



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

---

Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Cate Cundall, Associate Planner

**DATE:** May 14, 2026

**TITLE:** Review and Recommendation on a Class C Conditional Use Permit for Iron Guard Workforce Housing, located in a portion of Section 24, Township 13 North, Range 67 West, Laramie County, WY.

---

### EXECUTIVE SUMMARY

Palma Land Planning, LLC, on behalf of Iron Guard Workforce Housing, has submitted a Class C Conditional Use Permit (CUP) application for the purpose of establishing a temporary workforce housing campus serving contract workers supporting large-scale projects in Laramie County. The campus will have 24/7 manned security and is restricted to workers under active employment contracts tied to specific large-scale data center employees whose lodging arrangements are related to their employment.

The full workforce housing campus will include a cafeteria, linen service and laundromats, mandatory shuttle service, a gym/recreation center with lounge, an on-site medical clinic, and administrative offices.

The project will be completed in three (3) phases. Initial phases address the most immediate workforce needs with higher intensity phases timed to coincide with water and sewer infrastructure installation. Currently it is anticipated that Phase 1 and 2 will be completed under the jurisdiction of Laramie County with Phase 3 occurring following an Outside User Agreement or annexation into the City of Cheyenne. Phase 1 includes up to 200 dwelling units, Phase 2 will be installing RV spaces, with Phase 3 installing additional modular housing units.

### BACKGROUND

The subject properties are located in the Land Use (LU) zone district. The parcels are currently assessed as agricultural. The proposed project is located north and west of the new Meta Data Center, 1.5 miles west of South Greeley Highway and two miles north of Terry Ranch Road.

**Pertinent Laramie County Land Use Regulations or Statutory Provisions include:**

- Section 2-3-102 governing Conditional Uses.
- Section 2-4-104 governing the LU – Land Use Zone District Standards.
- Section 1-3-100 to Section 1-3-105 governing public notice procedures.
- Section 3-1-101(c) governing development standards for conditional uses.
- Section 3-2-102(a) governing lot and property standards.

**DISCUSSION**

Workers will be required to use on-site shuttles to and from job sites. Direct connections to state highways are planned so that facility traffic does not use West Wallick Road or existing neighborhoods as primary. A Traffic Impact Study will be completed during the Commercial Site Plan process.

No on-site well is proposed currently. Phase 1 and 2 will use hauled water and tanks under Environmental Health oversight. Long term water and sewer is proposed to come from BOPU via new mains that are not part of the South Cheyenne Water and Sewer District (SCWSD) with improvement costs born by the developer. Water and sanitary services will be further addressed in the site plan application.

The campus will be fully fenced with controlled access and 24 hour staffed security. Strict quiet hours and zero tolerance for illegal activity will be enforced.

Individual lodging units will have sprinkler systems commercial structures with multiple self-contained rooms, built to currently adopted fire and building codes. The facility is temporary in nature and is tied to active employment contracts. When no longer needed the structures will be removed.

Section 2-3-102 of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission conduct a public hearing and make recommendations to the Board of County Commissioners on the concept plan and any suggested conditions and decide as to whether the proposed use is permitted and is in conformance with all applicable development standards. Staff finds this application is in conformance with the plans and policies of Laramie County.

If the Class C Conditional Use permit is approved a commercial site plan shall be prepared with a separate public hearing to be held by the County Commissioners. Public notice procedures will be completed in accordance with the LCLUR when this application is received.

The Laramie County Comprehensive Plan identifies the areas as Urban Rural Interface (URI), intended to accommodate a mix of more intensive land uses than other areas. These parcels lie inside the PlanCheyenne Urban Residential (UR) area.

Public notice was provided and neighbor notice letters sent via first class mail to all property owners within a one-mile radius of project. Numerous public comments were received and are attached to this report. The applicant held a Neighborhood Meeting on May 1, 2026, to explain the project and answer questions and concerns.

At the time of this report the project is still going through agency reviews, but all pertinent agency comments must be addressed.

## **RECOMMENDATION and FINDINGS**

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

- a. This application meets the criteria for a Class C Conditional Use permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 3-1-101(c) of the 2025 LCLUR governing development standards for conditional uses; and,
- c. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

**and that the Planning Commission may recommend approval of the Class C Conditional Use Permit for the Iron Guard Workforce Housing Facility, located in a portion of Section 24, T13N, R67W, Laramie County, WY, to the Laramie County Board of Commissioners, with five (5) conditions and adopt the findings of facts a, b, and c of the staff report.**

1. **Phase 1 and 2 shall be served by haul trucks for water service with above ground holding tanks for septic.**
2. **Applicant must obtain an Outside User Agreement with the Board of Public Utilities (BOPU) or a Public Water Supply permit from the Wyoming State Engineers Office for Phase 3.**
3. **Applicant shall obtain appropriate access easements to the workforce housing campus in order to obtain approval by the Laramie County Board of Commissioners.**
4. **All agency comments shall be addressed.**
5. **Improvements will be removed when workforce accommodation facilities are no longer needed. Infrastructure may remain for future development.**

## **PROPOSED MOTION**

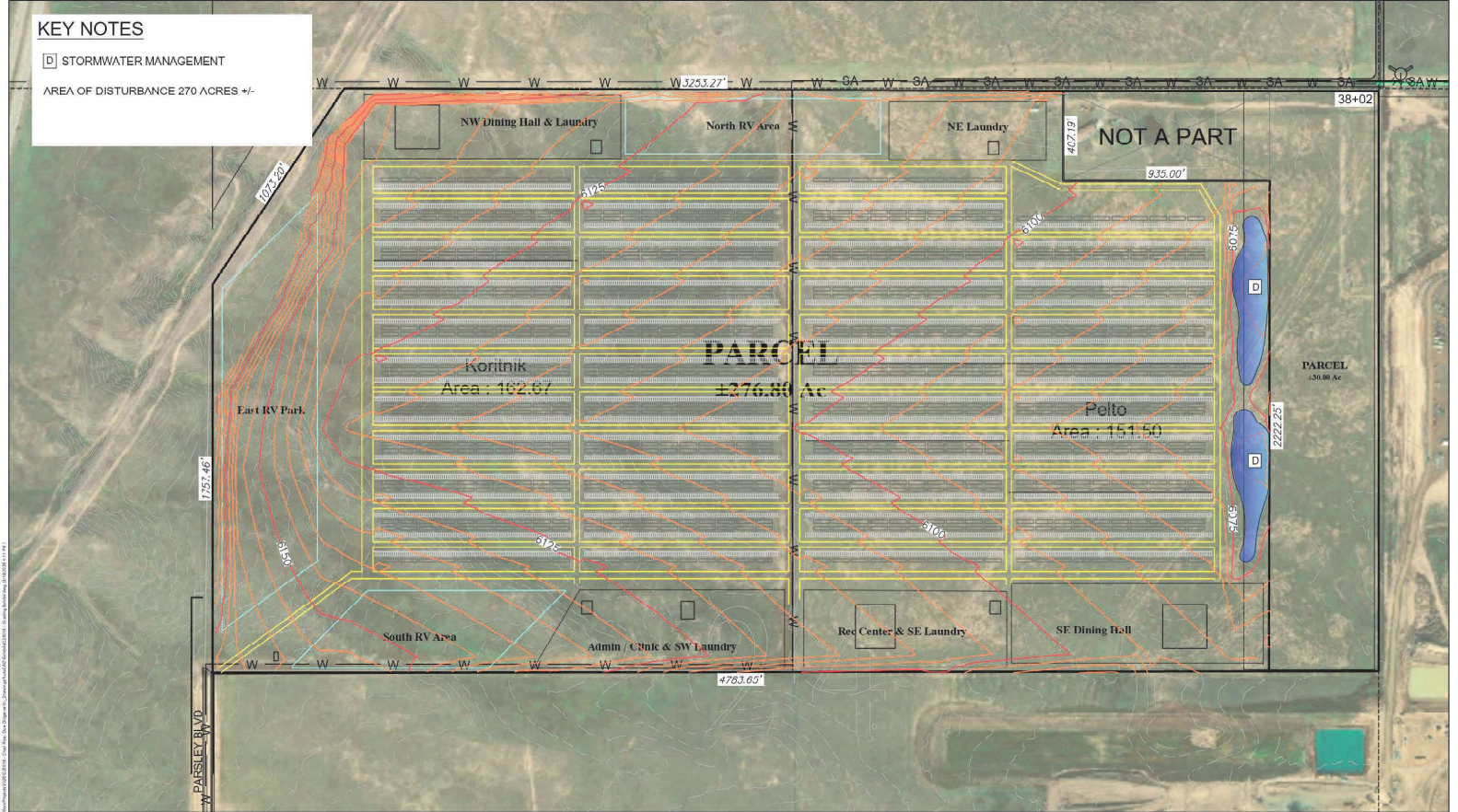
I move to recommend approval of the Class C Conditional Use Permit for the Iron Guard Workforce Housing Facility, located in a portion of Section 24, T13N, R67W, Laramie County, WY, to the Laramie County Board of County Commissioners with five (5) conditions, and adopt the findings of facts a, b, and c of the staff report.

## ATTACHMENTS

- Attachment 1: Location Maps
- Attachment 2: Project Narratives
- Attachment 3: Pre-Application Notes
- Attachment 4: Phased Concept Plans
- Attachment 5: Utilities and Access Network Plan
- Attachment 6: Agency Review Comments
- Attachment 7: Applicant Response to Agency Comments & City of Cheyenne
- Attachment 8: Public Comments
- Attachment 9: Road/Access Easement Agreements
- Attachment 10: Wyoming Game and Fish Comments
- Attachment 11: Transportation Assessment Worksheets
- Attachment 12: Class C Conditional Use Permit Resolution
- Attachment 13: Exhibit A - Site Plans

**KEY NOTES**

- ☐ STORMWATER MANAGEMENT
- AREA OF DISTURBANCE 270 ACRES +/-



 180 / Capitol Avenue  
Suite 108  
Cheyenne, WY 82001  
(307) 514-1012  
CivilWorxeng.com



# IRON GUARD WORKFORCE HOUSING CHEYENNE

## GRADING CONCEPT - A

CHEYENNE, WY

3/18/2026

## IGH WORKFORCE ACCOMMODATION QUARTERS Planned Unit Development Rules

### Purpose

The purpose of the IGH Workforce Accommodation Quarters Planned Unit Development ("PUD") is to establish a zoning framework for a secured, temporary, workforce housing campus serving contract workers supporting large-scale infrastructure construction in the Cheyenne, Wyoming region, including data center and energy infrastructure development and related projects. This PUD is consistent with the Workforce Accommodation Quarters use described in Section 2-4-104(c) of the LCLUR, is established pursuant to Section 2-4-111 of the 2025 Laramie County Land Use Regulations ("LCLUR") and specifies the sections of the code in which this PUD deviates from or modifies the LCLUR. If not specifically set forth herein, the applicable provisions of the LCLUR shall apply.

### Phasing

Development of the PUD shall occur in the following phases. Phasing may be adjusted by the applicant in coordination with Laramie County Planning and Development, provided total density does not exceed the approved maximum.

Phase	Description
Phase 1	Up to 30 Modular Housing Units (MHUs), containing a maximum of 210 dwelling units. Served by temporary water and wastewater systems until centralized utilities are available.
Phase 2	Up to 150 Recreational Vehicle (RV) spaces for temporary construction-phase workforce housing, in addition to Phase 1 MHUs.
Phases 3.A, 3.B, etc.	Escalating installation of additional MHUs in sub-phases to reach the maximum campus capacity of 800 MHUs. Phase 3 is contingent upon the availability of centralized water and sewer services.

Transition from temporary water and wastewater systems to centralized service shall occur as soon as practicable following execution of the Outside Users Agreement with BOPU or other allowed options. All phases shall comply with applicable federal, state, and local health and environmental regulations for the water and wastewater systems in use at the time of each phase.

### A. Allowable Permitted Uses

The following uses are permitted within this PUD:

#### i. Primary Uses

1. Residential Lodging - Modular Housing Units (MHUs): Non-HUD, sprinklered, commercial-grade modular dormitory-style structures, containing up to seven (7) dwelling or sleeping units per structure.
2. Recreational Vehicle (RV) Spaces: Designated pad sites with utility hookups for recreational vehicles used as temporary worker housing during construction phases (Phases 2 and 3).

#### ii. Support and Accessory Uses

1. Any use required to support the residents of the PUD, including but not limited to the following:
2. Centralized dining facility (food service for campus residents).
3. Laundry facilities.
4. Indoor recreation and common areas (fitness room, game room, lounge).

5. Campus management and administrative offices.
6. Maintenance and storage buildings.
7. Gatehouse and security facilities.
8. Shuttle staging, parking, and vehicle maintenance areas.
9. Temporary and permanent utility infrastructure (water storage and treatment, wastewater systems, electrical generation and distribution, communications).
10. Emergency services staging area (fire suppression equipment storage, first aid station).
11. Other accessory uses customarily incidental to workforce accommodation quarters and/ or lodging.

**iii. Conditional Uses**

Uses not listed above may be permitted by Conditional Use approval in accordance with LCLUR procedures, including but not limited to convenience retail (campus store) and medical or wellness clinic for campus residents.

**iv. Prohibited Uses**

The following uses are prohibited within this PUD: permanent single-family residential, hotels or motels open to the general public, campgrounds or RV parks open to the general public, and any use not related to workforce accommodation for qualifying project employees.

**B. Development Standards (General)**

The application of LCLUR Section 2-4-111(C) to lands within this PUD is modified as follows:

**a. Minimum Lot Area Size**

The overall PUD parcel shall be sized as necessary to accommodate all principal and accessory structures, required setbacks, landscaping, parking, drainage, and utility infrastructure. No minimum or maximum individual lot size applies to internal parcels within the PUD where all parcels are under common ownership or management.

If centralized water and sewer are not yet present (Phases 1 and 2), the minimum parcel area for the overall PUD shall be no less than 5.25 acres, consistent with LCLUR Section 2-4-111(C). In addition any temporary water and wastewater systems shall be designed and stamped by a Wyoming licensed engineer.

**b. Setbacks**

Setback	Minimum Distance
Principal structures	30 feet from all external property lines.
Accessory structures	25 feet from external property lines
Internal setbacks between MHUs	Per manufacturer’s installation instructions and applicable fire code; minimum 10 feet
RV pad spacing (Phase 2)	Minimum 10 feet between units
Due to the secure nature and controlled access requirements of the campus any cross-access requirements between adjacent developments, as outlined by the LCR, shall be waived.	

Setbacks between structures or from internal lot lines within the PUD shall be governed by the International Fire Code (as adopted by the jurisdiction) (“IFC”) and manufacturer installation specifications, rather than the standard LCLUR setback tables, due to the campus-style configuration of the development.

**c. Maximum Density and Intensity**

The maximum development intensity within the PUD shall not exceed:

1. 800 Modular Housing Units (MHUs) at full build-out.
2. Recreational Vehicle (RV) spaces are not limited as long as the PUD Rules can be met (Phases 2 and 3).
  - i. RV spaces are limited to Phases 2 and 3 only;
  - ii. RV spaces may be converted to MHU pads in subsequent phases).
3. In no case shall occupancy exceed one (1) worker per installed dwelling or sleeping unit.

**d. Height Limitations**

Principal structures (MHUs and support buildings): Maximum 45 feet or two (2) stories, whichever is less. Accessory structures, utility equipment, and communication facilities: Per LCLUR Section 3-1-102(i) (MU).

**e. Maximum Lot Coverage**

Maximum lot coverage (buildings, parking, outdoor storage, and impervious surfaces) shall not exceed 85% of the overall PUD area. A minimum of 10% of the PUD area shall be maintained as open space, landscaping, stormwater management areas, or recreational space.

**C. Additional Development Standards**

**a. Parking and Circulation**

1. Designated parking areas and pedestrian routes shall be provided in accordance with ADA Standards for Accessible Design.
2. Access from and egress to public roadways shall be in accordance with LCLUR Chapter 6.
3. On-site parking shall be provided to accommodate the maximum number of personal vehicles anticipated during peak occupancy. Because all commute trips are served by employer-operated shuttle service, the parking ratio shall be calculated at 0.25 spaces per dwelling unit (rather than standard residential ratios), with a minimum of 20 overflow/visitor spaces for campus management and service vehicles.
4. A designated shuttle staging and turnaround area shall be provided within the campus, sized to accommodate the shuttle fleet serving the workforce.
5. Internal circulation roads shall be designed to accommodate emergency vehicle access (minimum 20-foot unobstructed travel width and in conformance with Appendix D of the IFC as applicable)). Internal roads are private and are not required to meet public road standards.
6. External pedestrian circulation requirements of the LCLUR are waived. Internal pedestrian circulation (sidewalks or walking paths connecting housing to support facilities) shall be provided within the campus.

**b. Modular/Relocatable Construction**

The MHU and accessory/ support structures within this PUD are factory-built, modular, and/ or relocatable buildings. The following provisions establish the framework for review and approval of these structures, consistent with IBC Section 104.11, as adopted by the jurisdiction, if required.

1. The Building Official may approve alternative materials, designs, or methods of construction for MHU structures where the applicant demonstrates equivalency in quality, strength, effectiveness, fire resistance, durability, and safety to the prescriptive provisions of the currently adopted International Building Code (IBC).
2. All structures shall be designed and classified under the IBC using the appropriate occupancy group.

3. All electrical installations shall comply with the National Electrical Code (NEC) as adopted by the State of Wyoming and be properly permitted with the Building Department. To the extent of any conflict between the NEC and the IBC/IFC, the NEC shall govern for electrical work, per Wyoming Statute 35-9-120.

4. For MHU structures conforming to the dimensional envelope and occupancy parameters established in this PUD, the Building Official is authorized to approve Alternative Means and Methods Requests administratively, without additional PUD amendment, when written findings of equivalency are made consistent with IBC Section 104.11.

**c. Water and Sewer**

1. Phase 1 and Phase 2 water supply shall be provided by private well(s) or hauled water from an approved source, properly permitted and compliant with all applicable federal, state, and local regulations. Potable water from hauled sources shall comply with Wyoming Department of Environmental Quality (DEQ) bacteriological testing requirements.

2. Phase 1 and Phase 2 wastewater disposal shall be provided by on-site Individual Sewage Disposal System (ISDS), engineered wastewater treatment system, or vault-and-haul system, properly sized and permitted. Vault-and-haul shall include contracts, manifests, and disposal receipts maintained on-site for inspection.

3. Upon execution and implementation of an Outside Users Agreement with the City of Cheyenne Board of Public Utilities (BOPU), the campus shall transition to centralized water and sewer service. Subsequent phases (3.A, 3.B, etc.) beyond Phase 1 capacity are contingent upon the availability of centralized water and sewer or demonstrated sufficiency of Phase 1 facilities.

4. All water and wastewater systems shall be designed and stamped by a licensed professional engineer registered in Wyoming.

**d. Fire and Life Safety**

1. On-site fire extinguishers shall be provided at a maximum 100-foot travel distance throughout the campus, in compliance with the International Fire Code (IFC).

2. An emergency response map with GPS coordinates shall be filed with the Laramie County Sheriff and the serving fire district, including access road locations and gate/lock conditions.

3. Fire apparatus access roads shall be maintained at a minimum 20-foot unobstructed width with appropriate turning radii per IFC.

4. Where MHU density or campus population triggers sprinkler system requirements under the IBC or IFC, sprinkler systems shall be installed and maintained.

**e. Landscaping**

The application of LCLUR Section 3-1-109(p) to lands within this PUD is modified as follows:

1. A Native Species and Draught-Tolerant Landscape Plan may substitute for otherwise mandated landscaping. Native species plantings shall be selected for the Laramie County climate.

2. The required landscape area is capped at 10% of the overall PUD area. Landscaping shall be concentrated along external property lines for screening and buffering.

3. Landscape plans must be prepared by a Wyoming-licensed design professional, may be phased to match construction phases, and must be maintained by the campus operator.

4. Perimeter screening from adjacent public roads shall be provided where existing residential uses are established within five hundred feet (500') of the project boundary and shall consist of a combination of fencing and/or landscaped buffering sufficient to mitigate visual impacts.

**f. Signage**

All regulatory signage shall conform to the current Manual on Uniform Traffic Control Devices (MUTCD). Monument signage and wayfinding at campus entrances are permitted. No billboards shall be constructed within the PUD.

**g. Roads and Traffic Requirements**

1. Access from and egress to public roadways shall be constructed to Laramie County Public Works and/or WYDOT standards as applicable.
2. A Transportation Impact Analysis may be required in conjunction with site plan review, pursuant to LCLUR Section 5-6-103. The Planning Director may waive a detailed Traffic Impact Study based on the demonstrated trip reduction characteristics of the campus (mandatory shuttle program, on-site services, secured campus), consistent with the Traffic Generation Analysis and Request for Deferral submitted with this application.
3. All internal roadways are private. Internal road design shall be adequate for emergency vehicle access and shuttle bus operations.

**h. Grading, Drainage, Stormwater, and Erosion and Sediment Control**

Replication of pre-development hydrologic conditions is preferred. All designs shall meet County MS4 permit standards and Wyoming PDEAS requirements. Best Management Practices shall be followed per Laramie County standards. Areas in FEMA-designated flood zones are subject to Laramie County Floodplain Management Regulations.

A written Grading, Erosion, and Sediment Control (GESC) statement shall be submitted with any Site Plan Review application, in accordance with the LCLUR.

**i. Environmental Protection**

1. All lot owners or operators shall control noxious weeds and take measures to prevent erosion.
2. Solid waste shall be collected in wildlife-resistant containers with a minimum weekly disposal schedule. No outdoor food storage that may attract wildlife.
3. No discharge of raw sewage or greywater on the ground surface.
4. Hazardous materials and chemicals shall be stored and disposed of in accordance with all applicable environmental laws.

