



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Pourchot, Associate Planner

DATE: September 11th, 2025

TITLE: Review and action on a Zone Change from LU – Land Use zone district to PUD – Planned Unit Development for a portion of Sections 5, 6, 7, T12N, R66W, of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Tallgrass Integrated Logistics Solutions, LLC, on behalf of Lazy D Grazing Associates, Inc, has submitted a Zone Change application for the above-mentioned property, which is located west of the intersection of Chalk Bluff Road and US Hwy 85, Cheyenne, WY. The purpose of the application is to change the zone district from LU – Land Use zone district to PUD – Planned Unit Development to development the Switchgrass Industrial Park for the purpose of creating an area for specialized commercial and industrial businesses, including significant data center and energy infrastructure development.

BACKGROUND

The subject properties total 1375.32 acres, currently zoned LU – Land Use zone district and surrounded by further LU – Land Use zone district parcels.

Pertinent Regulations

Section 2-1-103(e) of the Laramie County Land Use Regulations governing the criteria for a zone map amendment.

Section 2-4-111 of the Laramie County Land Use Regulations governing the PUD – Planned Unit Development zone district.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Ag and Range Land (AGR), which are areas that are far removed from the providers of public services and have relatively lower levels of road access. Primary uses are agricultural crops and livestock production and associated residential uses. Any new developments in this area shall address water availability, public land access, cultural resource preservation, and road and connectivity. A portion of this acreage is listed as Gateway Corridors (GC), which are corridors into the county and its communities that help establish a first impression about the quality and character of each area.

These gateways typically include highway-oriented development and high-quality development. Appropriate uses may include a mix of commercial, industrial, office, and public facilities. PlanCheyenne designates this area as Agricultural/Rural (AR), which supports a range of agricultural and residential uses. Should this area be developed for wind energy or other energy production facilities they may be appropriate but should be located away from the urban area. The proposed action complies with both plans.

This area is part of the Amez Zone 2 area, and this subdivision of land does conform with the minimum requirement of no less than 5.25 acres when creating new tracts of land.

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.

Section 2-1-103(e) states that in order for Planning Commission to recommend approval, one of the following must be found:

- i. The zone change request supports and upholds the safety and health of the community; and that it endorses the general welfare of the inhabitants of Laramie County; and that one of the following two (2) is also determined and declared to be a finding:
 - A. The existing zoning classification of the land does not fit the overall development pattern of the area; or
 - B. There have been changes of a physical, economic, or social nature within the area which have prompted the request, and which enable the zone change to better meet community needs.

Criteria B. is met by the type of development proposed and by meeting all of Planning's application criteria.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a. This application does meet the criteria for a zone map amendment pursuant to section 2-1-103(e) of the Laramie County Land Use Regulations
- b. The proposed change in zone district is in conformance with the requirements of section 2-4-111 of the Laramie County Land Use Regulations.

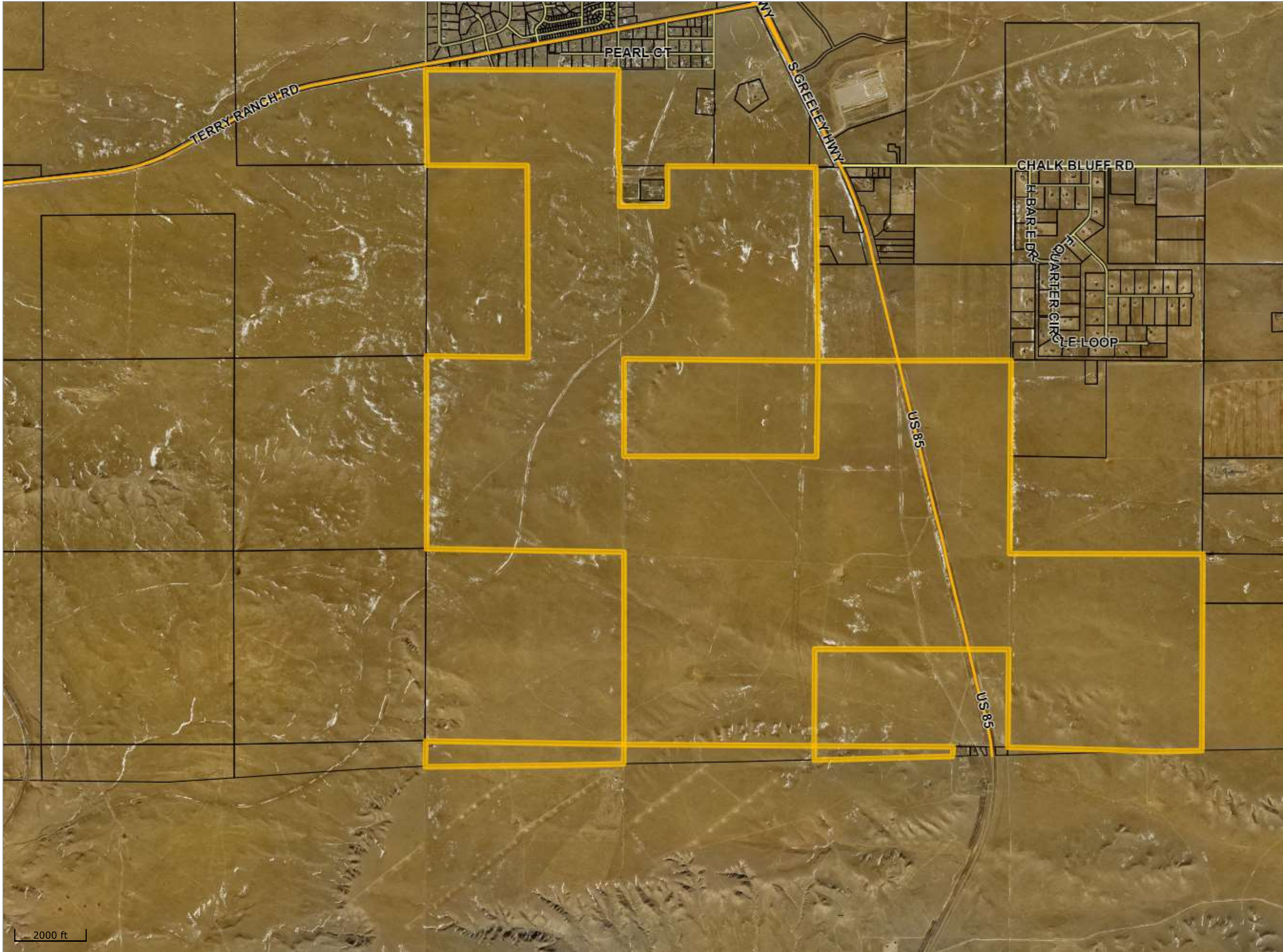
and that the Planning Commission may recommend approval of a Zone Change from LU – Land Use zone district to PUD – Planned Unit Development to the Laramie County Board of Commissioners with no conditions.

PROPOSED MOTION

I move to recommend approval of a Zone Change from LU – Land Use zone district to PUD – Planned Unit Development for a portion of Sections 5, 6, 7, T12N, R66W, of the 6th P.M., Block 1, Laramie County, WY to the Laramie County Board of Commissioners, 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 and Applicants Responses**
- Attachment 5: Current Zoning Map**
- Attachment 6: Draft Resolution**
- Attachment 7: Resolution Exhibit A – Zone Change Map**
- Attachment 8: Resolution Exhibit B – PUD Zone District Rules**
- Attachment 9: Exhibit C – Switchgrass Industrial Park Record of Survey**
- Attachment 10: Exhibit D – Laramie County Press Release**



**Laramie County
Wyoming MapServer**

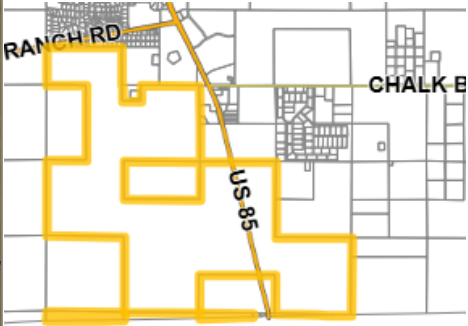
PZ-25-00056

ZONE CHANGE FROM LU TO PUD

SWITCHGRASS INDUSTRIAL PARK

LARAMIE COUNTY FIRE DIST 1

LARAMIE COUNTY SCHOOL
DISTRICT 1



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 9/4/2025



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-25-00048

PRE-APPLICATION MEETINGS

SITE ADDRESS: 154 US 85 CHEYENNE
PRIMARY PARCEL: 12660510000200
PROJECT NAME: PLATTING ACTION, ZONE CHANGE TO PUD, SITE PLAN

ISSUED: 07/11/2025
EXPIRES: 01/07/2026

APPLICANT: LAZY D GRAZING ASSOC INC
1609 WCR 120
CARR, CO 80612
612-867-3314

OWNER: LAZY D GRAZING ASSOC INC
1609 WCR 120
CARR, CO 80612

Detail Name	Detail Value
Meeting Date	07/11/2025
MEETING AM OR PM	PM
Application Types	Site Plan
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Leasee
Detailed Project Narrative	The Tallgrass team would like to hold a bonified pre-application meeting after having held high level discussions regarding the project a couple of weeks ago. The applicant is currently pursuing a platting action, zone change to Planned Unit Development and Commercial Site Plan.
Staff Attending	JA DP CC SP MB CS JP PB DM DL
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	Zone Change Map
Drainage Plans	No
Drainage Study	No
Traffic Study	No



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Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	No
Road/Easement Use Agreement	TBD
Right-of-Way Construction Permit	Upon Construction
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
Miscellaneous Notes	Record of Survey that includes six (6) lots averaging 80 plus acres each. Concurrent to this application submission will be a Zone Change to PUD. Before a determination is made regarding Industrial Siting Council involvement Justin will meet with BOCC members on 8.4.25 to discuss if the business park can proceed. The zone change must have a public hearing before the Planning Commission and BOCC. It will require the proposed PUD document upon submission of the application but the document may be changed during the review process if needed.

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.



Laramie County, WY

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Cheyenne, WY 82009
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planning@laramiecounty.com

* 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.

Permit Notes

Permit Number: PZ-25-00056

Parcel Number: 12660510000200

Submitted: 07/23/2025

Site Address: 154 US 85

Technically Complete: 07/24/2025

Applicant: Travis Sinclair
Owner: LAZY D GRAZING ASSOC INC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: Formation of a PUD for the five lots in the Switchgrass Industrial Park.

