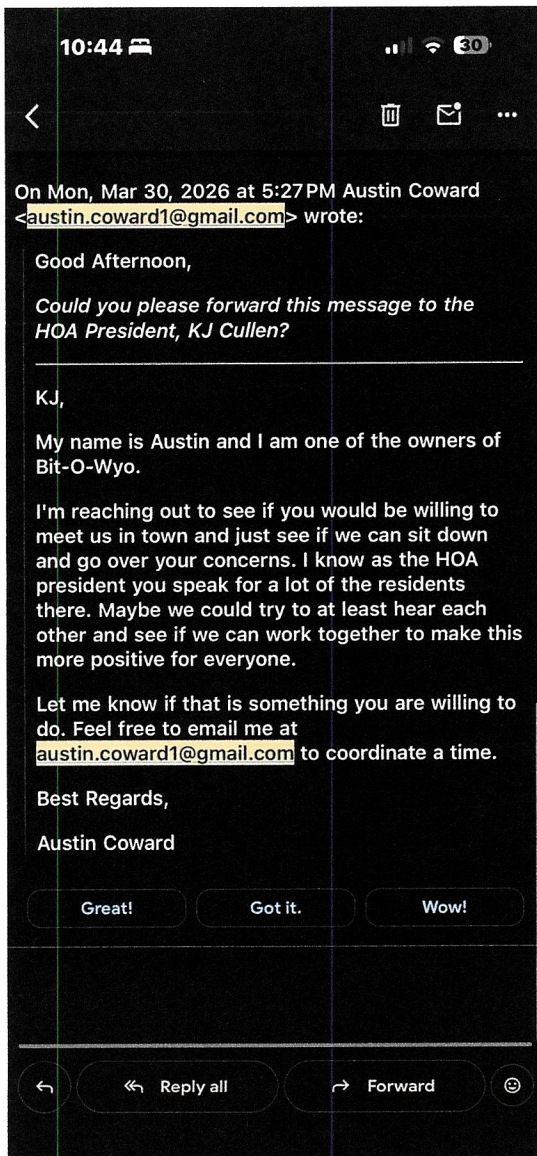
- We recently consulted with a retired wildlife biologist, who also happens to live in the near vicinity, to gain a deeper understanding of the wildlife that inhabit our area. Through that conversation, we learned more about the species present, best practices for guest safety should an encounter occur, and ways to responsibly minimize the impact our activities may have on local wildlife populations. We're excited to be able to share this landscape with our guests while remaining committed to respecting the natural behaviors and habitats of the wildlife that make the area so special.

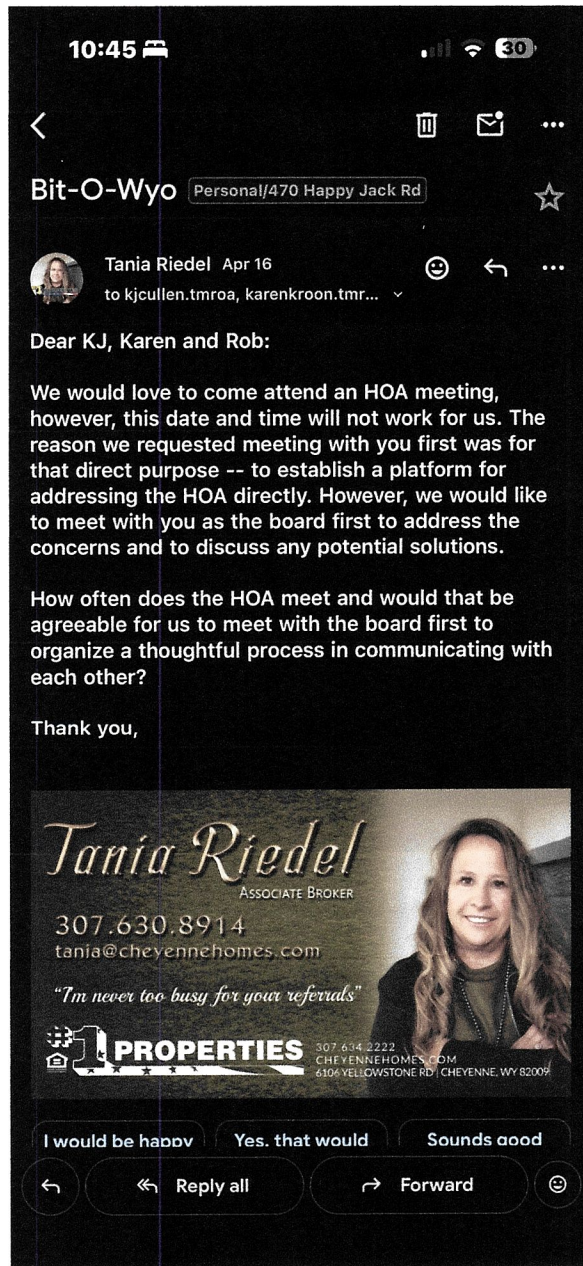
It was mentioned that Riedel Ventures LLC has been dishonest and not transparent.