**j. Noise and Lighting**

Noise levels at external property lines shall comply with LCLUR performance standards. Exterior lighting shall be dark-sky compliant (full-cutoff, downward-directed fixtures) to minimize light trespass onto adjacent properties and public rights-of-way.

**k. Easements**

No structure shall be located within an access, drainage, or defined-width utility easement. Easements for installation and maintenance of utilities, drainage, and access shall be negotiated at the time infrastructure is installed.

**l. Site Plans**

A Laramie County-approved Site Plan is required prior to issuance of any building permits and for any new or change of use, pursuant to the LCLUR. The Traffic Study, Final Drainage Report, and Landscape Plans required for site plan review may be waived or delayed at the discretion of the Laramie County Planning Director based on the independent facts of each application.

## **D. Occupancy, Operations, and Management Standards**

The following operational standards are integral to the PUD and are conditions of approval. Compliance with these standards supports the trip reduction characteristics, community compatibility, and public health and safety basis for this development.

### **a. Eligible Occupants**

Housing within this PUD is restricted to employees, contractors, and subcontractors actively employed on qualifying infrastructure, energy, or data center construction projects. Occupancy by dependents, family members, or unrelated persons is not permitted. The campus operator shall maintain a current occupant roster available for inspection by Laramie County.

### **c. On-Site Services**

The campus shall provide centralized dining (two meals daily), laundry, and recreation facilities for all residents. On-Site services and facilities are not available to the general public or guests except as allowed by subsection d below.

### **d. Secured Campus**

The campus shall be gated and access-controlled. Outside visitors are not permitted in residential or support-facility areas without management authorization.

### **e. Community Contact**

The campus operator shall designate a community liaison and provide contact information to Laramie County and adjacent property owners for the duration of campus operations. A complaint response protocol shall be maintained.

## **E. Duration, Decommissioning, and Reclamation**

### **a. Duration**

The PUD approval shall be for an initial term determined by the Board of County Commissioners via a Conditional Use Class C permit, consistent with LCLUR Section 2-3-102. The applicant may request renewal for additional terms upon demonstration that (1) the qualifying project(s) remain active; (2) the housing need persists; and (3) the campus continues to comply with all conditions of approval.

### **b. Decommissioning Plan**

A decommissioning or re-purposing plan shall be submitted with the Site Plan application and shall include:

- Timeline for removal of MHUs, RVs, and accessory structures.
- Removal, proper abandonment, or engineered repurposing of temporary utility infrastructure (wells, ISDS, tanks).
- Site grading and revegetation to restore the site to a condition compatible with surrounding land uses or demonstration of a re-purposing plan subject to LCLUR Section 3-1-109 or applicable section.
- Debris removal and disposal in accordance with applicable regulations.

### **c. Conversion**

Nothing in this PUD precludes the applicant from seeking a PUD amendment, zone change, or other land use approval to convert all or a portion of the campus to a permanent use (e.g., workforce housing, multifamily residential, mixed-use) at a future date, subject to all applicable LCLUR procedures and standards.

## **F. Comprehensive Plan Consistency**

The proposed PUD meets the goals of the Laramie County Comprehensive Plan by:

- Providing housing necessary to support major economic development projects and job creation in the region, consistent with the Plan’s economic development and employment goals.
- Minimizing impacts on adjacent land uses through secured-campus operations, mandatory shuttle transportation, perimeter buffering, and operational standards that reduce traffic, noise, and light impacts.
- Incorporating phased infrastructure improvements, transitioning from temporary systems to centralized water and sewer, consistent with the Plan’s infrastructure and utility goals.
- Requiring decommissioning and reclamation to ensure the site can be restored or converted to permanent uses once the temporary workforce need has been met.

## **G. Amendments**

Amendments to these PUD Rules shall follow the procedures established in LCLUR Section 2-4-111(iii).

# Iron Guard Workforce Housing Campus

*A Public Statement from the Project Applicant | April 15, 2026*

The Iron Guard Workforce Housing Campus is a purpose-built, professionally managed residential community designed to safely house the skilled temporary workers who will build Cheyenne's next generation of data centers and critical infrastructure - while protecting nearby neighborhoods, local taxpayers, and the long-term character of the south side. Rather than scattering thousands of workers into local apartments, local short-term rentals, hotels, and informal arrangements that strain existing housing markets, this project consolidates them in a secured, code-compliant campus with on-site services, managed transportation, and a clear regulatory pathway into full City standards and eventual annexation.

## What This Project Is - and What It Is Not

The Iron Guard campus is a secured, self-contained, commercial lodging facility intended exclusively to serve highly skilled contract workers building already-approved projects on Cheyenne's south side. The project occupancy is restricted to workers under active employment contracts tied to specific large-scale data center employees whose lodging arrangements are explicitly tied to their employment. It is not a permanent apartment complex, a travel trailer park, or an unregulated "boomtown" encampment with no employer accountability or on-site management. It is a carefully phased development with defined house rules, professional on-site management, and regulatory oversight at every stage.

The campus - with 24/7 manned security - will include a full cafeteria, linen service and laundromats, mandatory shuttle service, a gym/recreation center with lounge, and an on-site medical clinic and administrative offices.

Unlike the informal oilfield "man camps" that many communities have struggled with in the past: projects that grew quickly with minimal planning or accountability - this campus is subject to Laramie County's conditional use requirements, state and local fire and building codes, environmental health standards, and ultimately the City of Cheyenne's full development review. Every phase requires detailed site plans, engineering submittals, and approval by County staff, the Cheyenne MPO, fire officials, and utility providers before construction begins.

## Why Cheyenne Needs Managed Workforce Housing

Cheyenne is in the middle of a historic construction cycle on top of an already critically distressed housing market. Firms such as Microsoft and Meta have already announced major data center expansions in Laramie County, and additional digital infrastructure investments are advancing through the approval pipeline.<sup>1</sup> These projects are already approved or under construction and will bring thousands of electricians, pipefitters, equipment operators, and skilled tradespeople who will need somewhere to live.

Without a dedicated, managed housing solution, those workers will compete directly with local residents for apartments, hotel rooms, and short-term rentals; driving up rents, reducing availability for families, teachers, health-care workers, other essential employees, and even local workers employed in the data center and infrastructure field - placing strain on neighborhoods that were never designed to absorb a sudden influx of temporary residents, not to mention lodging tax losses to the State. Cities and counties across the country have learned this lesson the hard way: when housing supply fails to keep pace with large projects, the result is overcrowded units, community friction, and lasting impacts to quality of life for existing residents.<sup>2</sup>

<sup>1</sup>Cowboy State Daily, "Microsoft to Triple Its Cheyenne Data Center Footprint with 3,200-Acre Land Buy," April 14, 2026.

<https://cowboystatedaily.com/2026/04/14/microsoft-to-triple-its-cheyenne-data-center-footprint-with-3-200-acre-land-buy/>

Cowboy State Daily, "Data Center Boom Powers Cheyenne's Push for Annexation," April 3, 2026.

<https://cowboystatedaily.com/2026/04/03/data-center-boom-powers-cheyennes-push-for-annexation/>

<sup>2</sup>ThriveGate Capital, "Workforce Housing Imperative: Building Value." <https://thrivegatecap.com/workforce-housing-imperative-building-value/>

A well-managed workforce housing campus is a proven tool to capture the economic benefits of major investment while shielding local neighborhoods and housing markets from negative side effects. By providing safe, predictable accommodations close to job sites, projects like Iron Guard are designed to help local businesses retain staff, reduce commute burdens, and keep Cheyenne's cost of living stable for the people who already call this city home.<sup>3</sup>

---

## Location, Phasing, and the Path to City Standards

The campus is proposed just outside current Cheyenne city limits on the south side, in an area already surrounded by industrial and data-center development and identified in long-range transportation plans for future collector and arterial connections. Siting workforce housing near major job sites is not merely a convenience: it is a planning strategy that reduces daily vehicle miles traveled, limits cut-through traffic in established neighborhoods, and supports the City's long-term goal of orderly, fiscally sound growth.

The project proposes to construct new connections from the facility directly to state highways – **not** through existing road networks or neighborhood streets. The current application to Laramie County is a conceptual Class C Conditional Use Permit - a land-use determination that this location and use are appropriate in principle. Detailed design, engineering, and construction phasing follow at subsequent stages. Initial phases address the most immediate workforce needs; higher-intensity phases are deliberately timed to coincide with annexation and full City review, including additional off-site improvements under a Planned Unit Development (PUD) and site plan process.

The applicant has already begun coordinating with the City's Board of Public Utilities on Outside User Agreements. Long-term service is expected to come from City water and sewer, not connected to the existing South Cheyenne Water and Sewer District. All utility extensions will be constructed entirely at the developer's expense and dedicated to the public system only after City acceptance, ensuring that existing ratepayers bear none of the cost of this private project.

---

## Safety, Security, and Neighborhood Protections

Public safety is a legitimate concern whenever a large number of temporary residents are concentrated in one location. The Iron Guard campus is being designed to address those concerns directly and systematically. The facility will be a secured campus with controlled access, perimeter fencing, modern lighting, and surveillance systems - practices consistent with well-operated industrial lodging facilities used across the country.<sup>4</sup>

Individual lodging units are planned as sprinklered, commercial structures with multiple self-contained rooms, built to current building and fire codes rather than improvised trailers or open bunkhouses. Fire access routes, hydrant spacing, and emergency vehicle circulation will be engineered in coordination with the County fire warden, building officials, and—as annexation proceeds—the Cheyenne Fire Department.

Critically, consolidating workers in one well-managed campus actually makes it easier, not harder, for law enforcement and emergency services to monitor activity, respond to incidents, and enforce community standards than if the same number of people were scattered across dozens of motels, informal RV parks, and short-term rentals throughout town. Professional remote-camp operators increasingly emphasize strict quiet hours, on-site management, and zero-tolerance policies for violence and illegal activity, both as a condition of their employment and maintaining positive relationships with host communities.<sup>5</sup>

---

<sup>3</sup>Revitate, "Workforce Housing's Double Economy Benefits." <https://revitate.com/news-insights/workforce-housings-double-economy-benefits>

ButterflyMX, "What Is Workforce Housing?" <https://butterflymx.com/blog/workforce-housing/>

<sup>4</sup>CDPH Modular, "How to Build a Man Camp." <https://www.cdph.net/blog/build-a-man-camp>

<sup>5</sup>Cotton Logistics, "Hidden Gems That Can Make Major Impacts in Workforce Housing" March 30, 2026.

<https://www.cottonlogistics.com/about-cotton-logistics/news/2026/03/30/hidden-gems-that-can-make-major-impacts-in-workforce-housing-camps/>

CHS Oilfield Services, "Top Amenities That Keep Oilfield Crews Happy." <https://www.chsoilfield.com/resources/blog/top-amenities-oilfield-crews-happy/>

## Transportation and Traffic

Local residents are justifiably concerned about traffic, especially near schools and on narrow residential streets, and the project intends to carefully plan for dedicated routes that do not burden the nearby neighborhoods. A core principle of the Iron Guard campus is the use of shuttle systems and coordinated transportation management to move workers directly between the campus and construction sites, significantly reducing individual vehicle trips.

At this early land-use stage, a preliminary traffic worksheet and narrative<sup>6</sup> were reviewed by the Cheyenne MPO, the County Engineer, and Public Works, who agreed the overall transportation approach is reasonable given the commitment to shuttle-based transport - and that a full traffic impact study will be completed at the detailed site plan stage. Future rights-of-way for South Parsley Boulevard are being reserved in coordination with County and MPO plans, so that regional traffic can be directed to appropriate collector and arterial routes - rather than through established neighborhood streets.

## Utilities, Water, and Environmental Stewardship

Water availability and utility capacity are legitimate concerns for large-scale development in Laramie County, particularly in the context of rapid data center growth. The Iron Guard campus is designed as a high-density, efficiently managed lodging facility with metered water use, modern low-flow fixtures, and no spray irrigation except as may be installed for functional turf grass / recreation field. This significantly reduces per-person water demand compared to dispersed lodging patterns or conventional development housing a comparable population.<sup>7</sup>

No on-site well is proposed; near-term phases will use hauled water and tanks under Environmental Health oversight, transitioning to City water and sewer via Outside User Agreements and eventual annexation before "Phase 3" full buildout. The project will comply with County regulations, the 201 Intergovernmental Agreement, and Wyoming DEQ standards, with any required variances secured through formal technical review processes.

Centralizing workers in one campus with unified utility infrastructure makes it far easier to monitor water use, wastewater treatment, and solid waste handling than if the same workforce were dispersed across many small, under-designed or problematic systems across town – especially on the urban fringe. This approach reflects emerging best practices in industrial workforce housing, where environmental performance and sanitation standards are essential to long-term project success.

## Economic Benefits and Community Equity

The construction workforce that will live at Iron Guard is the very workforce needed to deliver the projects that will expand Cheyenne's tax base, support local vendors, and create long-term jobs in operations, maintenance, and supporting industries. By keeping these workers nearby in a managed setting, local businesses, restaurants, retailers, and service providers are more likely to benefit from day-to-day spending, while existing residents face less competition for housing.<sup>8</sup>

<sup>6</sup> Transportation Worksheet and Narrative (PZ-26-00029). <https://co-laramie-wy.smartgovcommunity.com/Blob/1c3ca707-0c2d-4533-ad69-b42b011bab13>

<sup>7</sup> Cowboy State Daily, "Water, Power Rates Fuel Data Center Opposition Across Rural America," April 4, 2026.

<https://cowboystatedaily.com/2026/04/04/water-power-rates-fuel-data-center-opposition-across-rural-america/>

CDPH Modular, "How to Build a Man Camp." <https://www.cdph.net/blog/build-a-man-camp>

Alaska Structures, "Guide to Remote Camp Design and Modular Buildings for Workforce Accommodations."

<https://alaskastructures.com/mining/guide-to-remote-camp-design-and-modular-buildings-for-workforce-accommodations/>

<sup>8</sup> ButterflyMX, "What Is Workforce Housing?" <https://butterflymx.com/blog/workforce-housing/>

National League of Cities, "Why Every City Must See Housing as a Workforce Issue," September 9, 2025.

<https://www.nlc.org/article/2025/09/09/why-every-city-must-see-housing-as-a-workforce-issue/>

Communities that treat housing as a workforce issue, not merely a private matter, consistently show stronger economic resilience, more stable middle-income households, and fewer of the boom-and-bust scars seen in past resource development cycles. The Iron Guard campus is part of a deliberate effort to manage Cheyenne's growth thoughtfully: capturing the benefits of major investment while distributing associated costs fairly, rather than asking south-side neighborhoods and long-time residents to absorb all the downside risk and long-term liabilities.<sup>9</sup>

The south side has historically carried a disproportionate share of Cheyenne's industrial and infrastructure burden, and those concerns are being taken seriously. The project team has committed to neighborhood meetings, is formally responding to written public comments, and is prepared to continue refining the project design through County and City processes as well as neighborhood comments, concerns, and recommendations; ensuring this campus works for its future residents and for the neighbors who already live here.

---

## An Ongoing Conversation

This public statement is intended to open a dialogue, not close one. As the project moves from conceptual land-use approval into detailed design, there will be additional opportunities, through neighborhood meetings, formal public hearings, and City review processes, for residents and stakeholders to examine plans, raise questions, and help shape the outcome.<sup>10</sup>

The applicant's commitment is straightforward: to provide safe, well-managed workforce housing that protects south-side neighborhoods, supports Cheyenne's long-term planning and fiscal goals, and meets or exceeds applicable codes and standards. Constructive input from neighbors, City and County staff, and community leaders has already improved this proposal—and will continue to do so as the project advances.<sup>11</sup>

---

### For more information or to submit written comments, contact:

Laramie County Planning & Development | [planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov) | Case No. PZ-26-00029  
Palma Land Planning, LLC | Cheyenne, Wyoming | [info@plandesignwy.com](mailto:info@plandesignwy.com)

---

---

Revitate, "Workforce Housing's Double Economy Benefits." <https://revitate.com/news-insights/workforce-housings-double-economy-benefits>

<sup>9</sup>National League of Cities, "Why Every City Must See Housing as a Workforce Issue," September 9, 2025.

<https://www.nlc.org/article/2025/09/09/why-every-city-must-see-housing-as-a-workforce-issue/>

ThriveGate Capital, "The Workforce Housing Imperative: Building Value." <https://thrivegatecap.com/workforce-housing-imperative-building-value/>

<sup>10</sup>Cowboy State Daily, "Massive 800-Unit Data Center Man Camp Proposed for Cheyenne's South Side," April 14, 2026.

<https://cowboystatedaily.com/2026/04/14/massive-800-unit-data-center-man-camp-proposed-for-cheyennes-south-side/>

<sup>11</sup>Alaska Structures, "Guide to Remote Camp Design and Modular Buildings for Workforce Accommodations."

<https://alaskastructures.com/mining/guide-to-remote-camp-design-and-modular-buildings-for-workforce-accommodations/>

CDPH Modular, "How to Build a Man Camp." <https://www.cdph.net/blog/build-a-man-camp>

April 17, 2026

**Re:** Notice of Conceptual Planning Meeting - Iron Guard Workforce Housing Campus  
**Case:** Laramie County CUP Case No. PZ-26-00029 | Future City of Cheyenne PUD Application  
**From:** Casey L. Palma, AICP, Palma Land Planning, LLC

---

**To:** Laramie County Planning & Development  
3966 Archer Pkwy  
Cheyenne, WY 82009

75

Dear Neighbor,

You are receiving this letter because you own property near the proposed Iron Guard Workforce Housing Campus on the south side of Cheyenne. **We are inviting you to a Conceptual Planning Meeting** where our team will walk through the project in plain terms, answer your questions, and listen to your concerns directly. The meeting is open to everyone.

### What Is the Iron Guard Workforce Housing Campus?

The Iron Guard campus is a purpose-built, professionally managed lodging facility for skilled construction workers building already-approved data centers and infrastructure projects on Cheyenne's south side. Companies such as Microsoft and Meta have announced major expansions in Laramie County—and those projects bring thousands of electricians, pipefitters, and equipment operators who need somewhere to live.

Without a managed solution, those workers compete directly with local families for apartments, rental homes, and hotel rooms—driving up rents and reducing availability for teachers, nurses, firefighters, and the people who already call this neighborhood home. Iron Guard is designed to prevent exactly that. This is **not** a permanent trailer park, campground, or unregulated encampment. It is a secured, code-compliant facility with:

- **24/7 on-site security** with controlled access and perimeter fencing
- **Mandatory shuttle service** to job sites - significantly reducing traffic on local streets
- **Full amenities on-site:** cafeteria, linen service and laundromats, gym/recreation center, and medical clinic
- **Professional management** with strict house rules and zero-tolerance policies
- **New road connections directly to state highways** - not through existing neighborhood streets

### Where We Are in the Process?

The project is currently at the conceptual stage. The applicant has filed a Class C Conditional Use Permit with Laramie County (Case No. PZ-26-00029) - a determination that the location and use are appropriate in principle. **No detailed construction plans have been submitted or approved, and nothing is being built yet.**

This neighborhood meeting also serves as the Conceptual Planning Meeting required under City of Cheyenne Unified Development Code §2.2.2 for the eventual Phase 3 Planned Unit Development (PUD) and annexation into the City. That means your participation now directly shapes the more detailed City review that follows.

At every subsequent phase—site plan, engineering, utility agreements, and City annexation—the project must return for additional approvals from Laramie County, the City of Cheyenne, the MPO, fire officials, and utility providers. This is the beginning of that process, not the end.

The project is located north and west of the new Meta Data Center, 1.5 miles west of South Greeley Highway and two miles north of Terry Ranch Road. (Assessors parcel numbers: R0061888 and R0007725)

## NEIGHBORHOOD MEETING

**Date:** Friday, May 1, 2026 | **Time:** 5:30 PM

**Location:** Afflerbach Elementary School, 400 W Wallick Rd, Cheyenne, WY 82007

## We Understand the Concerns - Here Is What We Are Doing

The project team has read the public comments, followed the news coverage, and listened to what south-side residents are saying. The most common concerns, and our current approach to each, are:

**Traffic near schools and residential streets:** Workers will be required to use on-site shuttles to and from job sites. New direct connections to state highways are planned so that facility traffic does not use W Wallick Rd or existing neighborhood routes for through-trips. A full Traffic Impact Study will be completed before any construction permits are issued.

**Water and utility strain:** No on-site well is proposed. Early phases will use hauled water under Environmental Health oversight. Long-term water and sewer will come from the City of Cheyenne BOPU via the new mains that are not part of the South Cheyenne Water and Sewer District (SCWSD); and required system improvements will be paid for entirely by the developer, with no cost to existing ratepayers or the SCWSD.

**Safety and neighborhood character:** The campus will be fully fenced with controlled access and 24/7 staffed security. All lodging units will be sprinklered commercial structures built to current building and fire codes - not trailers or temporary structures. Management policies include strict quiet hours and zero tolerance for illegal activity.

**Permanent impacts to the south side:** This facility is temporary by design and is tied to active employment contracts. As the data center construction cycle winds down, so does the campus. The major infrastructure improvements are intended to remain – resulting in tangible value to the neighborhood and facilitating future investment in the adjoining properties. Phasing is structured so that any long-term or permanent use of the property must go through full City processes and oversight.