<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>
07/28/2025		Workflow	WYDOT REVIEW	GENERAL	The access points to US 85 in this plan have not been reviewed by WYDOT. They may need to adjusted to meet current access polices when more detailed location information is available.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
08/04/2025		Application	PZ-25-00056	GENERAL	No Commnet	CHRISTOPHER.YA NEY@LARAMIECOUNTY.WY.GOV
08/05/2025		Application	PZ-25-00056	CORRESPONDENCE	Wyoming Game and Fish Department review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
08/05/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. No comments related to the zone change. 2. I recommend a review be added for the review engineer/review surveyor to review the submitted record of survey. 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@LARAMIECOUNTY.WY.GOV
08/05/2025		Workflow	WYOMING GAME AND FISH DEPARTMENT REVIEW	GENERAL	Wyoming Game and Fish Department review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
08/05/2025	08/05/2025	Application	PZ-25-00056	GENERAL	No comments on the subdivision permit or rezoning	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
08/06/2025		Workflow	DEVELOPMENT SERVICES REVIEW	GENERAL	To support long-range regional community connectivity goals and promote coordinated and future development, the City recommends that provisions be included in the PUD document to require the developer provide a right-of-way (minimum of rural-standard Minor Arterial section) connection through the subject parcel to facilitate access between Interstate 25 Exit 2 and the property to the west. The requirement may be phased but should be formalized my a development agreement between the City, County, and developer. The agreement shall provide for requirements to design the roadway and construct the roadway through the parcel at a defined time to be determined by the City and County. This connection should be developed in coordination	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

Permit Notes

with the regional Metropolitan Planning Organization (MPO). This connection is consistent with the principles and guidance outlined in PlanCheyenne. Specifically:
PlanCheyenne (Pg. 15) emphasizes the importance of adjacency and connectivity in transitioning land from rural/suburban to urban development, and calls for coordinated efforts between the City and County to align development procedures and facilitate growth consistent with urbanization strategies.
Pg. 82: Policy 7.1.c: Capital Improvements Coordination. Coordinate City/County capital improvements efforts and plan for strategic investments that provide necessary infrastructure and meets other community goals simultaneously. For example:
Identify opportunities to achieve stormwater and detention goals in concert with the development of future parks and roadways;
Prioritize infrastructure investments that align with future growth or revitalization areas; and
Incorporate pedestrian or streetscape enhancements that support community design and connectivity goals in concert with planned improvements to roadways.
Identified on Pg. 89, as redevelopment of existing activity centers occurs, key considerations include "Enhanced connectivity--Existing block patterns should be respected by carrying street connections to and through the activity center. Where a pattern of blocks doesn't already exist, one should be established to promote multimodal connectivity."

Sonny Pourchot

From: Rogers, Tracy (CONTR) <Rogers@WAPA.GOV>
Sent: Wednesday, August 20, 2025 11:40 AM
To: Planning
Subject: Tallgrass Integrated Logistics Solutions, LLC
Attachments: We sent you safe versions of your files; General Guidelines 2025.pdf; GUIDELINE Right tree Right Place clearance .pdf; Project Info & Zone Change Letter.pdf; GIS Map.png

Categories: SONNY

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear Mr. Pourchot ,

WAPA received the meeting information for the project attached. I recognize it's only a zone change but I wanted to make sure the developers have this information before their next step.

For your reference I've included maps to show where are facilities are located within your project area. I've attached our guidelines for work near our easement and for vegetation within and outside of our easement.

Please note that once this progresses we will need our easement crosshatched on the plat with guidelines listed below:

WAPA has no objection to the recordation of the Final Plat (provided by planner) if the transmission line easement is crosshatched and marked on the map "RESTRICTED BUILDING AND VEGETATION AREA." In addition, the following restrictions shall be recorded on the map and the enclosed deed restrictions recorded on the affected lot:

1. Structures are not allowed on the easement. Structures, by way of example, not by limitation, shall mean buildings, sheds, mobile homes, signs, storage tanks, septic systems, swimming pools, tennis courts, basketball courts, gazebos, or similar facilities.
2. All vegetation on the easement shall not exceed a maximum height of 3 feet at maturity.
3. Excavation is not permitted within 27 feet of any tower footings. A minimum of 30 feet of ground to conductor clearance must be maintained at all times.
4. Wells and mining operations are not allowed within the easement.
5. WAPA shall review fence plans affecting the easement area prior to installation. If fences are placed across the easement, 14-foot-wide gates are required for access along the easement.

6. All improvement plans affecting our easement must be reviewed and approved by WAPA prior to development. Requests for permission to use the transmission line easement should be submitted to: Western Area Power Administration, Rocky Mountain Regional Office, Attn: Lands Department, 5555 East Crossroads Boulevard, Loveland, Colorado 80538.

Please let me know if you have any questions. My contact information is below.

Respectfully,

Tracy Rogers | Lands Realty Technician

Wyandotte Services on contract to

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

O) 970-852-5157 M) 970-237-9873 | rogers[at][wapa.gov](mailto:rogers@wapa.gov)





Department of Energy
Western Area Power Administration
Rocky Mountain Customer Service Region
P.O. Box 3700
Loveland, CO 80539-3003

**WESTERN AREA POWER ADMINISTRATION
GENERAL GUIDELINES CONCERNING THE USE OF
ELECTRIC TRANSMISSION LINE RIGHTS-OF-WAY**

Rights usually reserved to the landowner include the right to cultivate, occupy, and use the land for any purpose that does not conflict with WAPA's use of its easement. To avoid potential conflicts, it is WAPA's policy to review all proposed uses within the transmission line easement. We consider (1) Safety of the public, (2) Safety of our Employees, (3) Restrictions covered in the easement, (4) WAPA's maintenance requirements, and (5) Protection of the transmission line structures and (6) Road or street crossings.

The outline below lists the considerations covered in the review. Please note that some items may overlap. This outline has been prepared only as a guide; each right-of-way encroachment is evaluated on an individual basis.

1. Safety Of The Public

- A. Approval depends, to a large extent, on the type and purpose of the development. WAPA takes our obligation to public safety very seriously. To insure our obligation, any use of the easement that will endanger the public will not be allowed or strongly discouraged (e.g., kite flying is prohibited).
- B. Metal fences must be grounded in accordance with applicable safety codes.
- C. Lighting standards shall not exceed a maximum height of 15 feet and not placed within the easement area. All lighting standards must be grounded.
- D. All vegetation on the easement shall not exceed a maximum height of **3 feet** at maturity. No vegetation planted within **37 feet** of structures. Vegetation requires a License Agreement.
- E. Structures are not allowed on the easement. Structures include, but are not limited to, buildings, sheds, recreational vehicles, semi's, swimming pools, basketball courts, light poles, tennis courts, gazebos, etc.
- F. No ground elevation changes are allowed which would reduce the ground to conductor clearance below 30 feet.
- G. Driveways or roads crossing under WAPA's Transmission Line must be approved and licensed.

2. Safety Of Our Employees

Vegetation and encroachments into our right-of-way requires our crews to take action, which places them at risk. Therefore, any vegetation or encroachments that present a risk to our employees will not be allowed.

3. **Restrictions Covered In The Easement**

The easement prohibits the following: (1) any use that will interfere with or damage the equipment of the United States, (2) digging or drilling of a well, (3) erecting buildings or structures, (4) placing or piling up material within the easement boundaries. The easement gives WAPA the right to remove trees, brush or other objects interfering with the safe operation and maintenance of the line.

4. **Maintenance Requirements**

- A. Berms shall not be placed next to the base of the transmission line tower.
- B. Any proposed improvements to the easement (including grading, parking lot, lighting, landscaping, fences, etc.), must be reviewed by WAPA to assure that they will not interfere with the safe operation and maintenance of the transmission line.
- C. A 16-foot gate is required in any fences that cut off access along our easement.
- D. Fifty (50) feet of unobstructed access is to be maintained around towers.

5. **Protection of the Transmission Line Structure (Towers, Guy Wires, etc.)**

- A. If the proposed use increases the possibility of a motor vehicle hitting the transmission line structure, an appropriate guard rail shall be installed to protect the structure (e.g., parking lots or roads).
- B. Trench digging, which would weaken or damage the structure, is prohibited.
- C. No ground elevation changes are allowed within 37 feet of the structure, and in no case shall the conductor to ground clearance be reduced below code limitation.

6. **Roads or Street Crossings**

WAPA's policy is to have roads or streets cross the easement at right angles, or as nearly at right angles as possible, so that a minimum area of the road or street lies within the transmission line easement.

Requests for permission to use the transmission line right-of-way should be submitted to: Western Area Power Administration, Attn: Realty Specialist, P.O. Box 3700, Loveland, CO 80539. Or Rogers@wapa.gov



Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Ashlee Lundvall, President

Mark Jolovich, Vice President

Rusty Bell

Bill Mai

Carlisle "Fonzy" Haskell

John Masterson

Kenneth D. Roberts

August 5, 2025

WER 15394.01

Laramie County

Permit # PZ-25-00056

Switchgrass Industrial Park

Laramie County Planning and Development Office

3966 Archer Parkway

Cheyenne, WY 82009

Dear Laramie County Officials,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Tallgrass LLC Switchgrass Industrial Park at T12N R66W in sections 5-7 and 16-18. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

The proposed industrial park would be located in approximately 2.25 square miles of native prairie/rangeland habitat on private lands south of Cheyenne, directly west and north of the existing South Cheyenne Solar facility and approximately 0.5 miles south of suburban developments in the South Greeley area. This site provides important habitat to Wyoming wildlife including pronghorn and mule deer, and Wyoming Species of Greatest Conservation Need such as swift fox and various migratory bird species.

Terrestrial Recommendations:

Consider impacts to big game species from loss of habitat – The proposed site provides yearlong habitat to pronghorn and mule deer, which use the open landscape south of Cheyenne for foraging, raising young, and movement through to other essential seasonal habitats. Both the Chalk Hills Pronghorn Herd Unit and the Goshen Rim Mule Deer Herd Unit are substantially below their population objectives due to various impacts to these herds, including habitat conversion and other anthropogenic threats. Suburban developments, fencing, and road networks in and around the City of Cheyenne have somewhat limited the available habitat for these ungulate species. The Department is concerned that converting an additional 2.25 square miles of rangeland habitat to an industrial park will reduce available habitat and forage for these herds and further impact population viability. We recommend that Laramie County consider the likelihood for additional cumulative impacts to the pronghorn and mule deer populations that county residents so value, when issuing permits for this type of large-scale development.

Require the use of wildlife-friendly fencing – Traditional 5-strand barbed wire or chain-link fencing presents a significant hazard to big game via entanglement and movement barriers. We

recommend that any permitted development in this area incorporate the use of wildlife-friendly fencing. The fencing's lowest wire should be high enough for wildlife to crawl under, and should minimize the chance of tangling. We recommend:

- The fence should be constructed of either three or four wire strands.
- The bottom wire should be smooth and at least 16", preferably 18" or more, high.
- There should be at least 12" between the top two wires.
- The top wire or rail should be smooth wire or rail and be a maximum of 42", and preferably no more than 40", above the ground.
- If chain-link fencing is required, ensure that no gaps exist between the bottom of the fence and the ground to reduce the risk of wildlife entanglement. Additionally, gates should be constructed at fence corners to facilitate wildlife egress if they become accidentally entrapped within the chain-link fenced area.