- We are aware of the genuine concern and confusion brought to us by the public and hope today serves to address many of them. We also know that we cannot appease every single person – try as we might. I would remind people our property has no covenants and we have our own property rights also. We understand some people just simply don't like it, and that's okay.

Riedel Ventures had sent two letters to the two different HOAs nearby. Cheyenne Pass got information that specifically pertained to them and Table Mountain Ranches got one that pertained to them. The intent behind those letters was to keep people from feeling in the dark. They were not sent at the same time and Table Mountains included more information due to the fact that road access goes partially through that area. We were not required to send any letters and it was a gesture made in good faith.

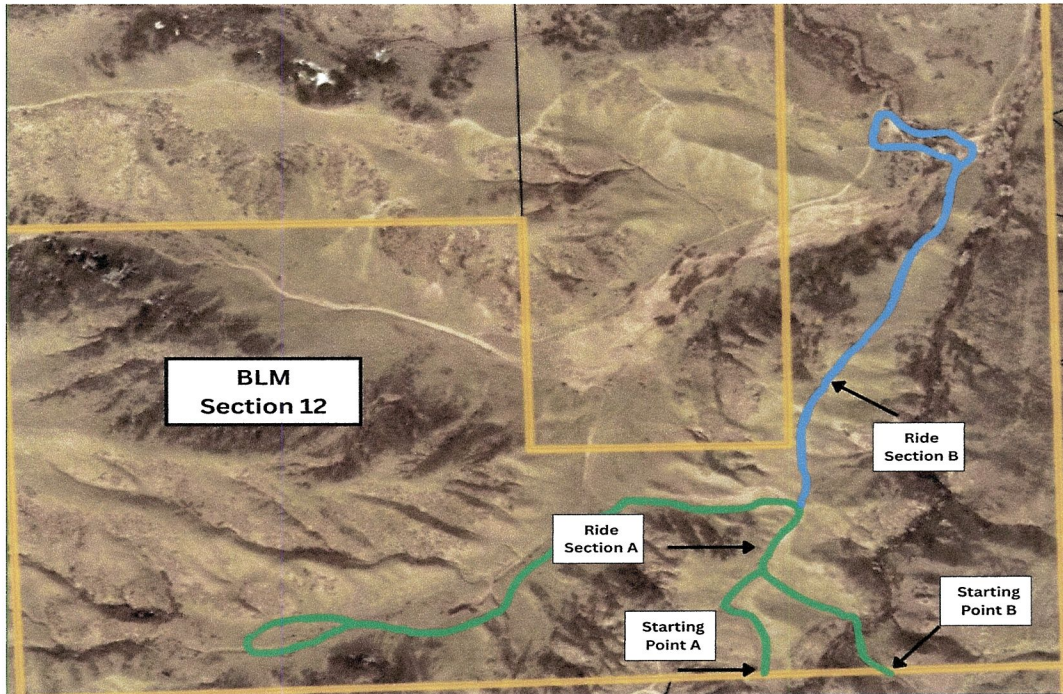
I would also like to note that following the planning hearing, we proactively reached out to the Table Mountain Ranches HOA to initiate a constructive dialogue and from those future discussions, we hope to work collaboratively on addressing the anticipated interaction between our business and the surrounding neighborhood.