## What to Expect at the May 1st Meeting

The meeting is informal and open to all. You do not need to register. The agenda will include:

**5:30 PM** Welcome and project team introductions

**5:40 PM** Overview of site conditions, location, and surrounding land uses

**5:50 PM** Project vision, design concept, and phasing plan — with maps and illustrations

**6:10 PM** How the project relates to the City's Comprehensive Plan and future annexation

**6:20 PM** Transportation, utilities, and safety — how key concerns are being addressed

**6:35 PM** Open Q&A — your questions answered directly by the project team

**7:15 PM** Meeting adjourned — written comment forms available

If you cannot attend in person, you can still participate. Written comments submitted before or after the meeting are part of the official project record and will be reviewed by the project team and County staff. You may also request a copy of the presentation materials after the meeting. The full Public Statement for this project - including background on the proposal, site context, and regulatory process - is available at the Laramie County Planning & Development Department and at the contact below.

We believe good neighbors talk to each other—especially about things that matter. We hope to see you on May 1st. If you have questions before then, please do not hesitate to reach out.

Respectfully,



Palma Land Planning, LLC on behalf of Iron Guard Housing Cheyenne  
Cheyenne, Wyoming | [info@plandesignwy.com](mailto:info@plandesignwy.com)

Laramie County Planning & Development | [planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov) | Case No. PZ-26-00029

This meeting also constitutes the Conceptual Planning Meeting required under City of Cheyenne UDC §2.2.2.2 for the eventual PUD and annexation application.



**Laramie County, WY**  
**Laramie County Planning and Development Office**

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

**PERMIT**

**PA-26-00035**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** UNKNOWN LARAMIE COUNTY  
**PRIMARY PARCEL:** 13672420000100  
**PROJECT NAME:** DRY CAMPING WORKFORCE LODGING - CUP C

**ISSUED:** 03/12/2026  
**EXPIRES:** 09/08/2026

**APPLICANT:** Casey Palma  
1775 Goodnight Trail, Ste 210  
CHEYENNE, WY 82007  
(307) 631-4776

**OWNER:** KORITNIK, MICHAEL AND JUDY REV FAM TR  
7511 DRUMMOND AVE  
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	03/12/2026
MEETING AM OR PM	AM
Application Types	Conditional Use Class C
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Leasee
Detailed Project Narrative	temporary dry camping facility on a portion of the first of the above parcels. My client needs to provide limited workforce lodging (±30 buildings) ASAP - using tanks and generators (depending on BHE lead time).
Staff Attending	JA DP CC SP TG JE CS MC
Development Action	Conditional Use Class C
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Transportation Assessment Worksheet
Roadway Maintenance Plan	TBD
Drainage Plans	Yes
Development Agreement	No
Road/Easement Use Agreement	No



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov)

Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No
Community Facility Fees Acknowledgement Letter	No
Public Safety Fees Acknowledgement Letter	No
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	No
GESC Permit	TBD
Right-of-Way Construction Permit	Yes
Miscellaneous Notes	Plan Concept: Phase 1 will be for dry camping which consists of 12 acres, on a temporary nature of 150-200 units. Access will be from "Parsley Blvd" which isn't actually Parsley, actually one mile west of Parsley access road. BOPU is good with allowing an OUA for this project. They would like to submit under a Conditional Use Class C just to get the process going but they are planning on an annexation within the next month. It will go before the City Council within a month, but we can process this with our MOU between County and City. We would finish this project, even during the annexation period. Tiffany Gaertner EH: They will need a 201 exception to utilize holding tanks for a temporary use of 120 days, if we allow this to be done as a temporary use.



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov)

Miscellaneous Notes (2)

EH: This will be an annual campground, not a temporary use, which would need water/sewer. Above ground tanks might be allowed for now but this will need to be a further discussion with Env. Health. Condition of approval could allow a cut off date of temp hold tanks where the applicant will need to be tied into BOPU permanently. The Conditional Use Permit allows for certain parameters to be listed under the permit of what is or is not allowed for the project, which covers all agency reviewer comments. Once the Conditional Use has been established you can submit for the overall site plan.

Miscellaneous Notes (3)

Submit the Conditional Use permit first in order to get through some of the agency review comments. Once we have a grasp on where the reviewers are going with their comments you can then submit a site plan application. Process: Public notice period of development action signs, adjacent neighbor mailers, and legal ad. Project will be sent out to agency review process for review of concepts. Any corrections or concerns the reviewers have will need to be corrected prior to hearing. Once you have approval for BOCC you will then receive a Certificate of Review and an Approved Site Plan from Planning, which allows you to pull building permits. We are assuming at this point, phase 1 will be through the County for building permits, phase 2 will be through the City as annexation will have passed.



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov)

#### Miscellaneous Notes (4)

Building permits for County will consist of electrical, water connections, laundry room building, and sewer will hopefully be done through holding tanks. Molly Cook Public Works: PW will wait for Conditional Use process to be completed, that shows traffic numbers, but please include on your site where the access(es) will be so they can still review it. Costs associated with project: Conditional Use Class C \$750, Adjacent neighbor mailers are based on actual cost (1 mile buffer from property lines), legal ad based on actual costs, Development Action signs \$26 x 2 (Wallick and Terry Ranch Rd), Engineer Review are based on actual costs. Site plan \$500. BOCC may require approval. If that is the case we will need to run legal ad, mailers, engineer review costs again. Please send Dan Peters, Chief Building Official, the specs on the units that are being used so we can determine code/permitting requirements. [Daniel.peters@laramiecountywy.gov](mailto:Daniel.peters@laramiecountywy.gov) 307-775-7462.

#### Miscellaneous Notes (5)

Dependent upon what the unit regulations will show, this may shift gears from campground to mobile home park type facility, which would still require a Class C Conditional Use Permit, but different type of building permitting and inspections.

---

## CONDITIONS

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

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



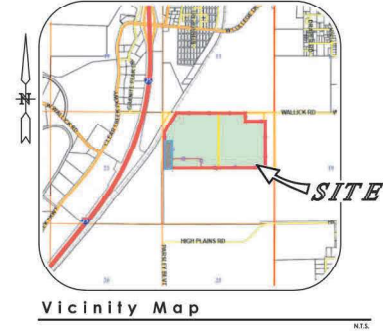
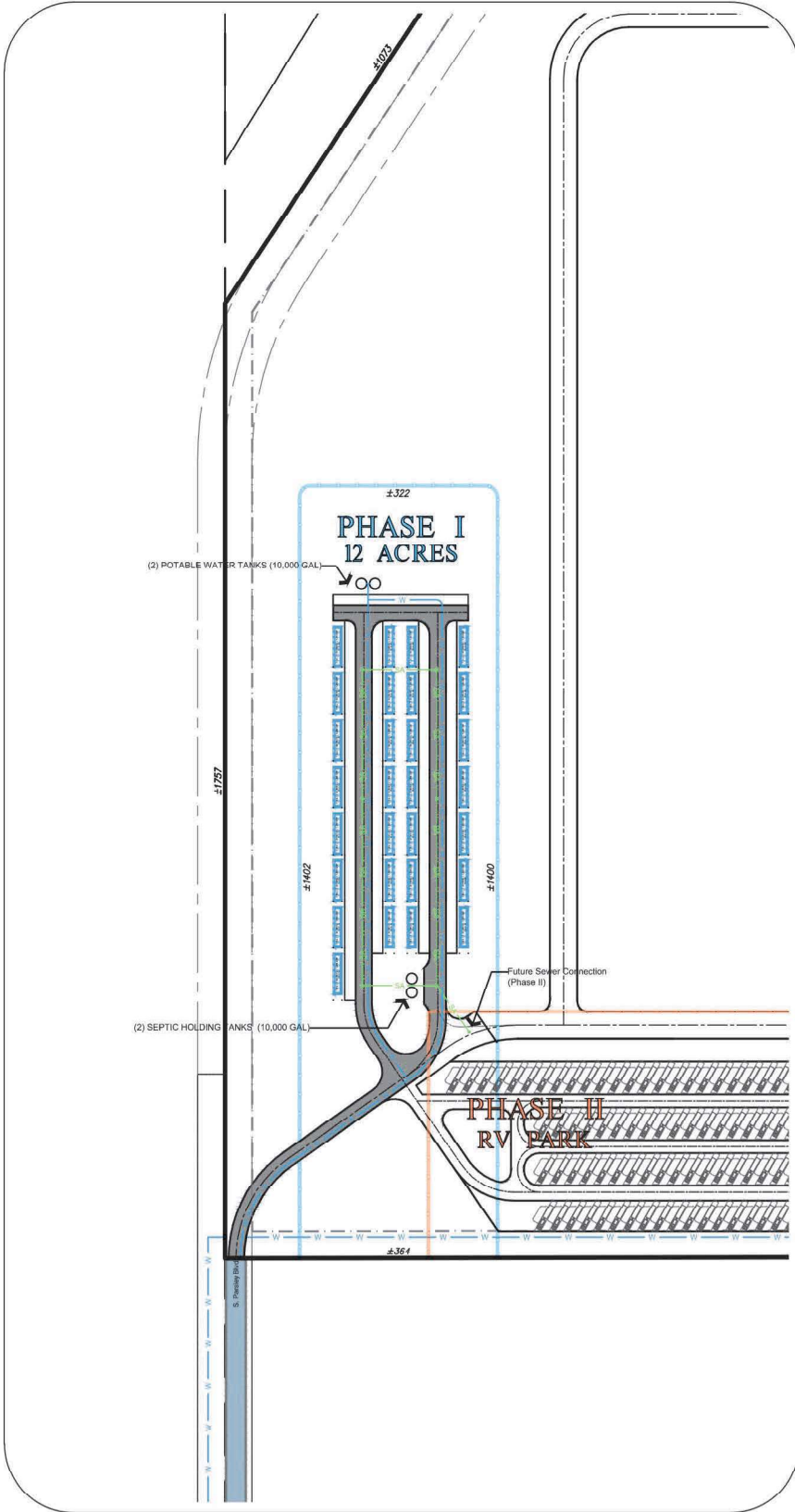
## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303  
[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov)

\* 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.



### Project Summary

Dry Camping / RV Temporary Use  
(120 Days)

Phase 1: ±12 Acres | 29 Bldgs x 7 DU = ±203 DU

Phase 2: ±14 Acres | 150 RV Spaces = ±150 DU

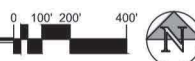
Phase 3: ±252 Acres | FUTURE

### Notes

1. This Land Use plan concept is preliminary and subject to change.
2. Base Information: Boundary and base information are from public records and are conceptual in nature.
3. Ownership & Maintenance: The site campus will be owned and maintained by a single entity.
4. Architecture: The 7-unit pre-fabricated Modular Housing Units (MHUs) depicted in Phase 1 and "Future" areas are fully conditioned, non-HUD, Sprinklered, Commercial MHUs based on manufacturer specification sheets and will be detailed in building permit submittals.
5. Grading, Drainage, & Utilities: TBD. A civil engineer has not reviewed this plan. Detention ponds are schematic.
6. Vehicular Access & Circulation: Primary access routes have not been determined based on the insufficient transportation network in this area; more information to be provided in subsequent submittals.
7. Lighting: Not shown. Lighting will be primarily pole and building-mounted.
8. Parking: Parking shown is preliminary. Supply & Demand will be verified moving forward with detailed design and site planning approval process. Final location of accessible parking spaces will be revised based on proposed grade and other constraints. See project narrative for more information.

## Preliminary Site Layout

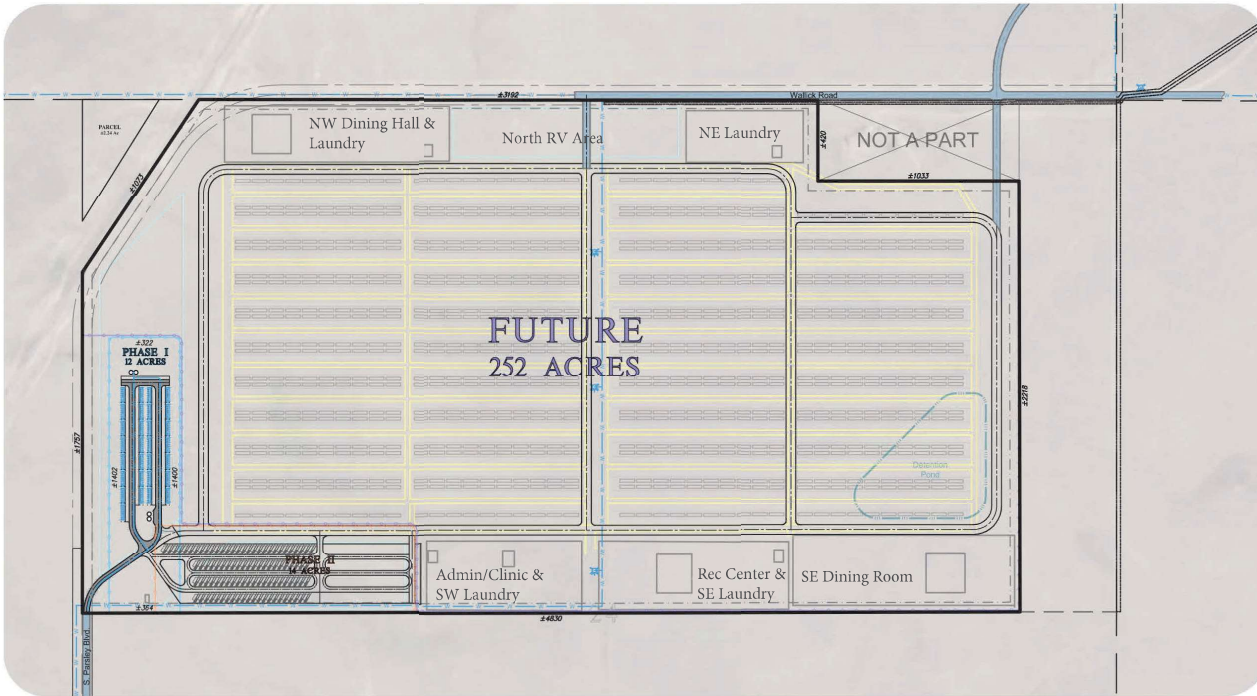
Laramie County, Wyoming



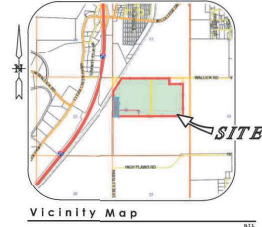
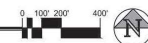


# Iron Guard Workforce Housing

High Plains Business Park | Wallick Road x Parsley Boulevard | S.24 - T.13 N. - R.67W. | Cheyenne, Wyoming



**Phasing Site Sketch**  
Laramie County, Wyoming



**Project Summary**

Dry Camping / RV Temporary Use (120 Days)

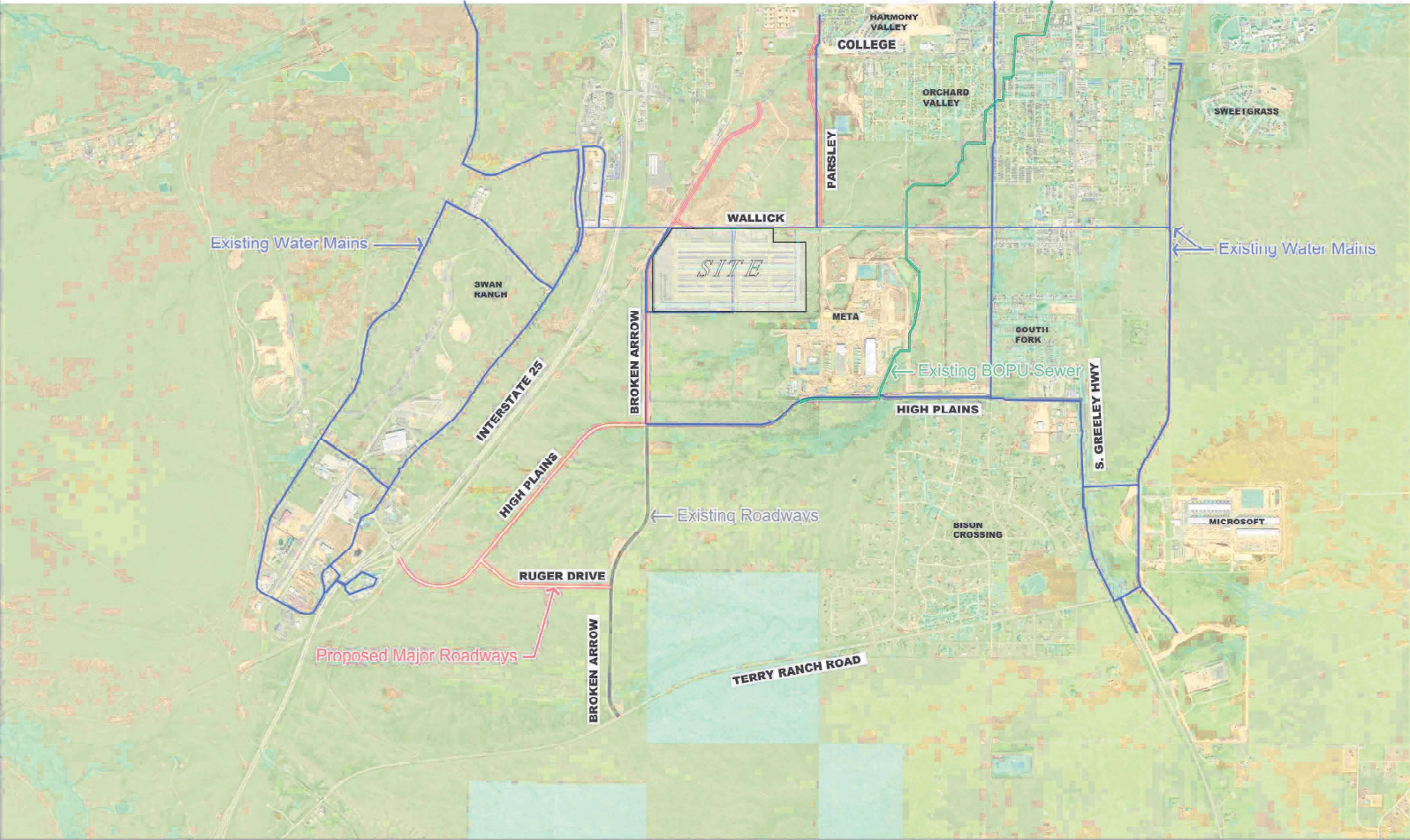
**Phase 1:** ±12 Acres | 29 Bldgs x 7 DU = ± 203 DU

**Phase 2:** ±14 Acres | 150 RV Spaces = ± 150 DU

**Phase 3:** ±252 Acres | FUTURE

- Notes**
- This Land Use plan concept is preliminary and subject to change.
  - Base information: Boundary and base information are from public records and are conceptual in nature.
  - Ownership & Maintenance: The site campus will be owned and maintained by a single entity.
  - Architecture: The 7-unit pre-fabricated Modular Housing Units (MHUs) depicted in Phase 1 are "Future" areas are fully conditioned, non-HUD, Single-level, Commercial MHUs based on manufacturer specification sheets and will be detailed in building permit submittals.
  - Grading, Drainage & Utilities: TSD: A civil engineer has not reviewed this plan. Detention ponds are schematic.
  - Vehicular Access & Circulation: Primary access routes have not been determined based on its anticipated transportation network in this area; more information to be provided in subsequent submittals.
  - Lighting: Not shown. Lighting will be primarily pole and building-mounted.
  - Parking: Parking shown is preliminary. Supply & Demand will be verified moving forward with detailed design and site planning approval process. Final location of accessible parking spaces will be revised based on proposed grade and other constraints. See project narrative for more information.





1807 Capitol Avenue  
 Suite 108  
 Cheyenne, WY  
 82001  
 (307) 514-1012  
 CivilWorxeng.com

# IRON GUARD WORKFORCE HOUSING

UTILITIES AND ACCESS NETWORK PLAN

NOTE: NOT ALL PLANNING ALIGNMENTS SHOWN ARE PROPOSED TO BE CONSTRUCTED WITH THE PROJECT

**AGENCY REVIEW #1**

**Permit Notes**

**Permit Number:** PZ-26-00029

**Parcel Number:** 13672410000700

**Submitted:** 03/20/2026

**Applicant:** PLP, LLC  
**Owner:** PELTO, ROBERT J REV TR ET AL

**Site Address:** 3312 YORK AVE

Cheyenne, WY 82007

**Technically**

**Complete:** 03/24/2026

**Approved:**  
**Issued:**

**Project Description:** Provision of a secure workforce housing campus contracted for data center employees to be constructed in multiple phases and including on-site lodging, dining, recreation/gymnasium, laundry, linen service, shuttle services, RV parking/hook-ups, and parking.