Prevent the spread of invasive annual grasses and noxious weeds – Noxious weeds and invasive annual grasses (IAGs) can cause significant harm to the ecosystem when introduced. Ground-disturbing activities can create an environment that facilitates establishment by unwanted plants. They significantly reduce the quality of wildlife habitat and their presence increases the probability of catastrophic wildfire. The potential economic impacts to the State of Wyoming are severe, and once these species become established, eradication is difficult and costly. Prevention of establishment remains the best way to keep Wyoming's habitats free of noxious weeds and IAGs.

The most significant known threat to Wyoming is from cheatgrass, medusahead, and ventenata. To prevent the spread of noxious weeds and IAGs, we recommend the following measures be made conditions of the permit for all industrial park developers and lessees:

- Prevent introduction and establishment by cleaning vehicles and equipment prior to movement to a new location in order to minimize the potential for transporting seeds.
- Develop and implement a plan to assess, treat, and monitor for noxious weeds and invasive plants at the project scale and in the adjacent landscape where they are present.
- Work with the local Weed and Pest district to implement and fund long-term plans for successful restoration of disturbed sites. Additional information on prevention and treatment options for these grasses can be found at <https://www.invasivegrasses.com/>.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact Lauren Throop, Habitat Protection Biologist, at (307) 721-1396.

Laramie County Planning and Development Office
August 5, 2025
Page 3 of 3 – WER 15394.01

Sincerely,

A handwritten signature in black ink, appearing to read "Will Schultz", with a stylized flourish at the end.

Will Schultz
Habitat Protection Supervisor

WS/lt

cc: U.S. Fish and Wildlife Service
Chris Wichmann, Wyoming Department of Agriculture

Plant the Right Tree in the Right Place

If you plan to plant a new tree near or under electric lines, follow these clearance guidelines. For inquiries, please call 970-461-7575.

Tall Zone

Trees taller than 40 feet at maturity

Medium Zone

Trees no taller than 40 feet at maturity

Small Zone

Trees no taller than 25 feet at maturity

Wire Zone

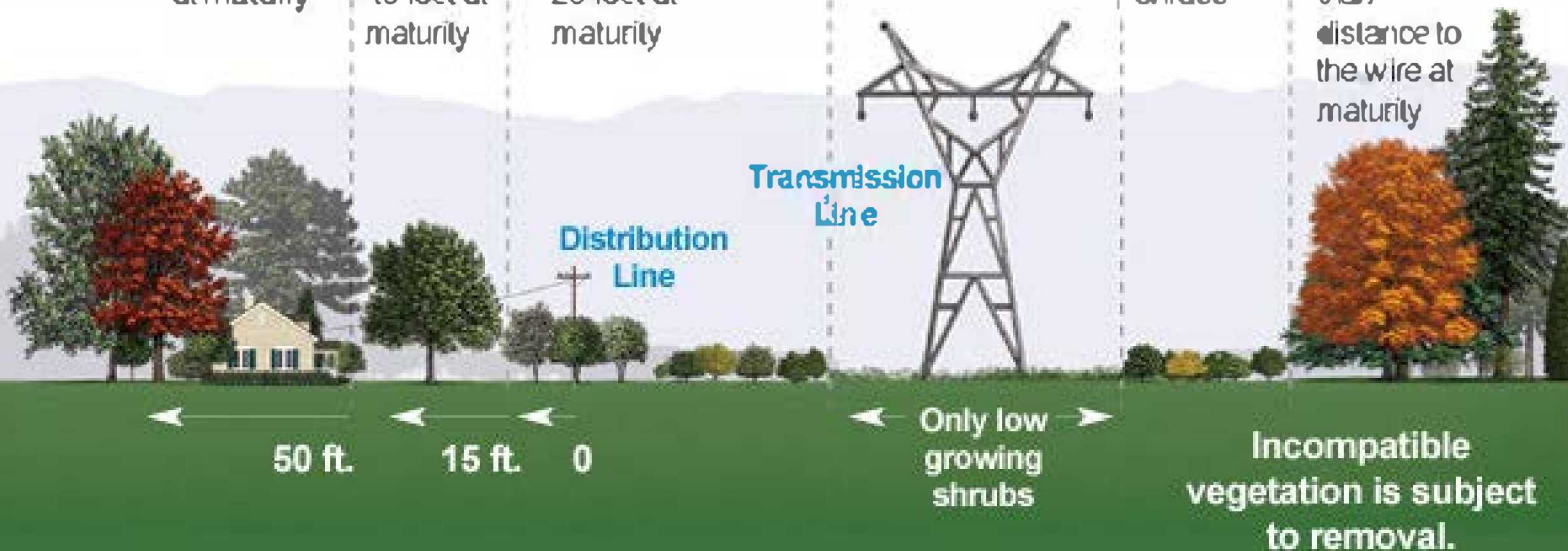
No trees

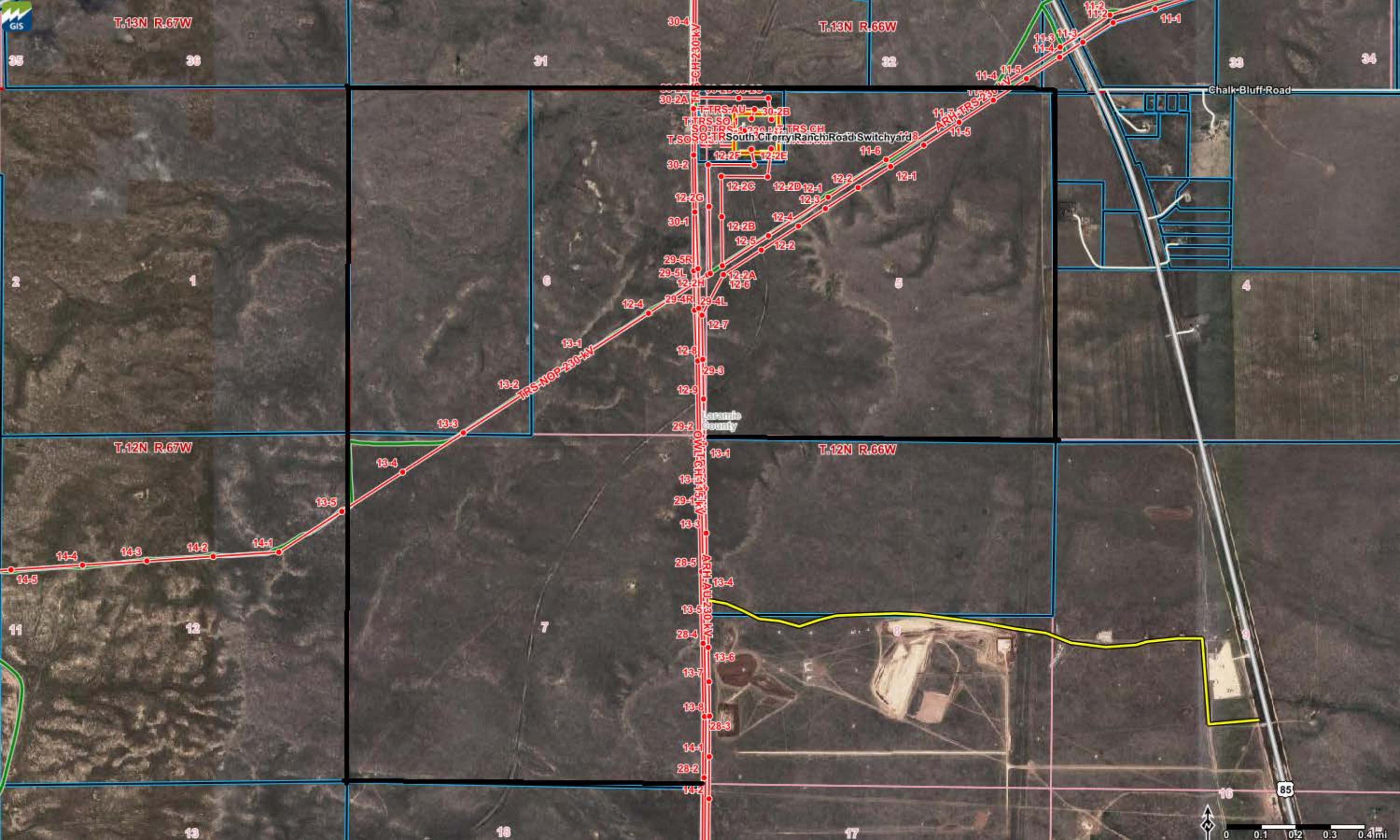
Border Zone

Only small trees or shrubs

Outer Zone

Trees or no taller than distance to the wire at maturity





370 Van Gordon St
Lakewood, Colorado 80228

August 19, 2025

Justin Arnold
Program Manager, Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

Re: PZ-25-00056 / Reference-25-1618

Mr. Arnold,

Tallgrass Integrated Logistics Solutions, LLC (Applicant) submitted a Planned Use Development Application (PZ-25-00056) to the Laramie County Planning & Development Office on July 23, 2025, seeking zone change approval for lands located in Section 5, 6, and 7, Township 12N, Range 66W in Laramie County, Wyoming.

The Planning Office provided a summary report of referral agency review comments to the Applicant on August 8, 2025, and then provided Western Area Power Administration comments on August 20, 2025. The Applicant has provided responses to the comments that have been received to date in the table below.

Please reach out if you or members of your staff have additional questions regarding the comments below.

Travis Sinclair

Travis Sinclair, Sr. Right of Way Representative
Tallgrass Integrated Logistics Solutions, LLC
370 Van Gordon Street
Lakewood, Colorado 80228