There is misinformation regarding our activities. Specifically, that we will encroach on neighboring lands owned by Kelly Zimmerman and Lisa Losee of KZ and LL Trust, resulting in trespassing.

- Per our submitted BLM recreation permit application, we have mapped the exact horse and bike trails we will be using. Some trails will also be on our own 40 acres. We will not be using anyone else's private land for our activities.



Another misunderstanding is that there is no access from TBD Brush Creek Rd (aka The Barn) to 470 Happy Jack Rd (aka The Cabins) without trespassing on private easements and neighboring land owned by Kelly Zimmerman and Lisa Losee of KZ and LL Trust.

- Per our submitted BLM ROW application, Riedel Ventures has already requested making a road to allow our own access from BLM land to the structures on 470 Happy Jack Rd **without** encroaching on the nearby private easements and neighboring property.

Plan of Development Replacement Page for Case #WYWY106760510

1. 55ft dirt access road to be added to the ROW application. Addition to run from northwest corner of 470 Happy Jack Rd to existing BLM dirt road north of subject property. Road will be 55ft in length. This would avoid the use of restrictive easements to subject property that would deny access. See attached site diagram for reference.



An inaccurate statement was made by Kelly Zimmerman of KZ Trust that the BLM is going to require Riedel Ventures to have an EIS category 6 environmental study.

- Per the realty specialist at the Bureau of Land Management this morning, the BLM is in the internal scoping phase of our application. The environmental study requirements per the NEPA process have not been determined yet, therefore Ms. Zimmerman's statement is not accurate. **Since our last meeting, a cultural survey took place and the archeologist recommended cultural resource clearance to the BLM.** We are working very closely with the BLM and the county. Both are fully aware of our plans and have been informed of every update.

Another primary concern is that the BLM ROW access road will be dangerous and not sufficient for emergency responders.

- The BLM access road will be 20ft wide to accommodate emergency services and two way traffic. The roadways will have proper grade, drainage, erosion control, etc according to county regulations. Appropriate temporary signage will be added to help with guest safety.

- Since our last meeting, we also got the opportunity to have flight for life fly out to the property to check out landing zones in case of an emergency. They also offered to help train our staff on their procedures during an emergency response.

There has been a concern raised that the proposed BLM ROW access road would encroach on vacant land owned by Kelly Zimmerman and Lisa Losee of KZ and LL Trust, which is currently surrounded by BLM land

- The access road will not encroach on any private property—it will be located entirely on BLM land.



In numerous comments, Kelly Zimmerman and Lisa Losee of KZ and LL Trust said it was guaranteed that our guests will trespass onto neighboring private property.

- That is speculative and not based on any evidence. We will have defined routes, temporary signage and on site staff to keep guests within approved areas. In addition to speculation regarding guests trespassing, comments have been made which assert that property values in the area will decrease because of our proposed business. Much like fears about trespassing, the fears about a decrease in property value is entirely speculative and should be disregarded.

Another concern was there would be irreversible damage to BLM land from the widening of the road.

- A condition of our BLM ROW will be to have a reclamation plan. We will be responsible for the restoration of any newly disturbed land caused during the lease.

Lastly, it was mentioned BLM land is not meant to be used for commercial enterprise and Riedel Ventures will over-rely on public land.

- According to their website, “The Bureau of Land Management (BLM) in Wyoming manages over 13,000 active oil and gas leases covering roughly 8.4 million acres. The state also features thousands of grazing permits and extensive mineral estate management, with the BLM administering over 10 million acres of federal oil and gas leases in the region.” We were granted one such grazing permit and are actively maintaining that lease responsibly.
- Many ROWS are granted for commercial use and rely on the BLM access they are leasing. Although there isn’t a specific statistic about how many BLM ROW’s are awarded for small business, we arguably have significantly less impact for a simple access road than energy, oil or gas projects and the BLM still awards ROW’s for these much larger uses.
- I’d also like to mention here that rumors about our family being wind farm developers or having any affiliation with wind farm development are false.