<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>
03/27/2026		Application	PZ-26-00029	GENERAL	1.Wallick Rd (Major Collector) (80 Right-of-Way requirement) is meant to be east-west and continue west over BNSF railroad and connect to Broken Arrow Rd by 2050. Please confirm right-of-way will work based future connection plan. Please show right-of-way width. 2.S. Parsley Blvd (Minor Arterial) (100 Right-of-way requirement) is meant to be north-south and connect to the intersection of College Dr & Parsley Blvd to the north. Please confirm and provide how this works with the future connection plan. Please show right-of-way width.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
03/27/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
03/30/2026		Application	PZ-26-00029	GENERAL	If a water well will be required, we will conduct a complete review at that time through our normal permitting process. As it stands, if water tanks and water hauls will be used, we have no comment.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
03/31/2026		Application	PZ-26-00029	GENERAL	City staff has discussed similar projects with multiple developers. All such requests are told the development will be required to annex to the City and meet City standards. This development appears to propose connection to City services without an approved annexation nor an approved outside user agreement. These approvals go through City Council and neither approval is guaranteed. This project should seek City approval(s) prior to development. Contact Charles Bloom (City development director) with any questions.	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
03/31/2026	04/07/2026	Application	PZ-26-00029	GENERAL	No concerns regarding the construction of the facility, however the consumptive use of water either from well sources or city supply raises a concern for future water availability from drawdown on the aquifer or the city supply.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
04/02/2026		Application	PZ-26-00029	GENERAL	Letters sent 3.27.26, legal Ad 3.28.26, PC Public Hearing 5.14.26, BOCC Public Hearing 6.2.26. Access to the property needs to be established prior to approval.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

## Permit Notes

04/03/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review 1.Although I dont completely agree with the traffic analysis and numbers presented, I would agree that, according to their approach using mandatory shuttles for the employees, the total average daily traffic will not exceed 200 vpd. Therefore, it is unlikely a Traffic Impact Study will be required with the Site Plan application. 2.I concur with the comments from the MPO and echo them. 3.Comments may be made once the site plan application package is submitted and reviewed, however, no I have no additional comments at this time regarding the Conditional Use Permit.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
04/03/2026		Workflow	GIS REVIEW	GENERAL	Addresses are issued at the time of the building permits and are based on a combination of location and access.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
04/06/2026	04/06/2026	Application	PZ-26-00029	GENERAL	Must follow the Building - Fire Code Official comments.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/06/2026	04/06/2026	Application	PZ-26-00029	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
04/07/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	1. S. Parsley Blvd (as called out on the concept plans) is not a dedicated public right-of-way at this time. proof of the ability to utilize this access road is required. 1a. Will there be an address for this site? If so, the name of the access road (called out as S. Parsley Blvd.) shall be updated to accommodate for emergency services and the general public. 1b. The logistics for this roadway are in process with County staff. I recommend that coordination continue concurrently with this project. 2. All comments from the review engineer and the Cheyenne MPO shall be addressed and resolved appropriately. 3. Any internal roadways on the site shall comply with the needs of emergency services. 4. Further development actions (site plan application) related to this parcel will trigger further and more in-depth review by Laramie County Public Works.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
04/07/2026	04/08/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	DEFICIENCY	Additional information is required for this project.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
04/08/2026		Application	PZ-26-00029	GENERAL	Please see the attached recommendations from the Wyoming Game and Fish Department, thank you.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
04/08/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	RACHEL.TRUDEAU@LARAMIECOUNTY.WY.GOV

## Permit Notes

04/08/2026

Workflow

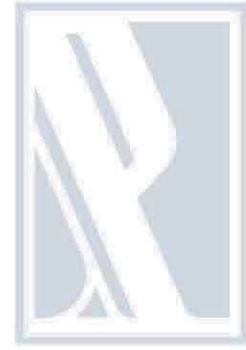
UTILITIES  
REVIEW

GENERAL

BOPU cannot approve connections to our water/sewer system without the City's approval of an Outside User Agreement or the area is annexed.

CADE.PRINCE@LA  
RAMIECOUNTYWY  
.GOV

---



**April 28, 2026**

Laramie County Planning and Development  
3966 Archer Pkwy, Cheyenne, WY 82009  
Attn: Catherine Cundall, Associate Planner

---

**RE: Applicant Response to Agency Comments on a Conditional Use Type-C Application for Iron Guard Workforce Housing a self-contained residential campus. [PZ-26-00029]**

Dear Ms. Cundall,

On behalf of the owner and applicant, we have addressed the agency comments received on April 9, 2026. The updated maps and relevant information are submitted with this letter.

Our written responses to the agency comments requiring the same can be found on the following pages.

Please let me know if you have any questions or require additional information.

Thank you,

A handwritten signature in black ink, appearing to read 'Casey Palma', written in a cursive style. The signature is fluid and extends to the right.

Casey Palma, AICP  
Principal | Palma Land Planning  
Email: Casey@PlanDesignWY.com  
Phone: 307-996-8281

Encl: Emailed response to Thursday, April 2, 2026 "Public Comment" email from Charles Bloom <cbloom@cheyennecity.org>

### **Planning and Development / General**

(catherine.cundall@laramiecountywy.gov)

1. Letters sent 3.27.26, legal Ad 3.28.26, PC Public Hearing 5.14.26, BOCC Public Hearing 6.2.26. Access to the property needs to be established prior to approval. **Scheduled hearing dates acknowledged.**

**Regarding access: As shown on the "UTILITIES AND ACCESS NETWORK PLAN", dated 4/28/26 provided with this resubmittal, the site abuts a publicly dedicated, but stranded, portion of S. Parsley Blvd (40' R/W), which accesses Terry Ranch Road via a private access road; the applicant is actively coordinating with the adjacent landowner(s) and easement holder(s) regarding utilizing this preferred route for primary access. Legal and adequate access solutions will be properly documented and secured prior to any future applications for the project. Applicant acknowledges that dedicated access may be a Condition of approval.**

**The parcel(s) currently have private access easements across the adjacent properties to the north (via College Drive) and to the west (via York Avenue).**

### **Cheyenne MPO**

(Christopher.yaney@laramiecountywy.gov)

1. Wallick Rd (Major Collector) (80 Right-of-Way requirement) is meant to be east-west and continue west over BNSF railroad and connect to Broken Arrow Rd by 2050. Please confirm right-of-way will work based future connection plan. Please show right-of-way width.

**Please see "UTILITIES AND ACCESS NETWORK PLAN"; Public R/W and access widths will be delineated at the site and engineering design stage and appropriate to the use.**

2. S. Parsley Blvd (Minor Arterial) (100 Right-of-way requirement) is meant to be north-south and connect to the intersection of College Dr & Parsley Blvd to the north. Please confirm and provide how this works with the future connection plan. Please show right-of-way width.

**Please see "UTILITIES AND ACCESS NETWORK PLAN", dated 4/28/26 provided with this resubmittal.**

### **Building/Fire Code Review**

(daniel.peters@laramiecountywy.gov)

1. Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507.

**Acknowledged.**

### **State Engineer's Office (SEO)**

(sue.kinsley@laramiecountywy.gov)

1. If a water well will be required, we will conduct a complete review at that time through our normal permitting process. As it stands, if water tanks and water hauls will be used, we have no comment.

**No new water well is currently proposed or anticipated – Phases 1 and 2 (and initial construction phases) are intended to be served by haul tanks. Long-term (Phases 3 and beyond) are intended to connect to City of Cheyenne municipal water service (BOPU system) through an Outside User Agreement and, ultimately, Annexation. The project will comply with the 201 IGA, County regulations, and Wyoming DEQ requirements, with any necessary variances or approvals pursued through the appropriate processes.**

### **City of Cheyenne**

(Seth.Lloyd@laramiecountywy.gov)

1. City staff has discussed similar projects with multiple developers. All such requests are told the development will be required to annex to the City and meet City standards. This development appears to propose connection to City services without an approved annexation nor an approved outside user agreement. These approvals go through City Council and neither approval is guaranteed. This project should seek City approval(s) prior to development. Contact Charles Bloom (City development director) with any questions.

**The Class C Conditional Use Permit is a conceptual land use request to establish the appropriateness of the workforce housing use and overall phasing. The near-term purpose of the project is to provide workforce accommodations (150-200 units + RV provisions) to relieve acute housing constraints and support ongoing and planned data center and related investment. The applicant remains committed to annexation and City processing for the longer-term phases and has requested a City pre-application meeting (target date 4/29/26) to begin that process and align expectations on content, timing, and public**

outreach. The CUP Application would be misleading and incomplete if the entirety of the project was not included in the discussion.

Furthermore, the applicant has replied directly to the City of Cheyenne Planning and Development Directors Public Comment and recognizes the City's desire for the long-term phases of the IGH Workforce Housing Campus to proceed through annexation, PUD, and site plan processes. The intent for Phase 3 to occur only after, or concurrent with, annexation is confirmed in the attached email sent Wednesday April 15, 4:36 pm.

The long-term utility strategy is to transition to City water and sewer and pursue annexation prior to Phase 3, with interim Outside User Agreements through the Board of Public Utilities to extend mains at the developer's expense.

### **LC Conservation District**

(conservationdistrict@laramiecountywy.gov)

2. No concerns regarding the construction of the facility, however the consumptive use of water either from well sources or city supply raises a concern for future water availability from drawdown on the aquifer or the city supply.

The applicant acknowledges the Conservation District's concern regarding water availability. The project is designed as a high-density, efficiently managed residential use campus with metered water use and water conservation measures standard in modern modular and manufactured housing. No spray-head irrigation is currently anticipated. The applicant intends to connect to City of Cheyenne municipal water via an Outside User Agreement with BOPU, which is subject to City Council approval and capacity review. No on-site well is currently proposed. The applicant acknowledges that the OUA and any water service allocation will be subject to the City's capacity review process, which inherently addresses the concerns raised regarding aquifer and municipal supply drawdown.

### **County Engineer**

(scott.larson@laramiecountywy.gov)

1st Review

1. Although I don't completely agree with the traffic analysis and numbers presented, I would agree that, according to their approach using mandatory shuttles for the employees, the total average daily traffic will not exceed 200 vpd. Therefore, it is unlikely a Traffic Impact Study will be required with the Site Plan application.

Acknowledged, thank you. As noted: the assumptions and methodology are based on other similar projects across the country, and more broadly on accepted traffic engineering principles, and intended to provide a reasonable analysis of the anticipated traffic generation at this early stage. If the Conditional Use is approved, a more detailed and comprehensive traffic analysis, prepared and stamped by a licensed professional engineer, will be provided along with detailed site and engineering plans.

2. I concur with the comments from the MPO and echo them.

Please see "UTILITIES AND ACCESS NETWORK PLAN", dated 4/28/26 provided with this resubmittal.

3. Comments may be made once the site plan application package is submitted and reviewed, however, no I have no additional comments at this time regarding the Conditional Use Permit.

Acknowledged. Thank you.

### **GIS/Addressing**

(cambia.mccollom@laramiecountywy.gov)

1. Addresses are issued at the time of the building permits and are based on a combination of location and access.

Acknowledged.

### **Laramie County EMA/Fire Warden**

(matthew.butler@laramiecountywy.gov)

1. Must follow the Building - Fire Code Official comments.

Acknowledged. If the Conditional Use is approved, detailed information will be provided in subsequent submittals.

### **Public Works**

(molly.bennett@laramiecountywy.gov)

1. S. Parsley Blvd (as called out on the concept plans) is not a dedicated public right-of-way at this time. proof of the ability to utilize this access road is required.
  - a. Will there be an address for this site? If so, the name of the access road (called out as S. Parsley Blvd.) shall be updated to accommodate for emergency services and the general public.

**Acknowledged.**

- b. The logistics for this roadway are in process with County staff. I recommend that coordination continue concurrently with this project.

**Acknowledged.**

2. All comments from the review engineer and the Cheyenne MPO shall be addressed and resolved appropriately.

**Acknowledged.**

3. Any internal roadways on the site shall comply with the needs of emergency services.

**Acknowledged.**

4. Further development actions (site plan application) related to this parcel will trigger further and more in-depth review by Laramie County Public Works.

**Acknowledged.**

**Environmental Health**

(tiffany.gaertner@laramiecountywy.gov)

1. Additional information is required for this project.

**Additional information proved with resubmittal. Detailed designs to be provided at site and engineering plan stage. The project will comply with the 201 IGA, County regulations, and Wyoming DEQ requirements, with any necessary variances or approvals pursued through the appropriate processes.**

**LC Conservation District**

(wygamefishdept@laramiecountywy.gov)

1. Please see the attached recommendations from the Wyoming Game and Fish Department, thank you..

**Received. Recommendations can be implemented into facility maintenance plan.**

**Applicant will coordinate contact between the operator and Laramie County Weed and Pest.**

**Cheyenne BOPU**

(cade.prince@laramiecountywy.gov)

1. BOPU cannot approve connections to our water/sewer system without the City's approval of an Outside User Agreement or the area is annexed.

**Acknowledged. The long-term utility strategy is to transition to City water and sewer and pursue annexation prior to Phase 3, with interim Outside User Agreements through the BOPU to extend mains at the developer's expense. OUA Application submitted to the City by CivilWorx on 4/15/26.**

**Other Public Comments Received** (as interpreted from email printouts uploaded to public portal)

**NOTE: Where public concerns or comments are related or duplicative, applicant responses are consolidated below by topic. These concerns are intended to be addressed in-person by the Applicant at a Community Meeting scheduled for May 1, 2026. Notices will be mailed by April 17, 2026 to the attached list of landowners.**

(Friday, April 3, 2026 2:32 PM)

1. ...driving on narrow residential roads when most of the roads are without proper safety infrastructure.

**See Response "A" below**

2. ...available services (grocery/urgent care).

**See Response "B" below**

3. ...Data Center electricity/water/pollution.

**See Response "C" below**

4. ...Child Safety (neighborhood elementary school and 5/6 School (±1 mile from project).

**See Response "A" below**

(Tuesday, April 7, 2026 4:55 PM)

1. ...“Garbage pit” / abandonment concern..

[See Response “C” below](#)

(Thursday, April 2, 2026 2:22 PM)

1. **Traffic congestion and infrastructure overload.**
  - a. school zones / sidewalks
  - b. ...two lane, residential, and sometimes dirt roads
  - c. repairs and upgrades?.

[See Response “A” below](#)

2. Utilities overload. Who will pay to expand and upgrade utilities?

[See Response “B” below](#)

3. Public safety and crime. How do you plan to keep our community safe?

[See Response “A” below](#)

4. Property value. What happens when they leave? Will there be remediation so the land is not destroyed?

[See Response “C” below](#)

5. Services. (Groceries/Healthcare)

[See Response “B” below](#)

6. Location. Why does it always seem like the south side of town is disproportionately affected by these decisions?

[See Response “C” below](#)

(Saturday, April 4, 2026 9:39 AM)

1. ...Utility infrastructure concerns / existing sewer failures.

**The applicant takes seriously the commenter’s documented experience with existing infrastructure failures. The proposed long-term utility strategy including connections and improvements to the City of Cheyenne BOPU is subject to City Council and BOPU capacity review, which will evaluate system capacity and impact on existing users. The current plan for the project is to connect directly to the new 24” BOPU sewer and water mains (not the older SCWSD main(s) serving nearby residential neighborhoods). The applicant acknowledges that utility infrastructure improvements may be required as a condition of service extension, and that those costs are borne by the developer, not existing residents.**

2. ... Services. (Groceries/Healthcare/Dental)

[See Response “B” below](#)

3. Traffic.

[See Response “A” below](#)

4. Location. (established neighborhood, not on north side / historical discrimination practices / crime & safety)

[See Response “C” below](#)

5. ...Services / limited grocery, healthcare, and dental on south side.

[See Response “B” below](#)

(Friday, April 3, 2026 1:09 PM)

6. ...Traffic and emergency access/egress.

[See Response “A” below](#)

7. ...Data center opposition / quality of life.

[See Response “B” below](#)

8. ...Concern about decommissioning / abandonment. What happens when the project ends?

[See Response “D” below](#)

(Friday, April 3, 2026 1:50 PM)

1. ...Opposition from short-term rental operator. Concerned about negative business impact.

**The applicant can appreciate this comment and would like to be clear that the IGH Workforce Housing Campus is specifically contracted to serve employees of specific (not all) data center and related**

construction operations. This campus provides specialized, employer-contracted housing need that is not currently being met by the existing local STR, hotel, or rental market at the scale required. In addition, families and spouses are not allowed to stay in the facility, so workers relocating to Cheyenne with family members will need to secure alternate off-site housing arrangements via a waiver process in their contract.

There is insufficient supply in the existing lodging and housing market to satisfy the temporary demand; and likewise there would almost certainly be insufficient demand following construction if all data center workforce were housed in permanent structures. Historically, oversupply has a highly negative pressure on lodging/housing operators – which is avoided with targeted temporary workforce housing such as this. The project is not intended to compete with the broader Cheyenne short-term rental or hotel market. If anything, relief of the acute workforce housing shortage may free up existing housing inventory for other uses, benefiting the broader community.

#### **Applicant Responses to shared Comments/Concerns:**

---

##### **Response “A”: Roads, Infrastructure, Power, Water**

The applicant acknowledges and takes seriously the firsthand account of emergency evacuation challenges. The mandatory shuttle program is specifically designed to minimize personal vehicle trips and more importantly: The project proposes to construct and connect new roadway and infrastructure to operate independently of the existing neighborhood roads. Please see proposed road network connections and egress routes from the facility on the “UTILITIES AND ACCESS NETWORK PLAN”, dated 4/28/26 provided with this resubmittal. The site access and emergency access, circulation and egress plan will be reviewed and approved by Public Works, the County Engineer, and the Fire Code Official at the site plan stage.

##### **Response “B”: Available Services & Public Safety**

The IGH campus is a self-contained secured facility providing on-site dining, medical, recreation, laundry, and other amenities specifically to reduce off-campus trips and dependency on surrounding community services. Access to the facility is monitored in-person 24/7.

Residents are exclusively employed workers on scheduled shifts with transportation provided. The operator has experience managing similar facilities and will coordinate with local service providers to address any gaps. Alcohol and guests are not allowed without explicit permission and protocols. Additionally, per Response “A” above, no pedestrian or vehicle connections are proposed to or through the existing residential neighborhoods which are greater than 0.5 miles from the project.

##### **Response “C”: Location, Equity, and Quality of Life**

The IGH Workforce Housing Campus is a professionally managed, contracted facility operated under long-term agreements with data center employers - not a speculative development. The operator has an established record of managing similar facilities across the country and contractual obligations.

The applicant respects concerns about the location and neighborhood perspectives. The site was selected based on proximity to the data center operations that the workforce housing is intended to serve, compatibility with the existing land use and zoning context, and is not proposed to be directly adjacent to the existing neighborhood or utilize the residential roads of the nearby neighborhood (see Response “A” above). The applicant is committed to a development that benefits, and does not burden, the surrounding community.

The applicant acknowledges the commenter’s concerns about cumulative impacts on the south Cheyenne area. The IGH Workforce Housing Campus is specifically designed to consolidate and internalize the housing needs of the data center workforce close to the construction sites (vs. workers who are currently commuting from dispersed locations across the region). Concentrated, dedicated

housing and shuttle service reduce dispersed traffic impacts and supports a more organized, managed residential environment compared to unmanaged worker dispersal into the broader community.

**Response “D”: End of Temporary Housing Need/Decommissioning**

The applicant acknowledges decommissioning concerns. Decommissioning and Reclamation Plan is provided with the resubmittal - addressing site reclamation requirements as a condition of approval to ensure the site is properly restored at the end of its operational life. This is consistent with similar conditional use approvals for temporary or time-limited land uses in Wyoming and other jurisdictions.



Casey Palma <casey@plandesignwy.com>

---

## Workforce Housing Facility

---

Casey Palma <casey@plandesignwy.com>

Wed, Apr 15, 2026 at 4:36 PM

To: Charles Bloom <cbloom@cheyennecity.org>

Cc: Amber Ash <aash@cheyennecity.org>, Seth Lloyd <sloyd@cheyennecity.org>, Kelly Hafner

<Kelly.Hafner@civilworxeng.com>, Justin Beckner <Justin.Beckner@civilworxeng.com>, Connor White

<cwhite@cheyennecity.org>, Justin Arnold <justin.arnold@laramiecountywy.gov>, "catherine.cundall@laramiecountywy.gov"

<catherine.cundall@laramiecountywy.gov>, "Ross, Chad" <Chad@rossmgt.com>, Lee Martin <lee@plandesignwy.com>

Director Bloom,

Thank you for your detailed comments on the IGH Workforce Housing Campus conditional use application and for outlining the City's perspective on annexation and long-term service provision. I appreciate the time you and your staff have invested in reviewing the submittal and want to clarify both the intent of the current County application and how we propose to coordinate with the City going forward.

First, the current Class C Conditional Use Permit in Laramie County is a conceptual land use application intended to establish the appropriateness of the workforce housing use and phasing *at this location*, not to fix final site design, access geometry, or detailed infrastructure plans. Consistent with County practice, issues such as precise access locations, drive aisle widths and surfacing, fire lane design, landscaping specifics, and utility construction standards are addressed at the site development and engineering plan stages, after land use entitlement but before construction. The revised submittal reiterates this framework and reflects our commitment to meet all applicable County standards at that stage and, where City standards will ultimately govern following annexation, to design to those requirements as well.

Regarding the project description, the resubmittal will include a revised narrative and accompanying graphics that clearly identify the number of structures, the number of rooms per structure, and the maximum total bed count at build out, including the RV spaces in Phase 2. We have also scheduled a neighborhood meeting to ensure that the public understands the exact scale of the proposal rather than only the initial phases, (your department will be included in the notification intended to be mailed this Friday) – although as discussed, Phase 3 is intended to be implemented only after (or concurrent with) Annexation; providing ample opportunities for additional public input.

On fire protection and life safety, the proposed units are non-HUD, sprinklered commercial lodging units composed of multiple self-contained sleeping rooms. Fire access, hydrant locations, and secondary egress will be designed in coordination with the applicable codes at the site and engineering plan stage. We have discussed the construction type and code approach with the City's Chief Building Official and do not anticipate relying on Alternative Means and Methods Requests to achieve compliance for the lodging units as proposed. If the Conditional Use is approved, and we proceed to detailed design development phase, we will provide grading and stormwater, infrastructure design, and fire protection plans, including access surfacing and circulation widths, hydrant spacing, and secondary access, to the County and, as appropriate, City staff for review.

With respect to utilities, our intent has always been to transition the project to City water and sewer service and to seek annexation prior to Phase 3, this was made clear in the 3/12/26 pre-application meeting, in the application materials themselves, and in our previous conversations and emails with you and City staff.