Agency/Department/Commenter	Subject	Comment	Applicant Response
Wyoming DOT TaylorMcCort@LaramieCountyWY.gov	WYDOT Review	The access points to US 85 in this plan have not been reviewed by WYDOT. They may need to adjusted to meet current access polices when more detailed location information is available.	We met with WYDOT and introduced the project on July 24, 2025. We acknowledge the comments regarding the access locations. We will coordinate directly with WYDOT to ensure all access polices and requirements are met.
CHRISTOPHER.YANEY@LARAMIECOUTNYWY.GOV	PZ-25-00056	No Comment	Acknowledged
Wyoming Game & Fish Department WYGAMEFISHDEPT@LARAMIECOUNTYWY.GOV	PZ-25-00056	Wyoming Game & Fish Department Review.	We appreciate the comments and will coordinate with the companies working on the project engineering, design, and construction to ensure that the Department recommendations are considered and incorporated when practical.
Public Works MOLLY.BENNETT@LARAMIECOUNTYWY.GOV	Public Works Review	<ol style="list-style-type: none"> 1. No comments related to the zone change. 2. I recommend a review be added for the review engineer/review surveyor to review the submitted record of survey. 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. 	Acknowledged. We will coordinate with the engineer/review surveyor to ensure the submitted record of survey is reviewed as recommended. We will comply with the permitting requirements through Public Works as development progresses.
Wyoming Game & Fish Department WYGAMEFISHDEPT@LARAMIECOUNTYWY.GOV	Wyoming Game & Fish Department Review	Wyoming Game & Fish Department Review.	Acknowledged. See the response to Wyoming Game & Fish Department above.
MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV	PZ-25-00056	No Comments on the subdivision permit or rezoning	Acknowledged
Development Services Review SONNY.HOOPS@LARAMIECOUNTYWY.GOV	Development Services Review	To support long-range regional community connectivity goals and promote coordinated and future development, the City recommends that provisions be included in the PUD document to require the developer provide a right-of-way (minimum of rural-standard Minor Arterial section) connection through the subject parcel to facilitate access between Interstate 25 Exit 2 and the property to the west. The requirement may be phased but should be formalized my a development agreement between the City, County, and developer. The agreement shall provide for requirements to design the roadway and construct the roadway through the parcel at a defined time to be determined by the City and County. This connection should be developed in coordination with the regional Metropolitan Planning Organization (MPO). This connection is consistent with the principles and guidance outlined in PlanCheyenne. Specifically: PlanCheyenne (Pg. 15) emphasizes the importance of adjacency and connectivity in transitioning land from rural/suburban to urban development, and calls for coordinated efforts between the City and County to align development procedures and facilitate growth consistent with urbanization strategies. Pg. 82: Policy 7.1.c: Capital Improvements Coordination. Coordinate City/County capital improvements efforts and plan for strategic investments that provide necessary infrastructure and meets other community goals simultaneously. For example: Identify opportunities to achieve stormwater and detention goals in concert with the development of future parks and roadways; Prioritize infrastructure investments that align with future growth or revitalization areas; and Incorporate pedestrian or streetscape enhancements that support community design and connectivity goals in concert with planned improvements to roadways. Identified on Pg. 89, as redevelopment of existing activity centers occurs, key considerations include "Enhanced connectivity--Existing block patterns should be respected by carrying street connections to and through the activity center. Where a pattern of blocks doesn't already exist, one should be established to promote multimodal connectivity.	There is currently well improved State highway access via Highway 85 going north and south along the west side of the subject development and Terry Ranch Highway to the immediate north providing an east to west corridor. To the south of the Lazy D parcel is the Colorado border. We acknowledge the request for provisions in the PUD to provide a right-of-way connection between I-25 (Exit 2) and the subject parcels. There are no plans for a public road right of way through the subject parcels at this time. We will work with the appropriate agencies to evaluate whether there is a need for additional traffic corridors as additional information becomes available, but we believe the current north to south access via 85 and east to west access via 223 is adequate for the subject development as well as access to adjacent properties.
Western Area Power Administration Rogers@WAPA.GOV	Western Area Power & Administration (WAPA)	General guidelines for WAPA easements. Tree clearance and GIS map included.	Acknowledged. We fully understand WAPA's policy to review all proposed uses within the transmission line easement to avoid potential conflicts, ensure public and employee safety, maintain the integrity of the line and its structures. We are committed to work collaboratively with WAP to ensure full compliance and would welcome the opportunity to schedule a site visit if desired.

Permit Notes

Permit Number: PZ-25-00056

Parcel Number: 12660510000200

Submitted: 07/23/2025

Site Address: 154 US 85

Technically Complete: 07/24/2025

Applicant: Travis Sinclair
Owner: LAZY D GRAZING ASSOC INC

Cheyenne, WY 82007

Approved:
Issued:

Project Description: Formation of a PUD for the five lots in the Switchgrass Industrial Park.

<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>
07/28/2025		Workflow	WYDOT REVIEW	GENERAL	The access points to US 85 in this plan have not been reviewed by WYDOT. They may need to adjusted to meet current access polices when more detailed location information is available.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
08/04/2025		Application	PZ-25-00056	GENERAL	No Commnet	CHRISTOPHER.YA NEY@LARAMIECOUNTY.WY.GOV
08/05/2025		Application	PZ-25-00056	CORRESPONDENCE	Wyoming Game and Fish Department review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
08/05/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. No comments related to the zone change. 2. I recommend a review be added for the review engineer/review surveyor to review the submitted record of survey. 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@LARAMIECOUNTY.WY.GOV
08/05/2025		Workflow	WYOMING GAME AND FISH DEPARTMENT REVIEW	GENERAL	Wyoming Game and Fish Department review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
08/05/2025	08/05/2025	Application	PZ-25-00056	GENERAL	No comments on the subdivision permit or rezoning	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
08/06/2025		Workflow	DEVELOPMENT SERVICES REVIEW	GENERAL	To support long-range regional community connectivity goals and promote coordinated and future development, the City recommends that provisions be included in the PUD document to require the developer provide a right-of-way (minimum of rural-standard Minor Arterial section) connection through the subject parcel to facilitate access between Interstate 25 Exit 2 and the property to the west. The requirement may be phased but should be formalized my a development agreement between the City, County, and developer. The agreement shall provide for requirements to design the roadway and construct the roadway through the parcel at a defined time to be determined by the City and County. This connection should be developed in coordination	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV

Permit Notes

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PlanCheyenne (Pg. 15) emphasizes the importance of adjacency and connectivity in transitioning land from rural/suburban to urban development, and calls for coordinated efforts between the City and County to align development procedures and facilitate growth consistent with urbanization strategies.
Pg. 82: Policy 7.1.c: Capital Improvements Coordination. Coordinate City/County capital improvements efforts and plan for strategic investments that provide necessary infrastructure and meets other community goals simultaneously. For example:
Identify opportunities to achieve stormwater and detention goals in concert with the development of future parks and roadways;
Prioritize infrastructure investments that align with future growth or revitalization areas; and
Incorporate pedestrian or streetscape enhancements that support community design and connectivity goals in concert with planned improvements to roadways.
Identified on Pg. 89, as redevelopment of existing activity centers occurs, key considerations include "Enhanced connectivity--Existing block patterns should be respected by carrying street connections to and through the activity center. Where a pattern of blocks doesn't already exist, one should be established to promote multimodal connectivity."

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08/05/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. No comments related to the zone change. 2. I recommend a review be added for the review engineer/review surveyor to review the submitted record of survey. 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@LARAMIECOUNTY.WY.GOV
08/05/2025		Workflow	WYOMING GAME AND FISH DEPARTMENT REVIEW	GENERAL	Wyoming Game and Fish Department review.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
08/05/2025	08/05/2025	Application	PZ-25-00056	GENERAL	No comments on the subdivision permit or rezoning	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
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Permit Notes

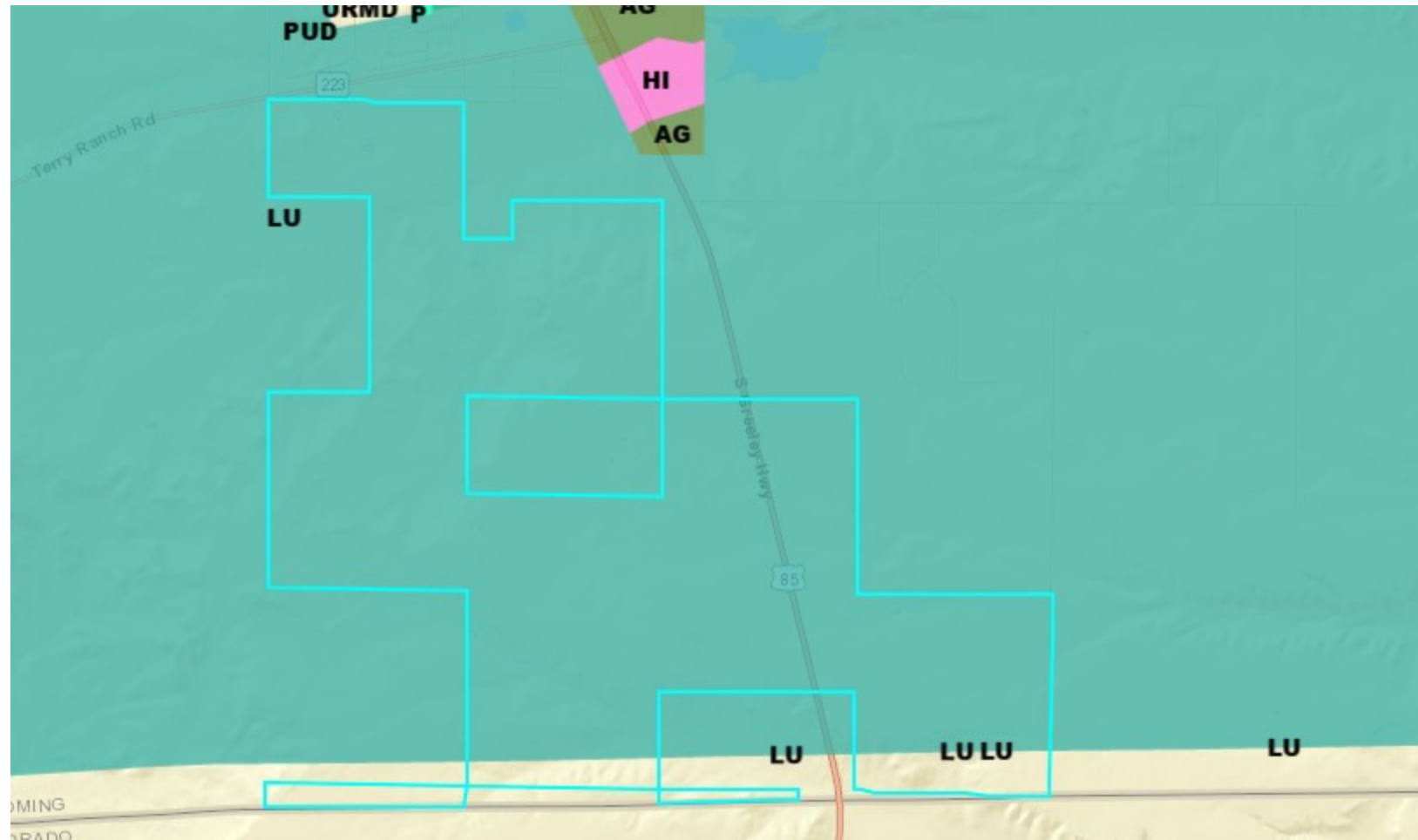
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09/02/2025	Application	PZ-25-00056	GENERAL	Second review - no comments.	SETH.LLOYD@LARAMIECOUNTYWY.GOV
09/02/2025	Workflow	WYDOT REVIEW	GENERAL	No comments regarding the zone change. In future reviews WYDOT will evaluate the access permits, utility and temporary use permits (if applicable), and traffic study on how they affect WYDOT.	TAYLOR.MCCORT@LARAMIECOUNTYWY.GOV
09/02/2025	Workflow	WYOMING GAME AND FISH DEPARTMENT REVIEW	GENERAL	Please see attached review letter	WYGAMEFISHDEPT@LARAMIECOUNTYWY.GOV
09/03/2025	Workflow	PLANNING AND ZONING REVIEW	GENERAL	All agency comments have been addressed accordingly. Nothing further.	SONNY.HOOPS@LARAMIECOUNTYWY.GOV

PZ-25-00056 SWITCHGRASS INDUSTRIAL PARK

Current Zone District - Land Use

Proposed Zone District - Planned Unit Development



RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A CHANGE IN ZONE DISTRICT FROM LU – LAND
USE ZONE DISTRICT TO PUD – PLANNED UNIT DEVELOPMENT FOR A
PORTION OF SECTIONS 5, 6, 7, T12N, R66W, OF THE 6TH P.M.,
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 2-1-103(e) of the Laramie County Land Use Regulations; and

WHEREAS, the proposed zone change is in conformance with the requirements of section 2-4-111 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 2-1-103(e) of the Laramie County Land Use Regulations.
- b.** The proposed change in zone district is in conformance with the requirements of section 2-4-111 of the Laramie County Land Use Regulations.

And the Board approves a Zone Change from LU – Land Use Zone District to PUD – Planned Unit Development for a portion of Sections 5, 6, 7, T12N, R66W, of the 6th P.M., 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 _____ DAY OF _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

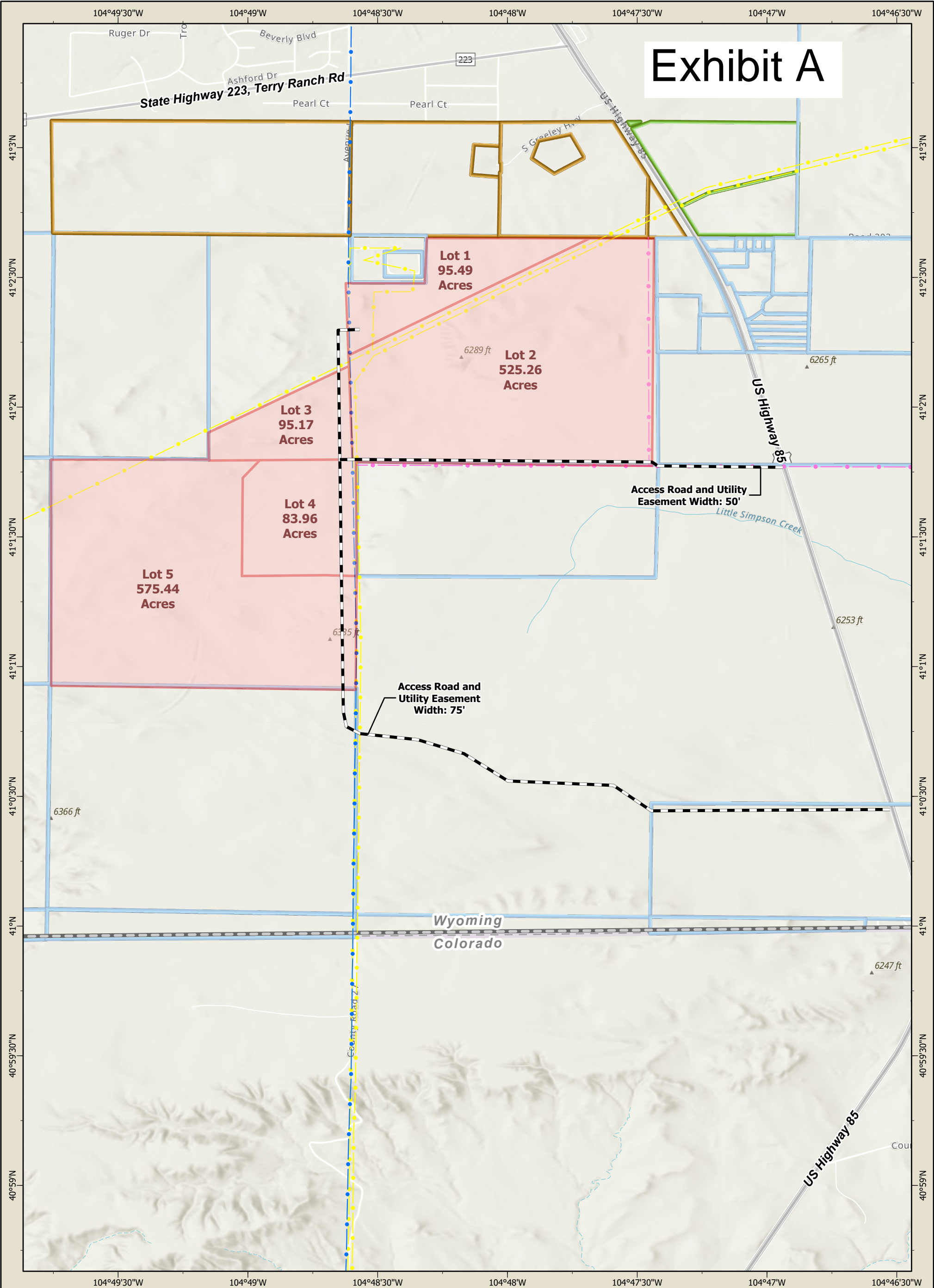
ATTEST:

Debra K. Lee, Laramie County Clerk









Reviewed and approved as to form:

Laramie County Attorney’s Office

Exhibit A



Proposed Switchgrass Industrial Park

-  Zone Land Use
 Annex City of Cheyenne
 Zone Ag 2
 Proposed Switchgrass Industrial Park (PUD)
 Proposed Access and Utility Road
 230 kV Powerline
 115/345 kV Powerline
 Proposed Powerline Easement

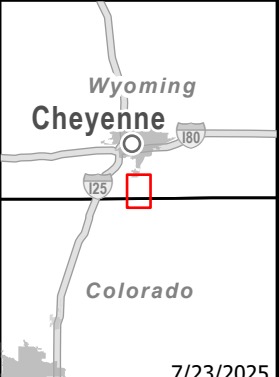
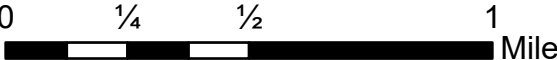


EXHIBIT B

Switchgrass Industrial Park Planned Unit Development Rules

Purpose: The purpose of the Switchgrass Industrial Park (PUD) is to create an area for specialized commercial and industrial businesses in a rural setting with access to major transportation routes. The Proposed PUD will allow for significant data center and energy infrastructure development. The following provisions specify those sections of the 2025 Laramie County Land Use Regulations (2025 LCR) that are deleted or modified with respect to lands within the Planned Unit Development. If not specifically set forth herein, the applicable provisions of the 2025 LCR shall apply.

A. Allowable Permitted Uses

- a. The PUD district is intended for uses of very high intensity which should be buffered in order to protect the community, to ensure unimpeded operation of the uses, and to permit accessory uses which cannot readily fit into other general businesses or mixed-use areas due to the nature or intensity of operations. The following uses are permitted within this PUD:

- i. Heavy Industrial (Lots 1-5)

- 1. Power generation facilities
 - 2. Carbon capture facilities
 - 3. Petroleum and hydrocarbon storage facilities
 - 4. Central utility (chiller water) plants
 - 5. Wastewater treatment facilities / evaporation ponds
 - 6. Any Permitted Uses in Light Industrial Lots
 - 7. Other uses similar in nature and intensity to those permitted in this PUD

- ii. Light Industrial (Lots 1-5)

- 1. Data centers
 - 2. Substations and electric transmission lines
 - 3. Guard house
 - 4. Warehousing/wholesale uses
 - 5. Indoor storage facilities
 - 6. Outdoor storage facilities – not including scrap yard or junkyard
 - 7. Office facilities
 - 8. Construction laydown yards
 - 9. Duct bank and pipeline corridors
 - 10. Load banks
 - 11. Battery energy storage systems
 - 12. Communications towers

13. Other uses similar in nature and intensity to those permitted in this PUD

- iii. The above mentioned Allowable Permitted Use includes accessory structures and facilities consistent with industry standards including meters, launchers, booster facilities, valves, heaters, pumps, pipeline appurtenances, and structures of any kind together with any machinery, engines, blowoff valves, compressors, electrical equipment, conduit, blowers, measurement equipment, appliances, facilities, appurtenances, meters, towers, communication lines or equipment, or any other structure as may be necessary, convenient, or desirable for operations and equipment used, useful, desirable, or convenient in connection therewith.

B. Development Standards (General). The application of 2-4-111(C) shall be modified as follows:

a. Minimum Lot Area Size

- i. Lots within the PUD shall be no smaller than 80 acres in size unless approved pursuant to an approved subdivision application.
 - 1. If centralized water and sewer are present, lots may be sized as necessary to accommodate principal structure(s), accessory structure(s), outdoor display, outside storage, setbacks, required landscaping, parking, drainage, and centralized or decentralized water and sewer facilities and other pertinent standards.
 - 2. If centralized water and sewer are not present, the minimum lot size shall be 5 acres.

b. Setbacks

- i. All buildings shall be set back at least 25 feet from all external property lines.
- ii. Any setback requirements between buildings, or setbacks from internal lot lines of any future subdivision, shall be waived for lots under the same owner.
- iii. Due to the unique security requirements of the data center facilities, any cross-access requirements between adjacent developments, as outlined by the LCR, shall be waived.

c. Aesthetics

- i. To the extent practical and where it can be performed consistent with industry standards and safety requirements, building colors shall be selected to integrate with the natural environment. Earth tone colors are encouraged to easily blend with the native landscaping.
- ii. Architectural:

1. Building massing and appearance will not require recesses, extrusions, or other design features which would impede the technical design of the data center facility.
2. Consistent design of buildings, principal façade, and main entrance design is encouraged.
3. Loading or refuse areas shall be screened from views external across external property lines. Screening is not required for internally facing items.
4. Due to the unique nature of the cooling systems the data center mechanical equipment yards will not require screening.

d. Maximum Lot Coverage

- i. Lots shall not exceed 90% coverage of the property area for building, parking and outdoor storage.

e. Height Limitations

- i. There are no height limitations in this district unless otherwise provided by state or federal law.

C. Additional Development Standards:

a. Parking

- i. Applicable required ADA standards shall apply.
- ii. Access from and egress to public roadways shall meet Laramie County Public Works requirements and/or Wyoming Department of Transportation requirements where applicable.
- iii. Amount of parking to be included as required to handle the maximum number of employees during the peak employment working shift.
- iv. The project developer on each tract shall determine loading areas, safe layout and configuration, and the means of ingress and egress.
- v. Parking and loading areas shall be located with ingress and egress that minimize traffic congestion.
- vi. Parking shall be on private property and shall not be located within a public right-of-way or shared access easement serving two or more properties.
- vii. External pedestrian circulation access requirements to be waived. Pedestrian circulation may be developed within the boundaries of the site.

b. Easements and Accessory Dwelling Structures

- i. No structure shall be located within an access, drainage or defined width utility easement.

c. Site Plans

- i. A Laramie County approved Site Plan is required prior to issuance of any building permits and for any new or change of use. All site plans shall

meet the requirements set forth in the then current Laramie County regulatory requirements. However, the Traffic Study, Final Drainage Report and Landscape Plans required for the site plan application may be waived or delayed in the discretion of the Laramie County Planning Director based on the independent facts of each application.