The revised materials restate this intent and note our conversations with the Board of Public Utilities, where we understand that Outside User Agreement applications can be pursued in the interim to allow extension of water and sewer mains, constructed at the developer's expense and ultimately dedicated to the public system after acceptance by the City. The conceptual "placeholder" interim wastewater solution noted on the land use map is not intended to be a definitive design solution and the system has not been designed or reviewed by a licensed engineer, the project does not intend to subvert any regulations, it is just not the appropriate time in the process to invest in detailed engineering, the project will comply with the 201 IGA, County regulations, and Wyoming DEQ requirements, with any necessary variances or approvals pursued through the appropriate processes.

We also acknowledge your concerns regarding the initial Transportation Assessment Worksheet and narrative, however the assumptions and methodology are based on other similar projects around the country and more broadly on accepted traffic

engineering principles, and are intended to provide a reasonable analysis of the anticipated traffic generation at this early stage. The worksheet and narrative were reviewed by the Cheyenne MPO, and the County Engineer and Public Works Department, and all three experts have accepted the general premise and analysis to be acceptable **at this time**. If the Conditional Use is approved, and we proceed to detailed design development phase, a more detailed and comprehensive traffic analysis, prepared and stamped by a licensed professional engineer, will be provided.

On the broader issues of census allocation, tax revenues, and long term City fiscal impacts, we understand and respect the City's desire to have this project ultimately within the City limits and under City regulatory frameworks. Our driver in pursuing the County CUP for Phases 1 and 2 is the immediate need for workforce accommodations to support ongoing and planned data center and related investment, within contractual timelines that do not align with the full City PUD schedule. At the same time, we remain fully committed to initiating annexation and a City PUD and site plan process for the longer-term phases, and we would welcome running the preliminary PUD, site plan, plat, and annexation in parallel as you suggested. We can discuss further at the 4/29/26 pre-application meeting.

**In summary, our goal is to:**

Use the County Class C CUP to establish the conceptual land use framework and allow the first 150–200 units (plus potential RV hook-ups) to move forward on a schedule that meets current workforce needs.

Coordinate closely with the City on life safety, traffic, and utility design so that the project can transition smoothly into the City's jurisdiction and standards as annexation and OUAs are approved. To this end, we have requested a pre-application for 4/29/26 via the City's application portal to ensure expectations are aligned on content, timing, and public outreach.

I appreciate your willingness to time the preliminary PUD, site plan, and any necessary plat with annexation. We are eager to ensure this project both meets immediate housing needs and aligns with the City's long term planning and fiscal objectives.

If more information is required or you would like to discuss, please contact me directly. I look forward to discussing further at the pre-app and as we prepare to submit annexation and development applications to the City.

Sincerely,

**CASEY L. PALMA, AICP**

**Principal | Palma Land Planning, LLC**

1775 Goodnight Trail, Suite 210,

Cheyenne, Wyoming | 82007

[\(307\) 996-8281](tel:(307)996-8281)

[Casey@PlanDesignWY.com](mailto:Casey@PlanDesignWY.com)

Member | American Planning Association

Urban Design & Preservation Division

---

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

[Quoted text hidden]

---

 **PZ-26-00029 Public Comment - City of Cheyenne 4.2.26.pdf**  
309K

## Catherine Cundall

---

**From:** Charles Bloom <cbloom@cheyennecity.org>  
**Sent:** Thursday, April 2, 2026 11:37 AM  
**To:** Justin Arnold; Catherine Cundall  
**Subject:** IGH Workforce Housing Campus (Iron Guard Workforce Housing)  
**Attachments:** PZ-26-00029 Project Narrative.pdf; PZ-26-00029 Location Map.pdf; PZ-26-00029 Phased Concept Plans.pdf; PZ-26-00029 Transportation Assessment Worksheet.pdf; PZ-26-00029 Neighbor Letter (1).pdf; Watford.pdf

**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.

Hi Justin and Cate,

Below are some comments regarding the Conditional Use Permit request and notes on how we will move forward with this project even if approved by the County.

Their narrative, which is confusingly framed as a PUD (although a Conditional Use application), indicates the site will comply with County LU zone landscaping, but it really lacks any clarifying data that it can even comply with those requirements, especially without City water service. If annexed, it would run into significant deficiencies per the UDC's intent. I believe landscaping is deficient under the County's regulations as well. Our City PUD process would require all landscaping and buffering to be identified with the PUD.

Their narrative is confusing as it doesn't clearly state that what they are calling is one unit is actually seven units which result in a total of over 5750 beds (with the RV park).

The proposed RV Park (phase 2) does not appear to meet the new City standards, and we could not annex it in that fashion.

The proposal does not currently address how fire protection standards would be met. Drive aisle surfacing and widths are undefined, there is no mention of fire sprinkling systems, no fire hydrant plan, no secondary access, primary access is not clearly defined. A second egress likely will be required.

They appear highly dependent on the Building Official accepting Alternative Means and Methods Requests (AMMR). I do not know if Tono will accept the County Building Official's decision, especially if they approve 30 structures and they are then annexed. We should not be expected to approve the next 770 seven-unit structures

They propose that this will have temporary water and sewer services that eventually transition (believed to be for phases three and on) to outside user agreements with the City or other "allowed options." Unless they are somehow developing their own system, the City is the only option, even through South Cheyenne Water and Sewer District. A 10,000-gallon septic holding tank should require a variance to the 201 IGA and I do not see how they could demonstrate a hardship, as time alone is not typically considered a hardship. It likely will also require DEQ approval since it is over 2,000 gallons (based on an off-the-cuff conversation with City-County Health).

The Transportation Assessment Worksheet analyzes only 200 units at a lodging classification rate rather than a residential one and does not recognize the full project scope. It also does not appear to have been prepared by a licensed professional engineer and omits any analysis of the 150 recreational vehicle spaces proposed with the second phase. Neither document mentions annexation to the City despite apparent dependence on City water infrastructure, allowing the applicant to avoid the City's review standards and impact fees; however, it would still subject them to outside user rates. Overall, this traffic analysis may underrepresent unit counts, misclassify land uses, omit infrastructure and intersection analysis, and is silent on annexation.

These folks will be expected to be counted in the City according to the US Census. The present estimated population of the County is 103,191. The next decennial Census is set for 2030 and defines tax distributions, liquor licenses, and a lot of other stuff. Projections put the population in 2030 to be 103,590 for Laramie County and 68,160 for Cheyenne. Cheyenne would be 65.8% of that population. Adding the 5,750 units to the unincorporated County only would decrease Cheyenne's percentage to 61% and that percentage would follow us to 2040 when it is recalculated, even if the development vacates in 7-10 years. The present 2025 value per person to a person residing in the City limits is \$800.72 per person. 5,750 people represents \$4,604,140 and compounded over 10 years equals approximately \$46 million lost.

The neighborhood notification letter is fairly confusing and does not clearly state the full intent. It highlights the first and second phases and could be interpreted as implying that the remainder of the 800 units are just 800 units total—not a total of 5,600. The notice letter is circulating on social media, and it appears that the public may understand this as a smaller work camp similar to the one that Ed Ernste proposed just over a year ago.

We have monetary concerns regarding impact fees and implications that a 5,750-person development will present.

We do recognize that there is a need to keep this development in the City because it will have a major effect on future funding distribution and there is a desire to have this within City limits. The appropriate path is through the City's PUD process, as outlined for others pursuing this type of development. We should not need to find alternative approaches to accommodate requests that are not aligned with established processes. There is a clear pattern of accelerated project timelines leading to confusion and complications that result in significant demands on staff time and resources. It's important that the project follow the established process moving forward.

If he does continue to proceed in the unincorporated County and seeks services, we will gladly accept the annexation application, however he will have to go through our PUD establishment and site plan processes for everything. I will chat with him one more time so he can focus on the unavoidable City processes which will save him time and ask him to set up a pre-application meeting. I have no problems timing the preliminary PUD process, site plan, and any necessary plat to run concurrent with the annexation application.

Here are some more resources: Iron Guard's website: <https://ironguardhousing.com/kimball-ne/>. This appears to be their largest project. Here is what a smaller project looks like (about 1,200 people) in Watford ND: <https://maps.app.goo.gl/eyrgp8ztS1SsGcAr8>. (Brochure attached). <https://www.targethospitality.com/lodge-network/lodge-map/#permian>

Best,

Charles

Charles W. Bloom, AICP, Director  
Planning and Development Department  
2101 O'Neil Avenue Room 205  
Cheyenne, WY 82001  
(307) 638-4303

## Catherine Cundall

---

**From:** Casey Palma <casey@plandesignwy.com>  
**Sent:** Wednesday, April 15, 2026 4:36 PM  
**To:** Charles Bloom  
**Cc:** Amber Ash; Seth Lloyd; Kelly Hafner; Justin Beckner; Connor White; Justin Arnold; Catherine Cundall; Ross, Chad; Lee Martin  
**Subject:** Re: [EXTERNAL] Re: Workforce Housing Facility  
**Attachments:** We sent you safe versions of your files; PZ-26-00029 Public Comment - City of Cheyenne 4.2.26.pdf

**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.

---

Director Bloom,

Thank you for your detailed comments on the IGH Workforce Housing Campus conditional use application and for outlining the City's perspective on annexation and long-term service provision. I appreciate the time you and your staff have invested in reviewing the submittal and want to clarify both the intent of the current County application and how we propose to coordinate with the City going forward.

First, the current Class C Conditional Use Permit in Laramie County is a conceptual land use application intended to establish the appropriateness of the workforce housing use and phasing *at this location*, not to fix final site design, access geometry, or detailed infrastructure plans. Consistent with County practice, issues such as precise access locations, drive aisle widths and surfacing, fire lane design, landscaping specifics, and utility construction standards are addressed at the site development and engineering plan stages, after land use entitlement but before construction. The revised submittal reiterates this framework and reflects our commitment to meet all applicable County standards at that stage and, where City standards will ultimately govern following annexation, to design to those requirements as well.

Regarding the project description, the resubmittal will include a revised narrative and accompanying graphics that clearly identify the number of structures, the number of rooms per structure, and the maximum total bed count at build out, including the RV spaces in Phase 2. We have also scheduled a neighborhood meeting to ensure that the public understands the exact scale of the proposal rather than only the initial phases, (your department will be included in the notification intended to be mailed this Friday) – although as discussed, Phase 3 is intended to be implemented only after (or concurrent with) Annexation; providing ample opportunities for additional public input.

On fire protection and life safety, the proposed units are non-HUD, sprinklered commercial lodging units composed of multiple self-contained sleeping rooms. Fire access, hydrant locations, and secondary egress will be designed in coordination with the applicable codes at the site and engineering plan stage. We have discussed the construction type and code approach with the City's Chief Building Official and do not anticipate relying on Alternative Means and Methods Requests to achieve compliance for the lodging units as proposed. If the Conditional Use is approved, and we proceed to detailed design development phase, we will

provide grading and stormwater, infrastructure design, and fire protection plans, including access surfacing and circulation widths, hydrant spacing, and secondary access, to the County and, as appropriate, City staff for review.

With respect to utilities, our intent has always been to transition the project to City water and sewer service and to seek annexation prior to Phase 3, this was made clear in the 3/12/26 pre-application meeting, in the application materials themselves, and in our previous conversations and emails with you and City staff.

The revised materials restate this intent and note our conversations with the Board of Public Utilities, where we understand that Outside User Agreement applications can be pursued in the interim to allow extension of water and sewer mains, constructed at the developer's expense and ultimately dedicated to the public system after acceptance by the City. The conceptual "placeholder" interim wastewater solution noted on the land use map is not intended to be a definitive design solution and the system has not been designed or reviewed by a licensed engineer, the project does not intend to subvert any regulations, it is just not the appropriate time in the process to invest in detailed engineering, the project will comply with the 201 IGA, County regulations, and Wyoming DEQ requirements, with any necessary variances or approvals pursued through the appropriate processes.

We also acknowledge your concerns regarding the initial Transportation Assessment Worksheet and narrative, however the assumptions and methodology are based on other similar projects around the country and more broadly on accepted traffic engineering principles, and are intended to provide a reasonable analysis of the anticipated traffic generation at this early stage. The worksheet and narrative were reviewed by the Cheyenne MPO, and the County Engineer and Public Works Department, and all three experts have accepted the general premise and analysis to be acceptable **at this time**. If the Conditional Use is approved, and we proceed to detailed design development phase, a more detailed and comprehensive traffic analysis, prepared and stamped by a licensed professional engineer, will be provided.

On the broader issues of census allocation, tax revenues, and long term City fiscal impacts, we understand and respect the City's desire to have this project ultimately within the City limits and under City regulatory frameworks. Our driver in pursuing the County CUP for Phases 1 and 2 is the immediate need for workforce accommodations to support ongoing and planned data center and related investment, within contractual timelines that do not align with the full City PUD schedule. At the same time, we remain fully committed to initiating annexation and a City PUD and site plan process for the longer-term phases, and we would welcome running the preliminary PUD, site plan, plat, and annexation in parallel as you suggested. We can discuss further at the 4/29/26 pre-application meeting.

**In summary, our goal is to:**

Use the County Class C CUP to establish the conceptual land use framework and allow the first 150–200 units (plus potential RV hook-ups) to move forward on a schedule that meets current workforce needs.

Coordinate closely with the City on life safety, traffic, and utility design so that the project can transition smoothly into the City's jurisdiction and standards as annexation and OUs are approved. To this end, we have requested a pre-application for 4/29/26 via the City's application portal to ensure expectations are aligned on content, timing, and public outreach.

I appreciate your willingness to time the preliminary PUD, site plan, and any necessary plat with annexation. We are eager to ensure this project both meets immediate housing needs and aligns with the City's long term planning and fiscal objectives.

If more information is required or you would like to discuss, please contact me directly. I look forward to discussing further at the pre-app and as we prepare to submit annexation and development applications to the City.

Sincerely,

**CASEY L. PALMA, AICP**

**Principal | Palma Land Planning, LLC**

1775 Goodnight Trail, Suite 210,

Cheyenne, Wyoming | 82007

[\(307\) 996-8281](tel:3079968281)

[Casey@PlanDesignWY.com](mailto:Casey@PlanDesignWY.com)

Member | American Planning Association

Urban Design & Preservation Division

---

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

On Thu, Apr 2, 2026 at 4:13 PM Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)> wrote:

Hi Casey,

I see you submitted for conditional use permit in the unincorporated County for this project. The Planning and Development Department will not recommend approval of any outside user water agreement or a 201 exception related to that project.

I would suggest initiating the City processes instead of going through the County processes. Regardless of the County process outcome, we will require the process outlined in my earlier email (below) that we established with all the folks seeking to provide this housing and won't grandfather in the County's approval.

We recognize the need for housing but need to do this through our processes. We can work with you on Preliminary PUD review and Site Plan review, however the final approvals would be issued upon annexation. Please schedule pre-application meeting regarding this project.

Best,  
Charles

Charles W. Bloom, AICP, Director  
Planning and Development Department  
2101 O'Neil Avenue Room 205  
Cheyenne, WY 82001  
(307) 638-4303

**From:** Casey Palma <[casey@plandesignwy.com](mailto:casey@plandesignwy.com)>

**Sent:** Monday, March 9, 2026 5:34 PM

**To:** Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)>

**Cc:** Amber Ash <[aash@cheyennecity.org](mailto:aash@cheyennecity.org)>; Seth Lloyd <[slloyd@cheyennecity.org](mailto:slloyd@cheyennecity.org)>; Kelly Hafner <[Kelly.Hafner@civilworxeng.com](mailto:Kelly.Hafner@civilworxeng.com)>; Justin Beckner <[Justin.Beckner@civilworxeng.com](mailto:Justin.Beckner@civilworxeng.com)>

**Subject:** Re: [EXTERNAL] Re: Workforce Housing Facility

Thanks Charles. We're not quite ready, just trying to get our ducks in a row; Annexation is a long process, so just wanted to check-in.

I think we'll make the next submitted work and have a pre-app in the meantime.

Have a nice evening.

-CP

On Mon, Mar 9, 2026 at 15:43 Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)> wrote:

Are you moving forward with this? If so, there are a lot of pre-PUD steps that need to occur including a neighborhood meeting. The public meeting will be an important component of this.

Best,  
Charles

Planning and Development Director  
Main (307) 637-6282 Direct: (307) 638-4303  
[www.cheyennecity.org/panda](http://www.cheyennecity.org/panda)

---

**From:** Casey Palma <[casey@plandesignwy.com](mailto:casey@plandesignwy.com)>

**Sent:** Monday, March 9, 2026 3:41 PM

**To:** Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)>

**Cc:** Amber Ash <[aash@cheyennecity.org](mailto:aash@cheyennecity.org)>; Seth Lloyd <[slloyd@cheyennecity.org](mailto:slloyd@cheyennecity.org)>; Kelly Hafner <[Kelly.Hafner@civilworxeng.com](mailto:Kelly.Hafner@civilworxeng.com)>; Justin Beckner <[Justin.Beckner@civilworxeng.com](mailto:Justin.Beckner@civilworxeng.com)>

**Subject:** Re: [EXTERNAL] Re: Workforce Housing Facility

Completely Understandable. Thank you for getting back to me so quickly.

Have a nice evening and we will be in touch soon.

-CP

On Mon, Mar 9, 2026 at 3:11 PM Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)> wrote:

Hi Casey,

We have a lot of complex applications that are falling in our lap in the next couple of months and this definitely would be one of them. We also have significant internal projects we are tasked with and expect several key staff members to be on extended leave as the summer approaches (Yes, summer 😊). At this time I am not comfortable committing to any expedited review schedule or allow a late submittal.

Best,  
Charles

Planning and Development Director  
Main (307) 637-6282 Direct: (307) 638-4303  
[www.cheyennecity.org/panda](http://www.cheyennecity.org/panda)

---

**From:** Casey Palma <[casey@plandesignwy.com](mailto:casey@plandesignwy.com)>  
**Sent:** Monday, March 9, 2026 7:41 AM  
**To:** Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)>  
**Cc:** Amber Ash <[aash@cheyennecity.org](mailto:aash@cheyennecity.org)>; Kelly Hafner <[Kelly.Hafner@civilworxeng.com](mailto:Kelly.Hafner@civilworxeng.com)>; Justin Beckner <[Justin.Beckner@civilworxeng.com](mailto:Justin.Beckner@civilworxeng.com)>  
**Subject:** [EXTERNAL] Re: Workforce Housing Facility

Good morning Charles.

I have met with Tono and we are good to go on our project specifications;  
Also CivilWorx (Kelly/Justin cc'd) met with BOPU last week and we have a solid plan there.  
I have begun working on the PUD framework and I think that we have a very workable start - based on the location.  
We are working through the other challenges and nuances and logistics of bringing this project together, and

while I know that submittal timelines have generally been shortened as much as possible:  
**I am writing today to see if there is ANY CHANCE we could make a late submittal for an Annexation to follow the May 11 Approval timeline??**

The issue we are up against is that the housing contract award has been delayed - and as Annexation cannot be reversed, the seller is unwilling to commit to Annexation until the land purchase is finalized.  
**If you (or Staff) thinks there is any leeway in that application deadline, please let me know - any flexibility would be much appreciated.**

We will be ready to submit ASAP - as soon as we have authorization to proceed.  
Planning on getting a Pre-App request submitted once our other ducks are in a row.

I look forward to hearing back.  
Best regards,



**Casey L. Palma, AICP**  
**Principal | Palma Land Planning, LLC**

[1775 Goodnight Trail, Suite 210,](#)  
[Cheyenne, Wyoming | 82007](#)  
(307) 996-8281 | [Casey@PlanDesignWY.com](mailto:Casey@PlanDesignWY.com)

Member | American Planning Association  
Urban Design & Preservation Division

---

This electronic message transmission from Palma Land Planning, LLC, including any attached files, may contain confidential and/or proprietary information. The information is intended to be for the use of the individual or entity named above specifically for the property, project, or application which is the subject of this transmission. Recipient is hereby advised that any unauthorized disclosure, copying, distribution or use of the contents beyond the intended subject is prohibited. If you received this electronic transmission in error, please reply to sender immediately; then delete this message without copying it or further reading.

On Wed, Feb 11, 2026 at 7:11 PM Charles Bloom <[cbloom@cheyennecity.org](mailto:cbloom@cheyennecity.org)> wrote:  
Hi Casey,

According to our Building Official, an avenue to evaluate the long-term off-site constructed modular housing units is through the the "Alternative Means and Methods" provisions of the Building Code. This will require coordination with the Tono to ensure the proposed solutions meet our code requirements.

For the planning process—the best path forward is the PUD. We would hope the PUD would be as *simple* and *straightforward* as possible and will help make sure it goes that way during review. It has a few extra steps but avoids a whole lot more extra steps that would take even longer.

In short, the PUD is comprised of the following processes with the final ordinance able to be run concurrent with an annexation ordinance. The pre-application and public review process could be accomplished in approximately 25-weeks depending on when items are submitted. In addition to the processes noted below we may have to throw in a **Land Use Plan Amendment** and will have and **Assigned Zoning Element** and **Expedited Plat (\$1,600 + \$40/lot application fee)**. Those will be blended into the timeline of items 4 and 5, below.

1. **Pre-application meeting. (1 day to 1-week headway)** Meeting summary generally available within a few days of the meeting.

Internal staff detailing what has to occur.