- d. All buildings shall be constructed in a good and workmanlike manner and kept in proper repair and neat appearance. All construction shall be constructed with materials of high quality and which are harmonious with the rural setting.
- e. Landscaping Requirements. The application of LCR 3-1-109(p) or the then current Laramie County regulations to lands within the PUD is modified as follows:
 - i. As a substitute for otherwise mandated landscaping, a Native Species Landscape Plan may be used where a central water system may or may not serve the site.
 - 1. A Native Species Plan uses species native to the western United States with plantings that will grow and thrive in the Laramie County climate consistent with low amounts of moisture, short growing seasons, and cold winters.
 - ii. Landscape plans generally
 - 1. Must be prepared by a Wyoming design professional
 - 2. May be phased to match construction phases
 - 3. Must be maintained by the landowner as originally approved and is subject to enforcement
 - 4. If property lacks adequate space for landscaping due to setback or other requirements, a written request for an exemption may be made to the Laramie County Planning and Development Office and the Planning Director may grant an administrative exemption
 - iii. Alternative landscape plans may be provided if the applicant demonstrates:
 - 1. The plan is well integrated with surrounding land uses
 - 2. Meets or exceeds requirements of the LCR; or
 - 3. The LCR as written would not allow reasonable use of the property
 - iv. The required landscape area is capped at 10% of the lot. Landscaping shall be geared towards screening external property lines.
 - v. Landscaping shall not interfere with general function, safety or acceptability of any gas, electric, water, sewer, telephone, or other utility easement.
 - vi. Landscaping shall not interfere with traffic visibility requirements as required by County regulations.
 - vii. Buffering may be required when a more intense land use will be adjacent to a less intense land use, or zoning district.

1. No storage shall be allowed within screening and buffering areas.
2. Trash collection areas and trash bins shall not be allowed within screening and buffering areas.

f. Signage

- i. All regulatory signage shall be in accordance with the current version of the Manual for Uniform Traffic Control Devices
- ii. Monument signing, wayfinding signage and landscaping throughout and/or at entrances to the industrial park are permissible
- iii. Signage and wayfinding shall be provided that is consistent with and promotes the uniqueness of the industrial park
- iv. No billboards shall be constructed upon the lands covered by this PUD

g. Roads and Traffic Requirements

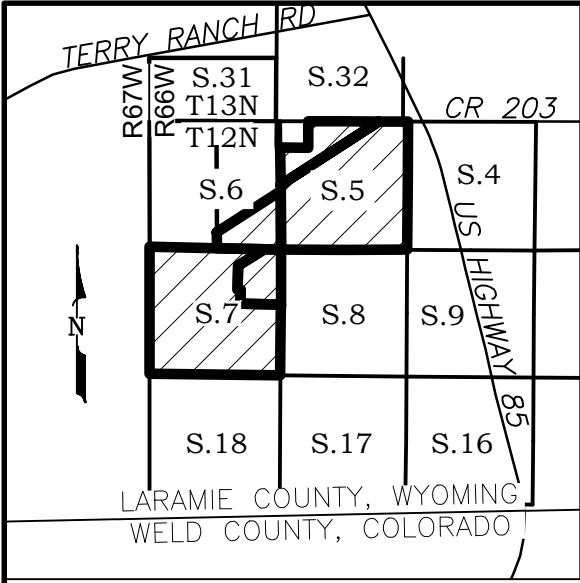
- i. In conjunction with any Plat or Subdivision Permit Application proposed within the PUD and with Site Plan Review Applications as development occurs, a Transportation Impact Analysis may be required pursuant to 2025 LCR Section 5-6-103 or then current Laramie County regulations.
 1. Such document must be prepared by a qualified civil engineer licensed in Wyoming.
 2. The Director of the Laramie County Planning and Development Office may waive a traffic study based on estimated average daily trips, peak hour trips, or existing road or site conditions.
- ii. All roadways within the PUD and all roadways used for accessing the PUD area shall be constructed to Laramie County standards.

h. Drainage and Stormwater

- i. Replication of pre-development hydrologic conditions is preferred to prevent property damage and physical changes attributable to increases in run-off rate, volume, velocity, diversions, concentrations and/or unplanned ponding of stormwater.
- ii. All designs shall meet the standards set forth in the County Municipal Storm Sewer System permit and the State of Wyoming's Pollution Discharge Elimination System.
- iii. Best Management Practices to be followed in accordance with Laramie County standards to promote public health and safety.
- iv. Drainage requirements and regulations for lands to be developed which are located in and adjacent to permanent streams subject to flooding and designated as located in potential flood areas by the Federal Emergency Management Agency shall be in accordance with the Laramie County Floodplain Management Regulations.

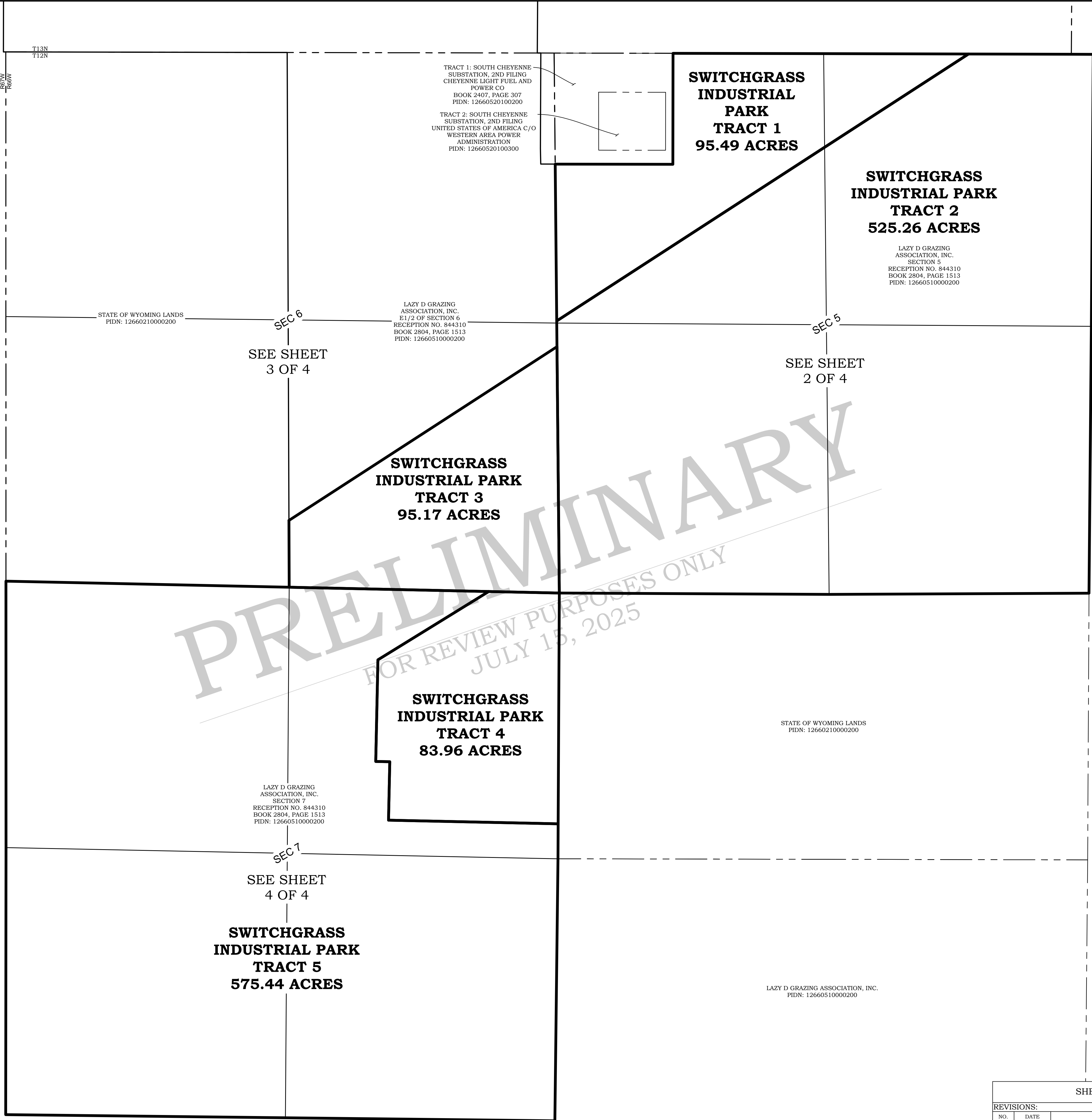
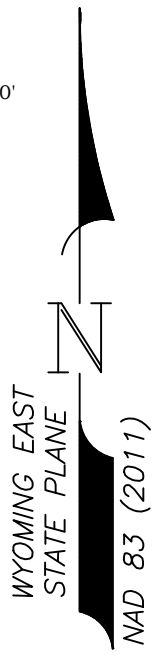
i. Grading Permit, Erosion and Sediment Control

- i. A written statement of erosion and sediment management and control shall be submitted to the Laramie County Planning Department with any Site Plan Review application in accordance with then current Laramie County land use regulations for GESC.
- j. Environmental Protection
 - i. All lot owners shall take reasonable steps to control noxious weeds and vegetation on their lots.
 - ii. Measures shall be taken to prevent erosion and protect the natural state of the lot.
 - iii. Hazardous materials and chemicals shall be stored and disposed of in accordance with all applicable environmental laws and regulations.
- k. Water and Sewer
 - i. No sewer system is proposed at this time. Sewage disposal shall be provided by a public sanitary sewer system or a septic leach field for each lot, properly sized for the proposed uses, certified by an engineer licensed in Wyoming and shall comply with all federal, state and local regulations.
 - ii. No water system is proposed at this time. Water systems shall be provided by private or public water systems or separate wells; all wells shall be properly permitted and sized for the proposed use(s) and shall comply with all applicable federal, state and local regulations.
- l. Easements
 - i. Easements for installation and maintenance of utilities, for drainage ditches and ponds, and for access shall be negotiated at the time such infrastructure is installed to a lot.
 - ii. No structure or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities.