2. **Optional PC Sketch Plan. (1-2 weeks, depending on when applicant submits)**

Optional - submit a sketch plan to the Planning Commission demonstrating the PUD intent (not advised)

3. **Neighborhood Concept Plan (Applicant's timeline, plan for 2-week notice)**

Prior to application submittal, they must have a Concept Plan meeting with the surrounding property owners (UDC 2.2.c.2). This must allow input from surrounding property owners and the public (either through direct participation or opportunity to review/comment). This meeting must include the following discussion/commentary points:

- a. Analysis of existing site and vicinity conditions
  - b. Vision statement with development goals and objectives
  - c. Explanation of how the plan conforms to the Comprehensive Plan
  - d. Proposal for property regulation consistent with proposed zoning districts
  - e. Conceptual site plan showing use intensity, allocation, and relationships to adjacent properties
  - f. Conceptual site plan showing development patterns (street networks, open spaces, access/circulation)
  - g. Illustrations depicting intended urban design and architectural character
4. **Preliminary PUD Application (9-10 weeks from submittal deadline) (\$1,300 application fee)**. Internal staff review, PC review and recommendation, then Governing Body acknowledgment of receipt (introduction, referral, and final consideration).
  5. **Final PUD and Annexation (11-12 weeks from submittal deadline) (\$1,100 PUD application fee, \$1,425 Annexation application fee)**. Internal staff review, PC review and recommendation, then Governing Body ordinance approval (Annexation public hearing, three readings, two committee meetings).

The remainder steps are administrative and subject to completeness of the application/permit. Specialized studies (like a traffic study) that may be required with a site plan or permit typically are identified during the early pre-application meeting.

6. **Administrative Site Plan and Engineering.** (21-day first review, 14-day second, 10-day third and subsequent). Both may be submitted together, may be submitted at risk during annexation and PUD consideration.
7. **Administrative Building Plan Review and Permit** (has a 15 business day review time on commercial permits with a much shorter review time once any comments are received back from the applicant thereafter). Plan review may be done during Site Plan Review.
8. **Grading permit** (Typically issued upon completion of the Building Permit).

The PUD can address all design standards and allowed uses (multifamily, recreational vehicle parks, parking requirements, landscaping, etc.) The following, which may seem complicated at first read but can be adequately handled by a competent professional and with staff assistance, must be addressed (UDC 2.2.2.f):

1. Uses by right and location;
2. Uses permitted by Board approval and location;
3. Lot and building standards, specifying where they are different from the most similar base zoning district requirements. Lot and building standards shall include the following for each different lot and building type in the plan:
  - a. Lot frontage;
  - b. Lot size;
  - c. Lot coverage;
  - d. Building height; and
  - e. Setback, build-to lines, or other building orientation specifications;
4. Building design standards, specifying where they are different from what would be required by Section 6.6 for residential buildings and lots, 6.7 for small-scale commercial buildings and lots, or 6.8 for large-scale commercial buildings or lots;
5. Landscape, buffering and screening requirements, specifying where they are different from what would be required by Section 6.3;
6. Common open space or facilities and design types, where they are different from what would be required by Section 4.4;
7. Signage requirements and regulations, specifying where they are different from what would be required by Section 6.5;
8. Parking requirements, specifying where they are different from what would be required by Section 6.2;
9. Development performance standards;
10. Proposed ownership of common facilities;
11. A statement on how proposed deviations from otherwise required standards support the proposed plan, and result in design excellence and outstanding public amenity that is otherwise not allowable under general zoning standards; and
12. Any other requirements and restrictions that meet the intent of this district.

Thanks,  
Charles

Charles W. Bloom, AICP, Director  
Planning and Development Department  
[2101 O'Neil Avenue Room 205](#)  
[Cheyenne, WY 82001](#)  
(307) 638-4303

## PZ-26-00029 Public Comments Phone Calls

- 4/2/2026 Linda Doty (307) 214-8284 – 1808 S. 4<sup>th</sup> Avenue, Cheyenne, WY 82007  
Head of the water system for Orchard Valley and rumors are saying this project will hook into their system. They have no capacity to service this development.
- 4/2/2026 Sharon Kendall (307) 634-3456 – 1311 Plum Street, Cheyenne, WY 82007  
In opposition to project. Services cannot handle this dense of housing.
- 4/3/2026 Maureen Clifton (307) 287-6947  
In opposition to project. Sewage coming up in her basement so area can't handle more sanitary sewer problems.
- 4/3/2026 Bea Laureles (970) 393-9348  
In opposition to project. Too many people in this area already. Services can't handle any more.
- 4/24/2026 Kathy Scones (307) 634-6405 – 2015 S. Fifth Avenue, Cheyenne, WY 82007  
In opposition to the project since it will increase traffic, noise and dust.

**From:** Ashleigh O'Brien <ashleighobrien81@gmail.com>  
**Sent:** Wednesday, April 22, 2026 3:24 PM  
**To:** Planning  
**Subject:** Man Camp Proposal

**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.

Hello,

I have been seeing a lot of public discussion about the man camp that will be west of town. It sounds like it's inevitable but I would like my voice counted about how this is handled. I was born and raised in Cheyenne and would like to see it **improve in terms of being family friendly** instead of getting more expensive and dangerous to live here.

I'd rather the data centers and workforce involved not come here at all.

It seems those community opinions don't matter. The politicians already decided they want it, I assume because of some kind of financial benefit to themselves and those close to them.

Since that decision seems out of community members' hands at this point, I would ask **with extreme concern**, the following to be seriously considered:

- Increase Sheriff staffing (minimum +4 deputies) and improve pay for retention
- Require 24/7 law enforcement presence on-site - even if these are 'good people' when they get drunk, rowdy and ruthless, the crowd will follow and cause problems en masse.
- NO access to York Road or Wallick— enforce approved traffic routes only; keep them out of the neighborhoods as much as possible. They are temporary. The safety of the residence should be most important.
- Strict zero-tolerance policies for drugs, alcohol, participation in or use of prostitution and disorderly behavior; penalties to the persons involved and the company or companies they work for would detour at least some of these behaviors.
- Strictly enforced rules on speeding, reckless driving, and public safety.
- Require signage to be posted around the entire 'camp' to make sure all residence know exactly what it is and warnings to stay out. People happening by it and getting taken advantage of or made uncomfortable with such large single male presence is quite concerning.

I hope this is actually read and strongly considered. But we'll see.

Thanks,

--

Ashleigh O'Brien

## Catherine Cundall

---

**From:** Astrid .Astrid <astrid@aastarship.com>  
**Sent:** Thursday, April 23, 2026 3:24 PM  
**To:** Planning  
**Cc:** mayor@cheyennecity.org; Dr. Michelle Aldrich;  
mayor@cheyennecity.org; Dr. Michelle Aldrich; Todd Ernst  
**Subject:** FW: Plains Hotel has 80 unoccupied rooms mancamp a gov sponsored competition?

**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.

The Plains Hotel has over 130 rooms with Extended Stay rates from \$900 to \$1200 per month. 75% are empty 75% of the year.

300 SF to 500 SF rooms with all utilities

cable TV High Speed WIFI...

In order to cater to the expected incoming workforce, we have been upgrading our rooms: slowly adding 100 apt sized refrigerators and replacing microwaves with the more desirable Convection Ovens, customizing wardrobes and installing new carpet etc.

HELP!

The Plains Hotel at 115 years and 110,000 SF (for comps; just shy of the Capitol's 130,000 SF) has **OUTRAGEOUSLY** high overhead to keep it functional. Its "secretly" been bankrupt half of the last 50 years. Truly a labor of love.

Due to functional obsolescence; a 3'x3' elevator, no dedicated parking and a short tourism season, we are at 25% occupancy! Never-the-less, w have been investing capital in order to attract these anticipated workers for year-round extended stay -- leveling up our huge negative cash flow.

This proposed man camp directly competes with not only the venerable Plains Hotel but the massive investment of the other 500+ newly built hotel rooms. I appreciate Mr. Arnold's view of supporting affordable housing, but completely disagree with the man camp housing solution as straight on competition to us established tax community minded tax payors.

Sincerely,

Astrid

Owner

Plains Hotel

A portion of the quote regarding the project was the concern what such a large work force could do to rental prices as well as hotel occupancy saturation.

I have been in the real estate field, predominantly renovating distressed properties and operating a property management company for over 15 years. I purchased an 85 unit property in downtown Cheyenne, The Downtowner, and renovated it specifically for extended stay visits for the workforce coming to Cheyenne. While I am a relatively small, local company providing 85 furnished studios, there are at least five chains which have changed their business models to accommodate a growing workforce. Additionally, many long-time landlords have converted their traditional rentals into extended stay properties.

I am certainly aware of an ongoing housing shortage issue. However, there are many in real estate development who have planned for this influx as it relates to temporary workers. I am pro growth and am not necessarily against an effort to build workforce housing. What I am opposed to is the government making decisions about availability of non traditional housing without having a conversation with those that have planned for this influx and invested millions of dollars to set themselves up to be ready. Essentially putting the needs of an unbuilt housing structure over existing property owners counting on this business.

It seems supporting this without a conversation with that group of folks is exactly the opposite of what government should be doing. Government should be supporting the development of thriving and innovative commerce, not circumventing it by making assumptions I don't believe have been appropriately researched.

Thank you..

Corey Loghry  
Co Owner The Downtowner Studios, Lynn Manages Houses  
307 421 8296

**From:** Brian Miller <service@alpha-ps.net>  
**Sent:** Friday, April 3, 2026 1:50 PM  
**To:** Planning  
**Subject:** Palma Land Planning

**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.

Good afternoon,

We currently run a few short term rentals in Cheyenne and are looking to expand in Cheyenne, specifically to accommodate all these contractors, Cheyenne Frontier Days and other out of State and in State contractors.

This housing project would greatly negatively affect not only our business, but every other short term rental, local hotels and local housing that earns a living.

These out of State developers just want to save money by not paying \$150/day per employee to house them, which helps us, our hotels and community.

Please deny this development and please consider the local communities input and how this could hurt our businesses.

Thank you,

Brian Miller  
CEO  
Alpha Property Services LLC



**From:** The Downtowner <thedowntownercheyenne@gmail.com>  
**Sent:** Tuesday, April 14, 2026 4:56 PM  
**To:** Planning  
**Subject:** Proposed Workforce Housing

**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.

Hi, I recently listened to a video interview of Mr. Arnold while sharing his thoughts about a proposed workforce housing project.

A portion of the quote regarding the project was the concern what such a large work force could do to rental prices as well as hotel occupancy saturation.

I have been in the real estate field, predominantly renovating distressed properties and operating a property management company for over 15 years. I purchased an 85 unit property in downtown Cheyenne, The Downtowner, and renovated it specifically for extended stay visits for the workforce coming to Cheyenne. While I am a relatively small, local company providing 85 furnished studios, there are at least five chains which have changed their business models to accommodate a growing workforce. Additionally, many long-time landlords have converted their traditional rentals into extended stay properties.

I am certainly aware of an ongoing housing shortage issue. However, there are many in real estate development who have planned for this influx as it relates to temporary workers. I am pro growth and am not necessarily against an effort to build workforce housing. What I am opposed to is the government making decisions about availability of non traditional housing without having a conversation with those that have planned for this influx and invested millions of dollars to set themselves up to be ready. Essentially putting the needs of an unbuilt housing structure over existing property owners counting on this business.

It seems supporting this without a conversation with that group of folks is exactly the opposite of what government should be doing. Government should be supporting the development of thriving and innovative commerce, not circumventing it by making assumptions I don't believe have been appropriately researched.

Thank you..

Corey Loghry  
Co Owner The Downtowner Studios, Lynn Manages Houses  
307 421 8296

**From:** Charles Bloom <cbloom@cheyennecity.org>  
**Sent:** Thursday, April 2, 2026 11:37 AM  
**To:** Justin Arnold; Catherine Cundall  
**Subject:** IGH Workforce Housing Campus (Iron Guard Workforce Housing)  
**Attachments:** PZ-26-00029 Project Narrative.pdf; PZ-26-00029 Location Map.pdf; PZ-26-00029 Phased Concept Plans.pdf; PZ-26-00029 Transportation Assessment Worksheet.pdf; PZ-26-00029 Neighbor Letter (1).pdf; Watford.pdf

**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.

Hi Justin and Cate,

Below are some comments regarding the Conditional Use Permit request and notes on how we will move forward with this project even if approved by the County.

Their narrative, which is confusingly framed as a PUD (although a Conditional Use application), indicates the site will comply with County LU zone landscaping, but it really lacks any clarifying data that it can even comply with those requirements, especially without City water service. If annexed, it would run into significant deficiencies per the UDC's intent. I believe landscaping is deficient under the County's regulations as well. Our City PUD process would require all landscaping and buffering to be identified with the PUD.

Their narrative is confusing as it doesn't clearly state that what they are calling is one unit is actually seven units which result in a total of over 5750 beds (with the RV park).

The proposed RV Park (phase 2) does not appear to meet the new City standards, and we could not annex it in that fashion.

The proposal does not currently address how fire protection standards would be met. Drive aisle surfacing and widths are undefined, there is no mention of fire sprinkling systems, no fire hydrant plan, no secondary access, primary access is not clearly defined. A second egress likely will be required.

They appear highly dependent on the Building Official accepting Alternative Means and Methods Requests (AMMR). I do not know if Tono will accept the County Building Official's decision, especially if they approve 30 structures and they are then annexed. We should not be expected to approve the next 770 seven-unit structures

They propose that this will have temporary water and sewer services that eventually transition (believed to be for phases three and on) to outside user agreements with the City or other "allowed options." Unless they are somehow developing their own system, the City is the only option, even through South Cheyenne Water and Sewer District. A 10,000-gallon septic holding tank should require a variance to the 201 IGA and I do not see how they could demonstrate a hardship, as time alone is not typically considered a hardship. It likely will also require DEQ approval since it is over 2,000 gallons (based on an off-the-cuff conversation with City-County Health).

The Transportation Assessment Worksheet analyzes only 200 units at a lodging classification rate rather than a residential one and does not recognize the full project scope. It also does not appear to have been prepared by a licensed professional engineer and omits any analysis of the 150 recreational vehicle spaces proposed with the second phase. Neither document mentions annexation to the City despite apparent dependence on City water infrastructure, allowing the applicant to avoid the City's review standards and impact fees; however, it would still subject them to outside user rates. Overall, this traffic analysis may underrepresent unit counts, misclassify land uses, omit infrastructure and intersection analysis, and is silent on annexation.

These folks will be expected to be counted in the City according to the US Census. The present estimated population of the County is 103,191. The next decennial Census is set for 2030 and defines tax distributions, liquor licenses, and a lot of other stuff. Projections put the population in 2030 to be 103,590 for Laramie County and 68,160 for Cheyenne. Cheyenne would be 65.8% of that population. Adding the 5,750 units to the unincorporated County only would decrease Cheyenne's percentage to 61% and that percentage would follow us to 2040 when it is recalculated, even if the development vacates in 7-10 years. The present 2025 value per person to a person residing in the City limits is \$800.72 per person. 5,750 people represents \$4,604,140 and compounded over 10 years equals approximately \$46 million lost.

The neighborhood notification letter is fairly confusing and does not clearly state the full intent. It highlights the first and second phases and could be interpreted as implying that the remainder of the 800 units are just 800 units total—not a total of 5,600. The notice letter is circulating on social media, and it appears that the public may understand this as a smaller work camp similar to the one that Ed Ernste proposed just over a year ago.

We have monetary concerns regarding impact fees and implications that a 5,750-person development will present.

We do recognize that there is a need to keep this development in the City because it will have a major effect on future funding distribution and there is a desire to have this within City limits. The appropriate path is through the City's PUD process, as outlined for others pursuing this type of development. We should not need to find alternative approaches to accommodate requests that are not aligned with established processes. There is a clear pattern of accelerated project timelines leading to confusion and complications that result in significant demands on staff time and resources. It's important that the project follow the established process moving forward.

If he does continue to proceed in the unincorporated County and seeks services, we will gladly accept the annexation application, however he will have to go through our PUD establishment and site plan processes for everything. I will chat with him one more time so he can focus on the unavoidable City processes which will save him time and ask him to set up a pre-application meeting. I have no problems timing the preliminary PUD process, site plan, and any necessary plat to run concurrent with the annexation application.

Here are some more resources: Iron Guard's website: <https://ironguardhousing.com/kimball-ne/>. This appears to be their largest project. Here is what a smaller project looks like (about 1,200 people) in Watford ND: <https://maps.app.goo.gl/eyrgp8ztS1SsGcAr8>. (Brochure attached). <https://www.targethospitality.com/lodge-network/lodge-map/#permian>

Best,

Charles

Charles W. Bloom, AICP, Director  
Planning and Development Department  
2101 O'Neil Avenue Room 205  
Cheyenne, WY 82001  
(307) 638-4303



Laramie County WY Planning & Development  
Laramie County Commissioners  
309 West 20<sup>th</sup> Street  
Cheyenne, WY 82001

Don Bainter  
1814 Park Avenue  
Cheyenne, WY 82007

RE: PZ-26-00029

April 27, 2026

Dear Planner and County Commissioners,

I am writing to address my concerns relating to the proposed workforce housing project at 3312 York Avenue, Laramie County, WY.

My main concern centers on the impact the proposed project will have on existing domestic water wells and the aquifer that feeds these wells.

While many residences in the immediate area receive their domestic water from South Cheyenne Water & Sewer District purchased from the City of Cheyenne, the majority of residences (109) are provided water from two water wells owned and maintained by the Orchard Valley Water Company (established 1940). This subdivision has been depending on these water wells for the past 80 years and the Company has served multiple generations.

Per the filing information provided by the Planning Commission, “the water supply for the first two (2) phases would be provided by private wells or hauled water from an approved source.” The filing information also states, “Phase One will consist of thirty (30) modular housing units (MHU) containing a maximum of 210 dwelling units. Phase Two includes building up to 150 recreational vehicle (RV) spaces. Phase Three would add additional housing units, increasing the MHU’s to 800, ‘based on centralized water and sewer services’.” The filing totals the projected worker count at “5,600 workers”.

The filing also states, “additional facilities would include, a dining facility; laundry facilities; indoor recreation and common areas; campus management and administration offices; a shuttle staging area; parking; vehicle maintenance areas; temporary and permanent utility infrastructure; an emergency services staging area and other accessory uses”.

Is it safe to assume each of these would also have need for potable water, in addition to the worker’s dwelling units? The 150 RV spaces will accommodate, potentially, an additional 600 workers (at 4 workers per RV). These projections put the number of workers housed in MHU’s and RV’s, plus support personnel at over 6000 people, **the population of a small Wyoming city.**

For perspective, three Wyoming cities have between 6,000 and 7,000 residents; Torrington, Douglas and Powell. It is reasonable to assume these cities are served by water distribution systems, rather than private wells, yet, as noted above, “ the water supply for the first two (2) phases would be provided by private wells or hauled water”. Immediately east of 3312 York Avenue lies two residential subdivisions, Orchard Valley and Apple Valley, both served by water distribution systems, where water quality is monitored and tested regularly, ensuring that all residences have safe, quality water.

Existing private wells are not capable of providing adequate water for 5,600-6,000 people, without major upgrades to both wells and power supplies, and that’s assuming the aquifer can handle the increased demand. If the wells were upgraded to serve this project, the impact is likely to cause a severe draw down of the water table and aquifer, affecting the ability of Orchard Valley Water Company to provide adequate water for it’s 109 customers.

If allowed to proceed without an approved adequate water distribution system in place, **prior** to the placement of MHU’s/RV Park, I object to the approval of the project, as filed.

Respectfully,



Don Bainter

**From:** Erin Lamb <erin.lamb.1981@gmail.com>  
**Sent:** Monday, April 20, 2026 3:55 PM  
**To:** Planning  
**Subject:** Opposition to PZ-26-00029/REFERENCE-26-0601

**Categories:** CATE

**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.

April 20, 2026

Dear County Commissioners and Laramie County Planning,

I am writing to voice firm and unambiguous opposition to the proposed development of a man camp southwest of Orchard Valley.

I was born and raised in Cheyenne and spent most of my youth in Orchard Valley—an experience that inspired a lifelong dream of owning a home in that area. That dream became a reality in 2021 when I purchased my home on South 1st Avenue.

Since then, I have watched the landscape change dramatically from my southwest-facing bedroom window. A massive data center—known as “Project Cosmo,” now the Meta AI data center—has already transformed the area, with another facility slated to begin construction soon. These developments were approved by the Laramie County Commissioners and Cheyenne City Council under NDAs and behind closed doors, with little to no public notice or meaningful community input. Now, Laramie County officials are poised to add insult to injury with the proposal of a man camp in close proximity to residential neighborhoods and Four (4) schools. This project presents serious, well-documented risks that extend far beyond its footprint and would impose lasting harm on residents who have invested their lives, homes, and futures here.

One of the most immediate and tangible concerns is the impact on property values. Developments of this nature—high-density, transient workforce housing—are widely recognized as deterrents to homebuyers. The presence of a nearby man camp introduces uncertainty, noise, traffic, and perceived safety concerns, all of which can depress demand and ultimately reduce property values. For many of us, our homes represent our largest financial investment. This proposal puts that investment at unnecessary risk.

Closely tied to this is the likelihood of increased homeowners’ insurance costs. Insurance providers assess risk based on environmental and social factors, including population density shifts, crime statistics, and infrastructure strain. Introducing a large, temporary workforce housing facility can elevate perceived risk in the surrounding area, which in turn can lead to higher premiums—or in some cases, reduced coverage options altogether. Residents should not be forced to pay more simply because of a decision they did not support.

Beyond these financial impacts, the strain on local infrastructure cannot be ignored. Our roads, emergency services, healthcare providers, and law enforcement agencies are not designed to absorb a sudden influx of transient residents. This imbalance places additional pressure on already limited resources and compromises the level of service that current residents depend on.

There are also legitimate concerns about community safety and stability. Numerous communities have experienced increases in disturbances and public safety incidents following the introduction of similar developments. Whether due to the temporary nature of the population or the lack of integration into the community, the result is often a measurable decline in neighborhood cohesion and quality of life.

This decision carries consequences that will directly and materially affect the lives, safety, and financial stability of the Laramie County residents you represent.