VICINITY MAP
1" = 8,000'

EXHIBIT C



FILING RECORD	

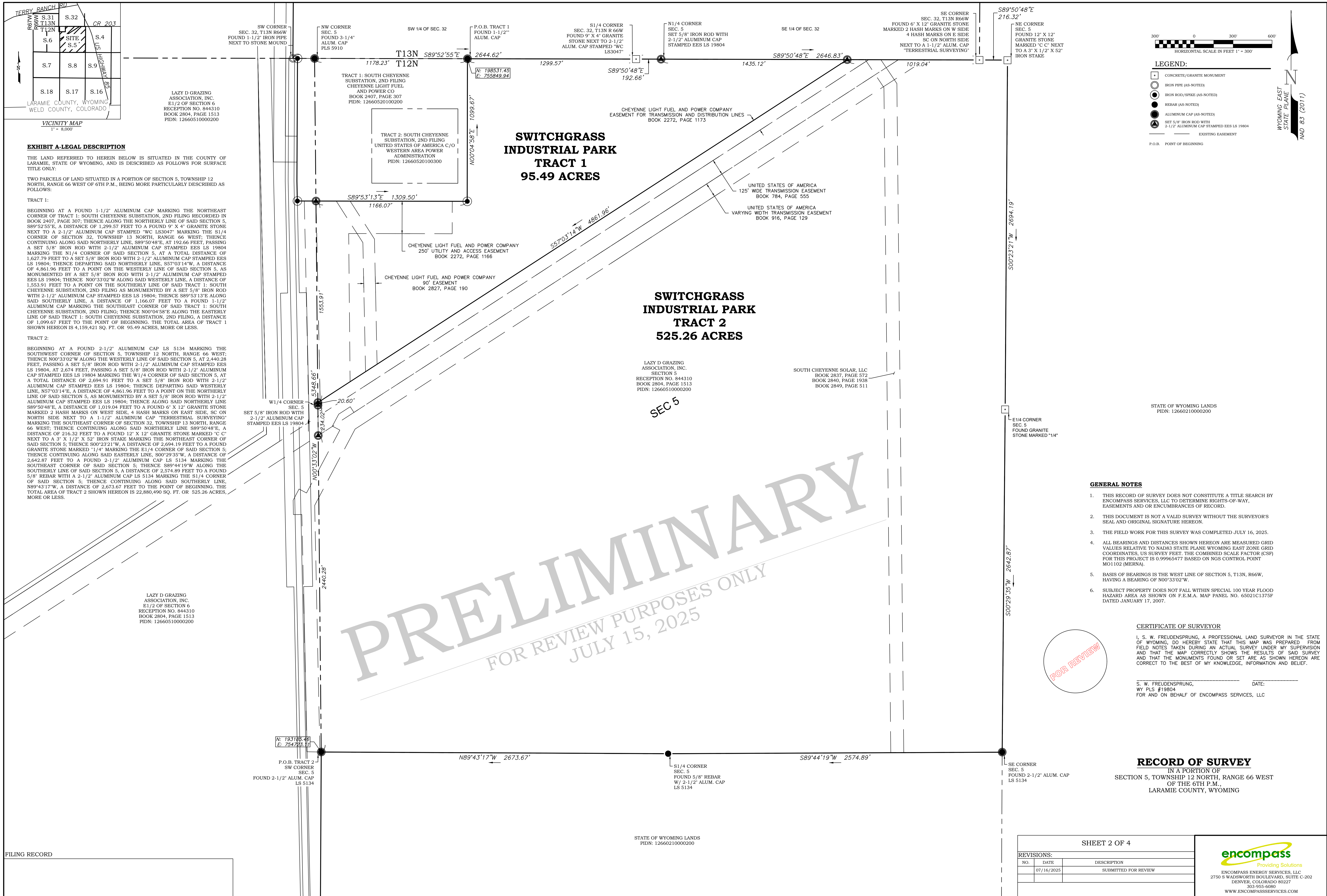
REVISIONS:		
NO.	DATE	DESCRIPTION

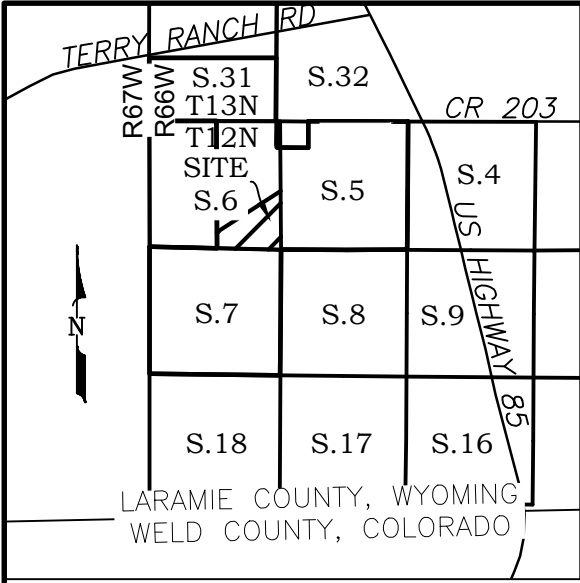


Providing Solutions

ENCOMPASS ENERGY SERVICES, LLC
2750 S WADSWORTH BOULEVARD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

RECORD OF SURVEY
IN A PORTION OF
SECTIONS 5, 6 & 7, TOWNSHIP 12 NORTH, RANGE 66 WEST
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING





VICINITY MAP
1" = 8,000'

SW CORNER
SEC. 31, T13N R 66W
FOUND 10" X 7" X 10"
GRANITE STONE WITH "SC"
SCRIBED ON NORTH FACE

NW CORNER
SEC. 6
SET 5/8" IRON ROD WITH
2-1/2" ALUMINUM CAP
STAMPED EES LS 19804

SW 1/4 OF SEC. 31

S1/4 CORNER
SEC. 31, T13N R66W
FOUND 1-1/2" IRON PIPE
IN STONE MOUND

N1/4 CORNER
SEC. 6
SET 5/8" IRON ROD WITH
2-1/2" ALUMINUM CAP
STAMPED EES LS 19804

SE 1/4 OF SEC. 31

SE CORNER
SEC. 31, T13N R66W
FOUND 1-1/2" IRON PIPE
NEXT TO STONE MOUND

NE CORNER
SEC. 6
FOUND 3-1/4"
ALUM. CAP
PLS 5910

TRACT 1: SOUTH CHEYENNE
SUBSTATION, 2ND FILING
CHEYENNE LIGHT FUEL
AND POWER CO
BOOK 2407, PAGE 307
PIDN: 12660520100200

TRACT 2: SOUTH CHEYENNE
SUBSTATION, 2ND FILING
UNITED STATES OF AMERICA C/O
WESTERN AREA POWER
ADMINISTRATION
PIDN: 12660520100300



LEGEND:

- CONCRETE/GRANITE MONUMENT
- IRON PIPE (AS-NOTED)
- IRON ROD/SPIKE (AS-NOTED)
- REBAR (AS-NOTED)
- ALUMINUM CAP (AS-NOTED)
- SET 5/8" IRON ROD WITH
2-1/2" ALUMINUM CAP STAMPED EES LS 19804
- EXISTING EASEMENT
- P.O.B. POINT OF BEGINNING

WYOMING EAST
STATE PLANE
NAD 83 (2011)

EXHIBIT-A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LARAMIE, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS FOR SURFACE TITLE ONLY:

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 6, TOWNSHIP 12 NORTH, RANGE 66 WEST OF 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 3:

BEGINNING AT A FOUND 2-1/2" ALUMINUM CAP LS 5134 MARKING THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 6, N88°46'15"W, AT 700.39 FEET, PASSING A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804, AT A TOTAL DISTANCE OF 2,677.07 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804 MARKING THE S1/4 CORNER OF SAID SECTION 6; THENCE DEPARTING SAID SOUTHERLY LINE, N00°12'47"W, A DISTANCE OF 661.83 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE N57°03'14"E, A DISTANCE OF 3,164.33 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 6, AS MONUMENTED BY A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S00°33'02"E ALONG SAID EASTERLY LINE, A DISTANCE OF 2,440.28 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF TRACT 3 SHOWN HEREON IS 4,145,669 SQ. FT. OR 95.17 ACRES, MORE OR LESS.

STATE OF WYOMING LANDS
PIDN: 12660210000200

W1/4 CORNER
SEC. 6
SET 5/8" IRON ROD WITH
2-1/2" ALUMINUM CAP
STAMPED EES LS 19804

N00°01'04"W
5442.22'

2621.11'

SEC 6

LAZY D GRAZING
ASSOCIATION, INC.
E1/2 OF SECTION 6
RECEPTION NO. 844310
BOOK 2804, PAGE 1513
PIDN: 12660510000200

CHEYENNE LIGHT AND POWER COMPANY
VARYING WIDTH EASEMENT
BOOK 2906, PAGE 1737

CHEYENNE LIGHT FUEL AND POWER COMPANY
100' WIDE TRANSMISSION EASEMENT
BOOK 2844, PAGE 2081

UNITED STATES OF AMERICA
125' WIDE TRANSMISSION EASEMENT
BOOK 784, PAGE 555

WESTERN AREA POWER
ADMINISTRATION
AULT-CHEYENNE TRANSMISSION
LINE AND ACCESS ROAD
BOOK 2090, PAGE 982

UNITED STATES OF AMERICA
TRANSMISSION LINE EASEMENT
BOOK 350, PAGE 569

UNITED STATES OF AMERICA
VARYING WIDTH TRANSMISSION EASEMENT
BOOK 916, PAGE 129

SWITCHGRASS
INDUSTRIAL PARK
TRACT 3
95.17 ACRES

GENERAL NOTES

- THIS RECORD OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC TO DETERMINE RIGHTS-OF-WAY, EASEMENTS AND OR ENCUMBRANCES OF RECORD.
- THIS DOCUMENT IS NOT A VALID SURVEY WITHOUT THE SURVEYOR'S SEAL AND ORIGINAL SIGNATURE HEREON.
- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 16, 2025.
- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED GRID VALUES RELATIVE TO NAD83 STATE PLANE WYOMING EAST ZONE GRID COORDINATES, US SURVEY FEET. THE COMBINED SCALE FACTOR (CSF) FOR THIS PROJECT IS 0.99965477 BASED ON NGS CONTROL POINT MO1102 (MERNR).
- BASIS OF BEARINGS IS THE EAST LINE OF SECTION 6, T13N, R66W, HAVING A BEARING OF N00°33'02"W.
- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 65021C1375F DATED JANUARY 17, 2007.

CERTIFICATE OF SURVEYOR

I, S. W. FREUDENSPRUNG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY UNDER MY SUPERVISION AND THAT THE MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

S. W. FREUDENSPRUNG, DATE:
WY PLS #19804
FOR AND ON BEHALF OF ENCOMPASS SERVICES, LLC

RECORD OF SURVEY

IN A PORTION OF
SECTION 6, TOWNSHIP 12 NORTH, RANGE 66 WEST
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

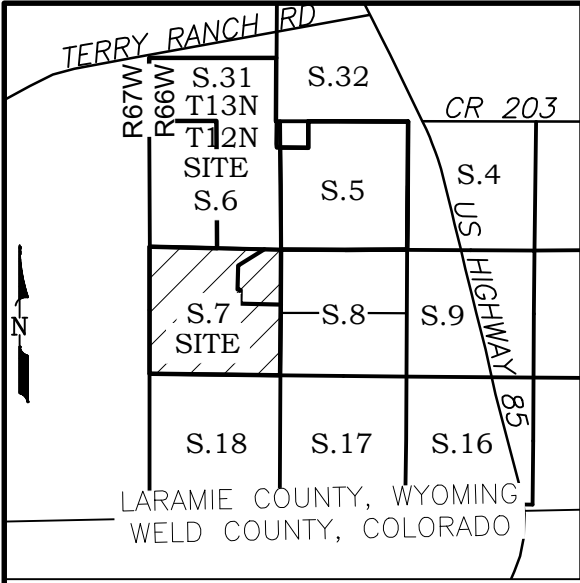
SHEET 3 OF 4

REVISIONS:		
NO.	DATE	DESCRIPTION
	07/16/2025	SUBMITTED FOR REVIEW

encompass
Providing Solutions

ENCOMPASS ENERGY SERVICES, LLC
2750 S WADSWORTH BOULEVARD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

FILING RECORD



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- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED GRID VALUES RELATIVE TO NAD83 STATE PLANE WYOMING EAST ZONE GRID COORDINATES, US SURVEY FEET. THE COMBINED SCALE FACTOR (CSF) FOR THIS PROJECT IS 0.99965477 BASED ON NGS CONTROL POINT MO1102 (MERNA).
- BASIS OF BEARINGS IS THE EAST LINE OF SECTION 7, T13N, R66W, HAVING A BEARING OF S00°17'49"W.
- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 65021C1375F DATED JANUARY 17, 2007.