If you choose to move forward with approving this development, I ask that each of you take personal responsibility for the outcome of that decision. This is not an abstract policy matter. This is not simply a rubber stamp on a land use application—it is a choice with real, measurable impacts on property values, homeowners' insurance costs, public safety, infrastructure strain, and overall quality of life.

Residents will bear the burden of any negative consequences. If property values decline, if insurance premiums rise due to increased risk, if emergency services become stretched thin, or if the character and safety of the neighborhood deteriorate, those impacts will not be theoretical—they will be lived every day by families in this community. These are foreseeable risks, and they deserve to be acknowledged plainly.

Accountability means more than casting a vote. It means standing behind that vote when its effects unfold. It means being willing to answer directly to residents whose investments, homes, and sense of security may be compromised. It means recognizing that approval is not the end of your responsibility—it is the beginning of it.

Before making this decision, I urge you to consider not only the short-term rationale presented in favor of the project, but also the long-term consequences that will follow. If you believe this development is justified, then you should be equally prepared to publicly own and defend its impacts in the months and years ahead.

This community deserves thoughtful, transparent decision-making and leaders who are willing to be accountable for the outcomes of their actions.

Thank you for your consideration.

*Erin Lamb*

S 1<sup>st</sup> Ave – Orchard Valley; Laramie County Resident

**From:** Elizabeth Marvin <elizabeth.j.marvin@gmail.com>  
**Sent:** Friday, April 3, 2026 2:32 PM  
**To:** Planning  
**Subject:** Resident Comment on project PZ-26-00029

**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.

To whom it may concern.

Word is out. Someone who actually received your letter of notice posted it online.

As a mother who lives on the Southside of cheyenne i am extremely disappointed and angry. I'm devastated that even the suggestion of building a work camp, that could house up to 1600 men, would be considered. Men who are either away from Their families and are therefore unaccountable, or who are single and therefore have no ties to our community. 1600 unattached, unaccountable men driving on narrow residential roads when most of the roads are without proper safety infrastructure such as stop lights, or crosswalks, and even side walks. Some of the roads in the neighborhoods past college drive have dirt roads! Which is especially hazardous during the times when children are walking to and from school.

There's only one grocery store on this side of town. The next closest is walmart clear over on livingston off of I-80 east. There's a single urgent care on this side of town. We don't have the infrastructure to support that many more people. We don't have the resources. Not to mention the safety concerns of having that many unattached, unaccountable men just milling around.

This project would create a veritable tsunami of crime and harm in the south side.

And we don't want our city to be the next silicon valley.

We don't want the Data Center that's being built down here. We don't want the higher electric bills from tying into the existing electric grid. We don't want the higher water bills — or the inevitable increase in pollution in our water. And we definitely don't want the crime and strain on our resources that a work camp will bring. Not to mention that there are apparently enough children on this side of town to warrant building a 5th & 6th grade only elementary school. Was their safety not taken into account at all? When we know the statistics of crime against minors? And how often it is perpetrated by unattached, unaccountable men?

**DO NOT BUILD THIS PROJECT.**

It will NOT help our community. It will actively HURT our community.

The Southside is part of this city as much as downtown or the suburbs around dell-range.

We won't stand by and let our side of town be treated like a dumping ground for these hare-brained get rich quick schemes that will incongruently affect us and devastate the environment.

I grew up in this community, on this side of town. I plan to be at both of the hearings (May 14th and June 2nd) to stand up for the community that raised me and is now raising my sons.

An enraged southside mother,  
Elizabeth Marvin

**From:** Ginger Mendoza <gingermendoza89@gmail.com>  
**Sent:** Tuesday, April 14, 2026 9:18 PM  
**To:** Planning  
**Subject:** Public Comment – Opposition to Proposed Iron Guard Workforce Housing Facility

**Categories:** CATE

**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.

Dear Laramie County Planning & Development Staff and Board of County Commissioners,

I am writing as a resident of Cheyenne, Wyoming, to express my formal opposition to the proposed Iron Guard Housing workforce facility. As a parent in this community, I am deeply concerned about the potential risks this large-scale temporary housing development poses to public safety and our quality of life.

My primary concerns are as follows:

- **Public Safety and Crime Risks:** Similar projects have historically correlated with increased property crime, DUIs, and other offenses. Housing up to 5,600 workers near residential neighborhoods and schools threatens to overwhelm local law enforcement and increase risks to vulnerable populations.
- **Proximity to Schools:** The site's location near South High School and other educational facilities raises significant safety concerns regarding the student environment.
- **Infrastructure Strain:** South Cheyenne currently lacks the water, sewer, and road capacity to support an influx of thousands of residents. This project would exacerbate traffic on South Greeley Highway and overextend emergency services.
- **Property Values and Community Character:** This facility may negatively impact property values and fundamentally alter the character of established residential areas.
- **Enforcement and Mitigation:** There is a lack of clarity regarding the enforcement of security measures, background screenings, and developer accountability.

I respectfully request that the Planning Commission and Board of County Commissioners deny the conditional use permit. Should the project proceed, I urge the board to impose stringent, enforceable conditions regarding security, developer-funded infrastructure upgrades, and occupancy limits.

I request that you prioritize the well-being of existing Laramie County residents and families. Please include these comments in the official project record and confirm receipt of

Sincerely,

Ginger Mendoza

## Catherine Cundall

---

**From:** Heather Madrid <heather.madrid@gmail.com>  
**Sent:** Thursday, April 2, 2026 2:22 PM  
**To:** Planning  
**Subject:** Project PZ-26-00029

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.

Good afternoon,

I am reaching out regarding the referenced project. This is nearly the same project proposal that the community vehemently objected to that was to be built on Allison and Walterscheid. I extensively researched implications of similar projects then and have done so again. My concerns are as follows:

1. Traffic congestion and infrastructure overload. This is already becoming an issue in this area of town due to the rapid construction of high density "affordable" housing. There are many schools in this area and not enough school zones or sidewalks so that children can get to school safely. How will you address the safety of our children? The roads are two lane, residential, and sometimes dirt roads particularly in the area you are planning to build. Our roads are not made for that kind of traffic. Who will pay for the repairs and upgrades?
2. Utilities overload. Again, this is already becoming a problem in this area of town despite the assurances residents have been given. Who will pay to expand and upgrade utilities?
3. Public safety and crime. Man camps in similar locations have led to an increase in property crime, DUI's, drug crimes, and violent crimes. There are many schools in this area. Demographically, there are many single parent homes which means less supervision. This area of town is underserved and under resourced as it is. How do you plan to keep our community safe?
4. Property value. Again, already a concern in this area of town which is being amplified by the addition of high density, low income housing. Now you want to add a man camp? What happens when they leave? Will there be remediation so the land is not destroyed?

Where will they shop for groceries?

Where will they receive healthcare?

Why does it always seem like the south side of town is disproportionately affected by these decisions?

Respectfully,

Heather Madrid

Sent from my iPhone

**From:** Jayson Ramsey <jayson@soldbyramsey.com>  
**Sent:** Tuesday, April 28, 2026 10:52 AM  
**To:** Planning  
**Subject:** REFERENCE-26-0601, Public Comment in Support of the Proposed Temporary Workforce Housing at 3312 York Avenue Iron Guard Housing Palma Land Planning Application

**Categories:** CATE

**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.

Hi, my name is Jayson. I am with Exp Realty and I represent the sellers of this property.

I am writing in strong support of the Class C Conditional Use Permit for the 800-unit temporary workforce housing development proposed by Iron Guard Housing. This project would provide essential on-site accommodations for up to 5,600 construction workers, contractors, and specialists building the multiple large-scale data centers and related infrastructure projects in the Cheyenne area, including the Meta facility, Microsoft's major expansion, Project Jade, Cowboy Solar, and others.

My clients own land directly adjacent to these massive industrial developments. They had no opportunity to approve or influence the placement of data centers right next to their property, which has fundamentally altered the character and value of their holdings. Approving this workforce housing project on their land gives them a fair chance to realize the economic reality of their situation, sell their property, and move forward with their lives after being effectively overrun by industrial-scale projects. Denying this opportunity would compound the unfair burden on them without benefiting the community. To date we have had no other offers or interest in the property.

### **Addressing Common Concerns**

Many public comments opposing this project appear to stem from misunderstandings or incomplete information. Most of the comments are from people who don't even live over there.

- **Traffic and access:** Review the proposed site plan carefully. The primary road access is oriented away from residential areas, minimizing impacts on local neighborhoods.
- **Proximity to schools:** Claims of a nearby school are inaccurate based on the location at 3312 York Avenue on the south side, behind the Meta site in a developing industrial corridor.
- **Housing market flooding:** This is temporary workforce housing with up to 150 RV spaces as well, designed to be dismantled after construction phases end. It will not add permanent rental units that compete long-term with local housing. In fact, by housing workers on-site, it reduces pressure on Cheyenne's existing rental market. Construction workers will not be competing for family homes or long-term apartments; instead, they'll stay in a managed camp with amenities, keeping them out of the broader market during peak building periods. Claims of public safety and crime risk do not really make sense. If the workers are not subject to one contained area then it would just be crime all over the city instead. A well-managed, secure on-site camp with security, rules, and amenities is far better for controlling any potential issues than scattering thousands of temporary workers across Cheyenne's neighborhoods, hotels, and rentals.

Cheyenne's housing market is already tight, with median rents around \$1,500 per month and home prices rising, with the median sale around \$365K, up over recent years. Without dedicated workforce housing, thousands of temporary workers would flood local rentals and hotels, driving prices even higher and

worsening affordability for residents. On-site camps have proven effective in similar large construction projects by boosting productivity, reducing commute-related traffic and accidents, lowering turnover, and controlling costs.

### **Why This Is a Good Idea for Cheyenne**

Data centers represent a major economic win for Laramie County and Wyoming. These projects bring billions in investment, thousands of high-wage construction jobs often paying premium rates to attract skilled labor, and substantial long-term tax revenue. Property taxes, sales taxes on power, and more support schools, roads, and public services. Wyoming receives roughly \$28 to \$35 in economic return per \$1 in incentives for data centers.

Temporary workforce housing is a proven, responsible way to manage the boom without overburdening local infrastructure. Workers are coming regardless. The county has acknowledged this. A well-managed camp channels them productively, with security, on-site services, and limited off-site impact, rather than scattering them across the city.

It is also worth noting that some opposition comes from individuals who own rentals or short-term stays and stand to profit from higher demand themselves, yet object to nearby landowners like my clients doing the same. This project levels the playing field and supports the broader growth that benefits everyone through jobs, taxes, and economic diversification.

I urge the Planning Commission and County Commissioners to approve this application. It represents practical, forward-thinking management of growth that is already transforming Cheyenne for the better. My clients and the community deserve this balanced approach.

Thank you for considering these points. I am happy to answer questions.

Respectfully,

Jayson Ramsey Exp Realty

[Jayson.ramsey@exprealty.com](mailto:Jayson.ramsey@exprealty.com)

On behalf of the property owners.

## Catherine Cundall

---

**From:** kevin & polly scott <kevstiny@yahoo.com>  
**Sent:** Sunday, May 3, 2026 5:50 PM  
**To:** Planning; Commissioners  
**Subject:** Opposition to Proposed Class C Use Permit

**Categories:** CATE

**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.

May 3, 2026

To Whom It May Concern:

I am writing to formally oppose the proposed Class C Conditional Use Permit for the Iron Guard Workforce Housing Facility. The proposed facility for 5,700 men is a population approximately five times the size of Pine Bluffs!

I have lived on the South Side for twenty-five years. During that time, there has been tremendous growth and development in both housing and commercial activity. However, this growth has not been matched by comparable investment in critical public infrastructure. For example, the firefighting resources have not been increased. Last year, an uncontained fire resulted in an evacuation, an incident that underscored how stretched existing emergency services already are.

County officials have approved multiple data centers and large-scale energy producers without adequately planning for the housing, fire protection, and other infrastructure needed to support that development. Now residents are being told that the proposed workforce housing camp is necessary or local citizens will be priced out of the housing market. This is a false choice. Two wrongs do not create a right. Alternative options, such as transporting workers, requiring employers to house their workforce, or pacing development more responsibly, have not been meaningfully explored. Keep in mind, the companies involved knew the housing limitations when they made their decisions to locate here.

Why should residents bear the consequences of the County's failure to plan? This proposal shifts the burden of that failure onto the neighborhoods least able to absorb it.

I might be willing to consider a project of this nature after significant public safety investments are made. Specifically, when additional fire protection resources on the South Side are in place, I would be far more sympathetic. I would even support an additional tax levy to fund such improvements.

Instead, the Commissioners and the Planning Office appear intent on forcing this work camp into a residential area where it does not fit and where it introduces numerous negative externalities. It is especially troubling given the proximity of Afflerbach Elementary School.

This situation reflects a serious failure to plan. Economic development should not come at the expense of existing residents' safety, quality of life, and neighborhood character. Your first obligation is to the well-being of the citizens of Laramie County - not unchecked or poorly planned development.

I urge you to reject this permit, return to the drawing board, and pause further approvals until appropriate infrastructure and thoughtful alternatives are in place.

Respectfully,

Kevin Scott  
2114 S. 4<sup>th</sup> Avenue



**From:** Kim Wilkins <kimimwilk@gmail.com>  
**Sent:** Wednesday, April 22, 2026 3:16 PM  
**To:** Planning  
**Subject:** Data Center

**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.

Good afternoon,

I am sending this message in opposition of the proposed data center and man camp. We do not need another data center in Cheyenne to use up what water we have, destroying the surrounding area and polluting our environment. I'm all for progress but this is not for Cheyenne or Wyoming. Please stop this and turn away anymore data centers in our area. If this goes through I will question whose pockets are being filled. Stop the data centers from encroaching on our community and our Wyoming way of life!

Kim Wilkins

**From:** Merri Burkett <mb5cats1960@gmail.com>  
**Sent:** Thursday, April 23, 2026 12:31 PM  
**To:** Planning  
**Subject:** Proposed workforce housing

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.

As a property owner right next to the proposed site, I am totally against this being built in this area. This is a family neighborhood and placing a "man camp" so near will take away from the safety and charm of the area. I have no doubt that my property value will decrease because of this development. Supposedly there will be zero alcohol permitted...how is it even possible to monitor that?? It's not! When the work force is no longer needed what will happen to this large temporary establishment? Become more of an eyesore is my guess. The wildlife in this area has already been pushed out by the data center. What will happen to the pronghorn antelope, coyotes, fox, rabbits, jackrabbits, gophers, wild birds, occasional deer? Please do not build this camp in the current proposed area!! We don't want it in our neighborhood!

Merri Burkett  
2421 S 3rd Ave  
Sent from my iPhone

## Catherine Cundall

---

**From:** Maureen Clifton <maureen.clifton1@gmail.com>  
**Sent:** Saturday, April 4, 2026 9:39 AM  
**To:** Maureen Clifton; Planning  
**Subject:** proposed man camp 3312 york avenue cheyenne wy PZ-26-00029

**Categories:** CATE

**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.

Good Morning,

This email is from Maureen Clifton. You have my contact information since you sent me a letter regarding the proposed man camp in a residential neighborhood on York Street in Cheyenne WY.

I am opposed to this coming to our neighborhood. The resources and utilities are already limited. I have had my basement flood with feces twice since I lived here, and it is from outside sources not from inside my home. The most recent episode was just a few months ago. This cost my family and myself time and money to clean, and new items needed purchasing. The south side water wanted me to come to a board meeting to present (slide show of what?) in order to get reimbursed. But due to work and other obligations I was unable to present to the board at large. They already knew it had in fact happened and came over. So if and when the mancamp comes, will it be my established home with a basement that pays for this? It does not matter if they hook into BOPU, there will still be issues on the existing homes. When things happen, not just basic water issues, who do we go to? Do we have to attend board meetings, hoops, etc for reimbursements, damages?

I also find it interesting that it is proposed for the south side of town. There will be a large influx of population, and we have one grocery store, little to no healthcare and dental, very limited services. I am fortunate I no longer have school aged children, but this is a big safety concern for traffic influx as well. It feels like it is being proposed because perhaps the belief is, southside is low income and they could not fight it coming here, say like on the north side of town, who would get their lawyers involved in the opposition. It is curious to me that the proposal is for one of the oldest, most established neighborhoods in Cheyenne, thinking no one will say anything. An 800 unit mancamp is not good for any part of town, and it is not a coincidence that this is not proposed on the northside of town where numerous more services exist. This would impact the south side disproportionately. No one wants the safety and crimes compromised when this many people are added to an existing residential area.

I am sure there are reasons cited, like the employees will be close to their work if you put it on the south side. But you can get across town in just 15 minutes from anywhere you are in Cheyenne.

The proposal and project has not gone unnoticed. The subtle segregation and historical discrimination practices have been here a long time, in too many ways to mention for my comments for a specific issue. I am speaking up for myself and a voice for others, perhaps for those left out of the decision making process.

Please let me know that my comments and opposition have been received by the Laramie County Planning and Development Office, and that they will be passed along to the decision makers and strongly considered.

Thank you



AB Camping & RV Park  
1503 W College Dr, Cheyenne, WY 82007

April 27<sup>th</sup>, 2026

Laramie County Planning and Development Department  
Attn: Cate Cundall, Associate Planner (and Laramie County Planning Commission / Board of Commissioners)  
3966 Archer Parkway  
Cheyenne, WY 82009  
[planning@laramiecounty.wy.gov](mailto:planning@laramiecounty.wy.gov)

**Re: Strong Opposition to Class C Conditional Use Permit PZ-26-00029 – Iron Guard Workforce Housing Facility**

Dear Ms. Cundall and Members of the Planning Commission and Board of Commissioners:

I am writing on behalf of AB Camping & RV Park, a long-standing provider of transient and workforce accommodation in Cheyenne, as a concerned business owner and stakeholder in Laramie County. We support responsible workforce housing solutions to address the area's documented housing shortages driven by major infrastructure projects. However, after careful review of the March 25, 2026 notice letter, recent news coverage, the project narrative, public comments from residents and businesses, the detailed technical concerns raised by City of Cheyenne Planning Director Charles Bloom, and relevant county regulations and data, we must respectfully oppose approval of the proposed Class C Conditional Use Permit for the Iron Guard Workforce Housing Facility.

This proposal seeks to establish a large-scale, secured, temporary “man camp”-style workforce housing campus of unprecedented intensity—up to 800 modular housing units plus up to 150 RV spaces in phases—on rural zoned land in unincorporated Laramie County, just outside city limits and near existing residential neighborhoods, Orchard Valley, and future South High School. Recent reporting and the City's analysis confirm the full build-out would accommodate approximately 5,600–5,750 contract workers, far exceeding the understated figures in the neighbor notification letter. While Workforce Accommodation Quarters are listed as a Class C Conditional Use under current Laramie County Land Use Regulations, the specific scale, location, infrastructure plan, and documented risks associated with this model raise serious concerns about compatibility, public welfare, and long-term impacts.

**Public Safety and Crime Impacts**

Empirical evidence from similar temporary workforce housing facilities (“man camps”) shows consistent links to increases in violent crime, substance-related offenses, sexual assaults, and sex trafficking. A 2019 Bureau of Justice Statistics analysis of the Bakken oil boom found violent



victimization rose 23% in boom counties (vs. an 8% decline elsewhere), with aggravated assault surging 70% and stranger violence up 53%. These spikes coincided with rapid influxes of transient young male workers in temporary housing. Qualitative reports from law enforcement described “crime waves” tied directly to man camps.

Laramie County and Cheyenne have already seen community opposition lead to the abandonment of a comparable south Cheyenne work camp proposal in 2024, with residents citing drugs, alcohol, the sex trade, and crime. Cheyenne’s 2025 city ordinance banning work camps within municipal limits reflects these same concerns. Placing this facility in the county (on the edge of city limits) simply shifts the risks to an area with fewer immediate mitigation resources. Even with proposed on-site security, the scale will strain the Laramie County Sheriff’s Office, as confirmed in recent community meetings.

### **Infrastructure, Utilities, and Technical Deficiencies**

City of Cheyenne Planning Director Charles Bloom has identified multiple critical deficiencies in the application:

- The project narrative misrepresents density (one MHU equals approximately seven dwelling units, resulting in over 5,750 beds total).
- Landscaping and buffering are deficient under County regulations.
- Fire protection standards are unaddressed (no details on sprinklers, hydrants, drive-aisle surfacing/widths, or secondary access).
- The proposed Phase 2 RV park would not meet City standards upon annexation.
- Water/sewer relies on a 10,000-gallon septic holding tank via a “201 exception” to the longstanding City-County 201 Agreement. This agreement prioritizes municipal sewer service to protect public health and groundwater; a commercial-scale campus does not qualify as a demonstrated hardship.

County roads in this area are already overburdened, as dramatically illustrated by the December 2025 wildfire evacuation that created severe gridlock involving data-center traffic. The project would exacerbate these strains.

### **Existing Regional Housing Capacity and Demonstrated Need**

Laramie County Land Use Regulations contemplate Workforce Accommodation Quarters primarily where housing inventory is demonstrably insufficient. The greater Cheyenne region already has substantial existing capacity. There are nine RV parks and campgrounds operating in the Cheyenne area alone (Cheyenne Sky RV Park, Cheyenne RV Resort, Greenway Trailer Park and Campground, Restway Travel Park, Terry Bison Ranch Resort, Event RV Camping, Last Chance Camp, T-Joe’s RV Park, and WYO Campground), plus Pine Bluffs RV Park and facilities in Laramie—collectively providing well over 1,000 RV and camping spaces, many currently serving contract workers. Introducing a new 150-space RV component appears



unnecessary when established, dispersed, and already-permitted private facilities can help meet demand without the concentrated impacts of a new high-density campus.