EXHIBIT-A LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LARAMIE, STATE OF WYOMING, AND IS DESCRIBED AS FOLLOWS FOR SURFACE TITLE ONLY:

TWO PARCELS OF LAND SITUATED IN A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 66 WEST OF 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

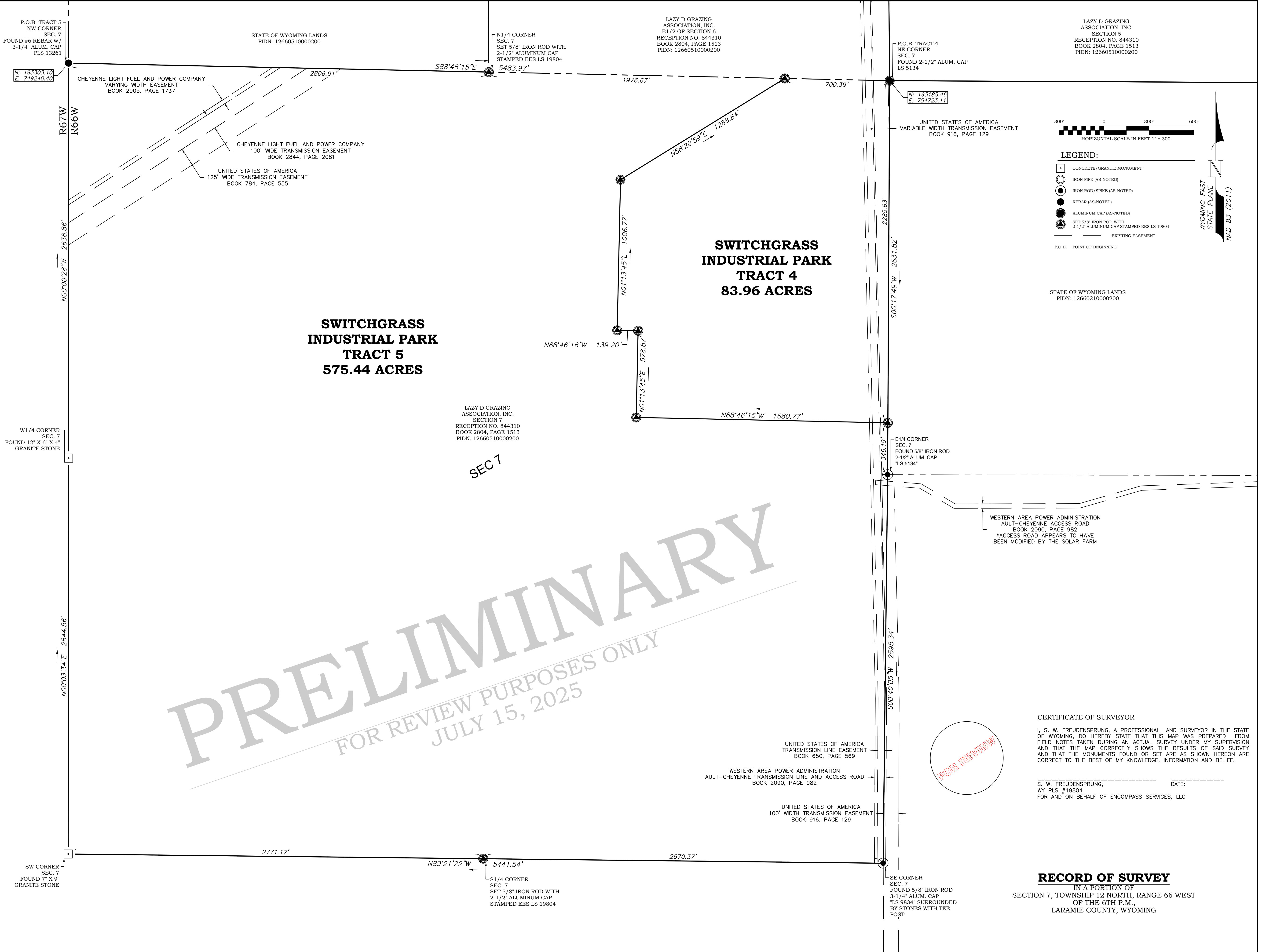
TRACT 4:

BEGINNING AT A FOUND 2-1/2" ALUMINUM CAP MARKED LS 5134 MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 66 WEST, THENCE ALONG THE EASTERLY LINE OF SAID SECTION 7, S00°17'49"W, A DISTANCE OF 2,285.63 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE DEPARTING SAID EASTERLY LINE, N88°46'15"W, A DISTANCE OF 1,680.77 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE N01°13'45"E, A DISTANCE OF 578.87 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE N88°46'16"W, A DISTANCE OF 139.20 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S01°13'45"W, A DISTANCE OF 1,006.77 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE N58°20'59"E, A DISTANCE OF 1,288.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION 7, AS MONUMENTED BY A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S88°46'15"E, ALONG SAID NORTHERLY LINE OF SECTION 7, A DISTANCE OF 700.39 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF TRACT 4 SHOWN HEREON IS 3,657,484 SQ. FT. OR 83.96 ACRES, MORE OR LESS.

TRACT 5:

BEGINNING AT A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP MARKED PLS 13261 MARKING THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 66 WEST; THENCE S88°46'15"E ALONG THE NORTHERLY LINE OF SAID SECTION 7, AT 2,806.91 FEET, PASSING A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804, AT A TOTAL DISTANCE OF 4,783.58 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE DEPARTING SAID NORTHERLY LINE, S58°20'59"W, A DISTANCE OF 1,288.84 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S01°13'45"W, A DISTANCE OF 578.87 FEET TO A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S88°46'15"E, A DISTANCE OF 1,680.77 FEET TO THE EASTERLY LINE OF SAID SECTION 7, AS MONUMENTED BY A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804; THENCE S00°17'49"W, A DISTANCE OF 346.19 FEET TO A FOUND 5/8" IRON ROD WITH A 2-1/2" ALUMINUM CAP "LS 5134" MARKING THE E1/4 CORNER OF SAID SECTION 7; THENCE CONTINUING ALONG SAID EASTERLY LINE, S00°40'05"W, A DISTANCE OF 2,595.34 FEET TO A FOUND 5/8" IRON ROD WITH A 3-1/4" ALUMINUM CAP "LS 9834" SURROUNDED BY STONES WITH TEE POST MARKING THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N89°21'22"W ALONG THE SOUTHERLY LINE OF SAID SECTION 7, AT 2,670.37 FEET, PASSING A SET 5/8" IRON ROD WITH 2-1/2" ALUMINUM CAP STAMPED EES LS 19804, AT A TOTAL DISTANCE OF 5,441.54 FEET TO A FOUND 7" X 9" GRANITE STONE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N00°03'34"E ALONG THE WESTERLY LINE OF SAID SECTION 7, A DISTANCE OF 2,644.56 FEET TO A FOUND 12" X 6" X 4" GRANITE STONE MARKING THE W1/4 CORNER OF SAID SECTION 7; THENCE CONTINUING ALONG SAID WESTERLY LINE, N00°00'28"W, A DISTANCE OF 2,638.86 FEET TO THE POINT OF BEGINNING. THE TOTAL AREA OF TRACT 5 SHOWN HEREON IS 25,066,175 SQ. FT. OR 575.44 ACRES, MORE OR LESS.

FILING RECORD



CERTIFICATE OF SURVEYOR

I, S. W. FREUDENSPRUNG, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY UNDER MY SUPERVISION AND THAT THE MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

S. W. FREUDENSPRUNG, WY PLS #19804
FOR AND ON BEHALF OF ENCOMPASS SERVICES, LLC

DATE:

RECORD OF SURVEY

IN A PORTION OF
SECTION 7, TOWNSHIP 12 NORTH, RANGE 66 WEST
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

SHEET 4 OF 4

REVISIONS:

NO.	DATE	DESCRIPTION
	07/16/2025	SUBMITTED FOR REVIEW

encompass
Providing Solutions

ENCOMPASS ENERGY SERVICES, LLC
2750 S WADSWORTH BOULEVARD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

EXHIBIT D



PRESS RELEASE

For Immediate Release:

Date: August 27, 2025
Contact: Gunnar Malm, Chairman
Phone: 307-633-4260
Email: comissioners@laramiecountywy.gov

Tall Grass/Crusoe Energy and Data Center In Southern Laramie County

LARAMIE COUNTY, WY- Laramie County Commission Chairman Gunnar Malm met this week with U.S. Environmental Protection Agency (EPA) Administrator Lee Zeldin, U.S. Senator Cynthia Lummis, and representatives from Tall Grass and Crusoe to discuss the forthcoming Tall Grass/Crusoe Energy and Data Center project in Southern Laramie County. The meeting highlighted how the project combines Wyoming's legacy natural gas industry with cutting-edge data infrastructure, directly supporting President Trump's America's AI Action Plan.

The project will harness natural gas, long a foundation of Wyoming's economy, to power advanced data center operations. By producing electricity "behind the meter" and independent of existing utility providers, Crusoe Energy's facilities will avoid adding strain to local grids and protect ratepayers from the costs of new development. The Tall Grass/Crusoe project is not only an economic driver but also a model of technological and environmental innovation. The facilities will incorporate carbon sequestration technologies to capture emissions and closed-loop cooling systems that drastically reduce water usage—consuming less water annually than a single agricultural pivot irrigation system.

The project is central to advancing President Trump's America's AI Action Plan, which prioritizes secure domestic energy, reliable data processing, and resilient high-tech infrastructure. With data centers forming the backbone of artificial intelligence capabilities, the Tall Grass/Crusoe initiative positions Wyoming at the forefront of America's technological and energy independence.

Senator Cynthia Lummis emphasized the importance of cutting through red tape, highlighting her ongoing work to streamline permitting processes across federal agencies. Faster, more predictable permitting is critical for projects like Tall Grass/Crusoe to move forward on time while maintaining strong oversight. Chairman Malm also stressed the need to balance large-scale development with local resilience. "As these projects move forward, it will be vital for Crusoe and others in the data sector to work hand-in-hand with local contractors and tradespeople," Malm noted. "We must make sure that our skilled workforce continues to survive and thrive in a competitive wage market. That's how we protect both opportunity and quality of life for our residents."