### **Zoning Compatibility and Community Character**

The parcel is zoned LU. While a Class C CUP is the required process, Laramie County’s regulations emphasize that conditional uses must not significantly harm the health, safety, or general welfare of the surrounding area. An 800-unit temporary campus—described as “apartments on wheels”—is fundamentally incompatible with the rural-agricultural character of the area and existing nearby land uses. The project’s temporary 5-year limit does not eliminate the real-world precedent of boomtown impacts that linger.

### **Conclusion and Request**

We fully appreciate the need for workforce housing to support Laramie County’s major infrastructure projects. However, this specific proposal replicates a model with well-documented negative externalities, fails to meet technical and planning standards, and is unnecessary given existing regional capacity. Approval would undermine recent county and city efforts to address these issues responsibly.

We respectfully request that the Planning Commission recommend **denial** of PZ-26-00029 and that the Board of Commissioners deny the Class C Conditional Use Permit. We ask to be added to the interested parties list and are available to testify at the May 14, 2026 Planning Commission hearing and June 2, 2026 Board hearing. Written comments are timely if received by the May 4, 2026 deadline.

Thank you for considering these concerns as part of the public hearing process.

Sincerely,

AB Camping & RV Park Team

**From:** Paige Russell <paige@bdar.org>  
**Sent:** Wednesday, April 15, 2026 5:50 PM  
**To:** Planning  
**Subject:** In response to the proposed "Man Camp" and the increasing data centers.

**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.

Dear Planning Committee,

I stand in opposition to the proposed man camp in Cheyenne, Wyoming, intended to house workers for three major infrastructure projects. I believe this proposal would be detrimental to the surrounding community, and I urge the planning commission to reject it for the following reasons.

First, the project would significantly increase congestion and traffic in an area that is already strained. This concern is not hypothetical—we saw clear evidence during the wildfire in December 2025. During that emergency, evacuations involving Meta, the Bison Crossing neighborhood, the Winchester Hills neighborhood, and Microsoft led to severe gridlock. It took over 30 minutes to travel just two miles. If the current road infrastructure cannot handle evacuation traffic from existing neighborhoods and facilities that are not yet fully staffed, how can it possibly accommodate an additional influx of over 1,000 workers and their vehicles?

This situation becomes even more dangerous when considering limited access routes. During the wildfire, one of the two main exits became compromised, creating a serious bottleneck. We also observed unsafe driving behavior, including individuals ignoring traffic signals and stop signs while evacuating from Meta. In an already high-stress emergency situation, this kind of behavior increases the risk of multi-vehicle accidents and further delays for emergency responders. Adding more density without improving infrastructure only amplifies these risks and puts lives in danger.

Second, this development offers little to no meaningful benefit to the Cheyenne community. A temporary man camp does not contribute to long-term economic growth or community development. Many of the workers are unlikely to establish residency or invest locally; instead, they will likely commute in, work, and leave—possibly returning to Colorado or other areas. This model does not support local businesses in a sustainable way, nor does it strengthen the fabric of our community. In its current proposed location, the camp doesn't have access to delivery vehicles, and the closest sit-down restaurant is in a hotel 10 minutes away.

Rather than investing in a temporary housing solution isolated from existing neighborhoods, the city should focus on developing affordable, integrated housing within established communities. By doing so, Cheyenne can encourage workers to become long-term residents, contribute to the local economy, and help address the broader issue of housing affordability. This approach would create a more sustainable and connected community, rather than a transient workforce with minimal local engagement.

In conclusion, this proposal raises serious concerns about public safety, infrastructure capacity, and community benefit. I urge the planning commission to reconsider this development and instead prioritize solutions that support long-term growth, safety, and quality of life for Cheyenne residents.

Thank you for reading and responding to these issues,  
Paige Russell  
Laramie County Resident

## Catherine Cundall

---

**From:** my phone <pkw0881@gmail.com>  
**Sent:** Monday, April 20, 2026 3:38 PM  
**To:** Planning  
**Subject:** No man camp

**Categories:** CATE

**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.

Paul Williams

Cheyenne WY

4/20/26

Laramie county

Dear Planning Commission

I am writing to express my concern and opposition to the proposed development of an 800-unit workforce housing camp (“man camp”) near a residential area in our community.

While I understand the need to support industry and accommodate workforce demands, placing a large-scale temporary housing facility in close proximity to established residential neighborhoods raises several serious concerns.

First, the size of this development is significant. An 800-unit camp would bring a large influx of temporary residents into an area not designed to support that level of density. This can place strain on local infrastructure, including roads, emergency services, and utilities, which are already serving permanent residents.

Second, there are valid concerns regarding safety, noise, and overall quality of life. Increased traffic, extended work hours, and the nature of temporary workforce housing can lead to disruptions that negatively impact nearby families and homeowners. Residents have made long-term investments in their homes, and this type of development could alter the character of the neighborhood.

Additionally, property values may be affected by the presence of a large industrial-style housing facility adjacent to residential areas. This creates uncertainty and potential financial impact for homeowners.

There are more appropriate locations for a project of this scale—areas that are zoned for industrial or commercial use and better equipped to handle the demands of a workforce housing facility without directly impacting residential communities.

I respectfully ask that you carefully consider the long-term effects this development could have on the surrounding neighborhood and explore alternative locations that would better balance economic needs with the well-being of local residents.

Thank you for your time and consideration of this matter.

Sincerely,

Paul Williams

|

## Catherine Cundall

---

**From:** Bea Escamilla <blescamilla@yahoo.com>  
**Sent:** Monday, April 20, 2026 9:35 PM  
**To:** Planning  
**Subject:** MAN CAMP  
  
**Categories:** CATE

**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.

It is with sincere concern for Orchard Valley and its residents that I voice my opinion asking that the man camp be moved further out of the city, if need be, closer to the I25 and 4 exit. According to what I understand it will be very close to orchard valley and its aging population community.

Seems like the city is putting a choke hold on us as residents of orchard valley. Please vote NO.

Thank you for your attention to this matter.

Sincerely,

Beatrice Laureles

Oscar Escamilla

Orchard valley home owners

[Sent from Yahoo Mail for iPhone](#)

## Catherine Cundall

---

**From:** Shelley Russell <shelster5175@gmail.com>  
**Sent:** Friday, April 3, 2026 1:09 PM  
**To:** Planning  
**Subject:** PZ-26-00029

**Categories:** CATE

**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.

Planning,

I am writing about this project for PZ-26-00029. I am totally against this, not only for the congestion with traffic this will cause, but also the 800 unit man camp. I live in the area and I am done with all of this nonsense! This will already add to the hell that is my morning and evening commute every day. You have no idea what it's like if you do not live in this area. Well it starts at 5:30 every day Monday thru Friday and ends around 6:30 pm. Tons of workers, trucks, dump trucks, cement trucks, and I could go on and on. Not to mention the Prairie Fire we had a few months back. I was at home, ( I live 5 houses away from where the fire was near us in Winchester hills/Bison Crossing) I had no clue what was going on until an alert on my phone. So I grabbed my Older mother, and my dogs to evacuate like the text told me to do. Can I just say that was pure HELL. Not only us residences were leaving but the TWO DATA centers clearly got the text too. It took me over 30 minutes to get from My house to Maverick (gas station) down the road. The semis and trucks racing out of META Data Center and Microsoft Data was CRAZY!!!! Yes the stop lights were in place at that time but they all were running the light. It was a free for all. I really felt for my neighbors down the road who were Loading their horses in a trailer to get them out. She said they could not even get across south Greeley hwy from Terry Ranch Rd. They had to turn onto South Greeley and ended up just going to Colorado to stop. I think what is going on in the South of Cheyenne is horrible, First the Data Centers that we had no control over, (thanks county commissioners) So much for my nice house in the County. I hate it here now. I can't sell my house now because the market sucks. I am mad I even have to look at selling. But yes, let's add a 800 unit man camp. Have you ever lived near a man camp? Well my husband (late husband) did years ago while working. They are horrible, dirty, alcohol and drug fuelled fun for all. The south side already has its issues with drugs including (fentanyl ) But clearly who cares about the South Side. Well I do. I have lived in Orchard Valley for 5 years then built my home in 2017 off of Terry Ranch Rd. I love sitting in my yard and listening to the MeadowLarks. But that has all changed now. The meadowlarks moved out . I just hope planning can listen to all of us and our concerns about all of this. I will not be able to make the meeting like I would like to, due to business. And I didnt even get a letter, ( a neighbor showed me hers) I guess everyone figures we are too far away to care. But I do hope you listen and take into consideration all that we are dealing with and everything down the road.

**Shelley Russell**  
**7027 Line Ave.**  
**Cheyenne, WY 82007**  
**307-630-8271**

8 April 2026

Laramie County Planning & Development Department:

Thank you for the March 25 mailing in regard to the Iron Guard Workforce Housing Facility. In comparison to the silent approach employed by the City of Cheyenne when it comes to all things Meta AI data center, your openness to receive questions and opinions from affected landowners is genuinely appreciated.

For the past handful of years, it has been impossible not to notice changes to the landscape to our immediate south. Before that time, our area was rather pastoral. Open grassland range, barns, herds of Angus and antelope - and quiet.

Our new neighbors, Meta Platforms, have changed that peacefulness and beauty in dramatic, negative degrees. Today it's a sprawling, ever-growing industrial complex that resembles some kind of futuristic lunar development. And now the developers need to create a "secure" encampment to host thousands of transient workers.

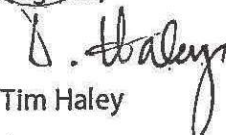
What next? Bad just keeps getting worse. And Meta hasn't even started to guzzle millions of gallons of water *per day* from our already much-diminished supplies, devour 10 gigawatts of electricity from our grid, and pump out noise and massive amounts of diesel particulates to spoil our once clean air.

When does Meta start cutting checks to adjacent landowners for property value losses? In their billionaire world, such values would be a mere pittance. For we commoners, the value of our properties stands among our most important financial assets.

Apart from the attacks on property values and the clean environment in our little sphere, a list of specific questions in regard to the man cap follows on a separate page.

I thank you again for at least acknowledging the presence of affected property owners and their quality of life.

Regards,

  
Tim Haley

1304 Green Acres Court  
Cheyenne WY 82007-3347  
307 275 6338

cc: Laramie County Commissioners, Mayor of Cheyenne, Cheyenne City Council

## QUESTIONS FOR THOSE PLANNING TO INSTALL A MAN CAMP IN OUR SOUTH CHEYENNE NEIGHBORHOOD:

**PHASES:** The letter from the County Planning Commission talks of three phases of man camp construction. No timelines are mentioned. What sort of ballpark guesstimates about the timing, scope and length of all three phases are presently in place?

**SECURITY:** Is this man camp going to be some kind of prison or what? Those boys are going to have needs to be met that cannot be satisfied on a prairie campground. How do you keep hundreds if not thousands of men caged in for the safety of the nearby residents and community as a whole?

**ACCESS:** What roads will these transient workers use to access the man camp and to get to and from their job sites? From the south side, satellites photos of the area appear to show York Avenue meandering out from Orchard Valley and across the prairie to the man camp. Will York Avenue - or other avenues - be developed to handle a much increased traffic flow? Perhaps routes from the north and east will also be accessible for the workers' usage.

**CRIME:** Man camps are linked to higher rates of sexual violence, harassment, and other crimes in adjacent areas. How men from a "secure" housing campus are monitored outside of the campus perimeters raises questions and concerns. Will local law enforcement require additional resources in order to help maintain the public's safety?

**PUBLIC HEALTH:** Large man camps have contributed to increased numbers in substance abuse and the spread of infections and diseases among existing populations. Who helps to accommodate the resulting pressure to Cheyenne's healthcare resources?

**SOCIAL STRAIN:** Transient workers come from many different areas, cultures and lifestyles. A large influx of such diversity could seemingly lead to agitation between the transients and the local population. What plans are in place to help alleviate such strains?

**POST-MAN CAMP:** Who is in charge of insuring that and paying for the camp's demolition and cleanup at the completion of Phase 3?

**Catherine Cundall**

---

**From:** tjnotgrass <tjnotgrass@charter.net>  
**Sent:** Tuesday, April 7, 2026 4:55 PM  
**To:** Planning  
**Subject:** Pz-26-00029

**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.

I live in orchard valley. I think this is a bad idea. This will turn into a garbage pit. Trailers. Campers. Mobile homes. As soon as construction is complete everything will be abandoned. Please do not pass this request

Sent from my Galaxy

## ACCESS EASEMENT

This ACCESS EASEMENT (this "Agreement") is made on August 30, 2016, between Amanda A. Pelto and Robert J. Pelto, Jr., a married couple ("Grantor"); and Letticia C. Sara ("Grantee").

### *Explanatory Statement*

- A. Grantor owns a parcel of land (the "Burdened Parcel") described as follows:  
The Northeast quarter (NE $\frac{1}{4}$ ) of Section 24, Township 13 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming.
- B. The Grantee owns a tract of land (the "Benefited Parcel") described as follows:  
The South half (S $\frac{1}{2}$ ) of Section 24, Township 13 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming.
- C. The Burdened Parcel and the Benefited Parcel are both presently without a formal, recorded means of accessing a public road.
- D. The Grantors desire to grant to the Grantee an non-exclusive easement for access to and from the Benefited Parcel, and the Grantee desires to agree to install, operate, repair, and maintain a driveway within the Easement Area (defined below) as provided herein.
- E. The Grantors also desire to also use the Easement Area and the driveway.
- F. Grantee has agreed to pay to Grantor the sum of \$5,000 for execution and delivery of this Agreement.

### *Grant of Easement and Agreements*

*Now, Therefore*, in consideration of the Explanatory Statement (which is a substantive part hereof) and other good and valuable consideration, the Grantors and the Grantee hereby agree as follows:

1. *Easement Area; Contingencies and Requirements; Automatic Termination.* Grantor hereby grants to the Grantee and all subsequent owners of the Benefited Parcel that portion (the "Easement Area") of Burdened Parcel described as follows:

A strip of land, twenty (20) feet wide, the West line of which begins at the Northeast corner of Section 24, Township 13 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, and proceeds thence along and with the East line of the Northeast quarter (NE $\frac{1}{4}$ ) of said Section 24 to the North line of the Benefited Parcel.

The Easement Area is and shall be used by the owners of the Benefited Parcel (including the Grantee and her heirs and assigns, the "Owners") as a perpetual, non-exclusive driveway and for the installation, operation, repair, and maintenance thereof in accordance with this Agreement, all being appurtenant to and for the benefit of, and shall run with, the Benefited Parcel and to provide a means of ingress, egress, and regress to and from the Benefited Parcel for the Grantee. The owners of the Burdened Parcel may also use the Easement Area, provided that such use shall never materially interfere with use by the Grantee.

The Owners shall install a driveway within the Easement Area, subject to review and approval by the Grantors (or their heirs and assigns) of plans and specifications for such driveway. In addition, (i) as directed in writing by the then-owners of both of the Burdened Parcel, the Owners shall install suitable gates and/or cattleguards at the beginning and the end of the Easement Area, (ii)

the driveway shall consist of an all-weather surface satisfactory to the Grantors; and (iii) the Easement Area shall terminate automatically and without need for further recording or written instrument upon there being legal and enforceable access to the Benefited Parcel by means not requiring crossing the Burdened Parcel or use of the Easement Area.

2. *Maintenance of Improvements in Easement Area.* The Grantee shall pay all costs of installing, repairing, replacing, and otherwise maintaining in a respectable, well-ordered, and well-groomed manner the driveway, fencing, gates, cattleguards, and all other permissible improvements in, upon, or under the Easement Area.

3. *Agreement as Appurtenance; Runs with Land; Inurement.* This Agreement is and is intended to be an appurtenance to each of the Parcel and is a covenant intended to run with the land. Any disposition of either Parcel shall be made, expressly or by operation of law, together with and subject to this Agreement. The rights, duties, and obligations of Grantor and/or Grantee contained in this Agreement shall inure solely to the benefit of Grantor and/or Grantee, and all persons claiming by and through them, all of whom shall be as fully bound and burdened by this Agreement as Grantor or Grantee, as the case may be, is bound and burdened.

4. *Interpreting and Construing this Agreement.*

a. *Definitions of Certain Terms.* The terms "Grantor" and "Grantee" include their respective heirs, legal representatives, assigns, successors, guests, invitees, contractors, permittees, agents, and employees. The term "legal representatives" includes, but is not limited to, trustees in bankruptcy, receivers, conservators, assignees for the benefit of creditors, attorneys-in-fact, personal representatives, administrators, executors, and other legal representatives.

b. *Governing Law; Consent to Jurisdiction and Venue.* The construction, interpretation, and enforcement of this Agreement shall be governed by Wyoming law. The courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties, and the venue shall be in the First Judicial District, Laramie County, Wyoming. Each party agrees that a final and nonappealable judgment in any action or proceeding brought in connection with this Agreement shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

c. *Entire Agreement; Counterparts.* This Agreement represents the entire and integrated agreement and understanding between the parties and supersedes all prior negotiations, statements, representations and agreements, whether written or oral, with regard to the subject matter of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

d. *Severability.* If fulfillment or performance of any provision of this Agreement or any matter related to this Agreement, at the time fulfillment or performance of such provision shall be required, shall involve transcending the limit of validity prescribed or permitted under applicable law, then the obligation to be fulfilled or performed shall be reduced to the limit of such validity; and if any clause or other provision of this Agreement operates or would operate to invalidate this Agreement in whole or in part, then such clause or other provision only shall be void and severed from this Agreement, as though not contained in this Agreement, and the remainder of this Agreement shall remain operative and in full force and effect.



e. *Gender; Number.* Any reference to any gender in this Agreement shall include and refer to the other gender and the neuter gender. References made in the singular number shall also refer to the plural, and vice versa.

f. *Attorney Fees.* In the event it becomes necessary to enforce the terms of this Agreement through court proceedings, the prevailing party shall be entitled to reasonable attorney fees and expenses and the costs of suit.

IN WITNESS WHEREOF, the parties have set their hands as of the date first written above.

*Amanda A. Pelto*  
Amanda A. Pelto

*Leticia C. Sara*  
Leticia C. Sara

*Robert J. Pelto, Jr.*  
Robert J. Pelto, Jr

STATE OF WYOMING  
COUNTY OF LARAMIE

This instrument was acknowledged before me on this 30<sup>th</sup> day of August, 2016, by Amanda A. Pelto.



*Thomas G. Kelly*  
Notary Public  
My commission expires: 2/9/20

STATE OF WYOMING  
COUNTY OF LARAMIE

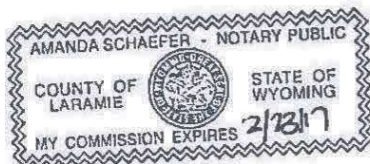
This instrument was acknowledged before me on this 30<sup>th</sup> day of August, 2016, by Robert J. Pelto, Jr.



*Thomas G. Kelly*  
Notary Public  
My commission expires: 2/9/20

STATE OF Wyoming  
COUNTY OF Laramie

This instrument was acknowledged before me on this 30<sup>th</sup> day of August, 2016, by Leticia C. Sara.



*Amanda Schaefer*  
Notary Public  
My commission expires: 2/23/17



QUITCLAIM DEED

Photographed

DEC 13 1984

345

Reception 271213 JANET C. WATKINS, Recorder

QUITCLAIM DEED

Account

KNOW ALL MEN BY THESE PRESENTS, That William Sara, Dominic Sara, and Vincent James Sara as tenants-in-common and not joint tenants and Carmie Sara, wife of William Sara, and Angelina Louise Sara, wife of Vincent James Sara, and Louise J. Sara, wife of Dominic Sara. Laramie State of Wyoming

in consideration of the sum of Five DOLLARS to it in hand paid by Dominic Sara

the receipt whereof is hereby confessed and acknowledged, has remised, released, and forever quitclaimed and by these presents do for its heirs, executors and administrators, remise, release and forever quitclaim unto the said Dominic Sara

heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as it has or ought to have, in or to all the following described premises, to-wit:

(See attached)

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

TO HAVE AND TO HOLD the said premises unto the said Dominic Sara

heirs and assigns, to his and their own proper use and behoof forever. So that neither William Sara, Dominic Sara, and Vincent James Sara as tenants-in-common and not joint tenants nor any other person in their name or behalf, or either of us or any other person in our or either of our names or behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, ha hereunto set hand and seal this day of A. D., 19

Signed, sealed and delivered in the presence of:

Signatures of William Sara, Carmie Sara, Louise J. Sara, Dominic Sara, Angelina Louise Sara, and Vincent James Sara with (SEAL) markings.

ACKNOWLEDGMENT

State of County of ss.

The foregoing instrument was acknowledged before me this day of, 19 Witness my hand and official seal.

Title of Officer

My Commission Expires:

BOOK 1208

5.30

E $\frac{1}{2}$ , that part of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  and SW $\frac{1}{4}$  that lies south and east of the railroad right-of-way, Section 13, Township 13 North, Range 67 West of the 6th P.M., less 6.5 acres, more or less, conveyed to the State Highway Commission of Wyoming, and excepting that portion of the NE $\frac{1}{4}$ , more particularly described as follows:

Beginning at a point at the NE corner of Section 13 running thence West along the North Line of said Section 13 a distance of 125 feet; thence South at right angles to said North Line of Section 13 a distance of 350 feet; thence East and parallel to said North Line of Section 13 a distance of 125 feet; thence North and at right angles to said North Line of Section 13 a distance of 350 feet to the point of beginning, excepting from such plot of ground any land now occupied by State Highway or County Road.

Plus all mineral interests owned by the Grantor.

Said property is subject to and burdened by a permanent easement for access to the property of William Sara located in the E $\frac{1}{2}$  Section 24, T13N., R67W., which easement is 20 feet in width and runs parallel with the east boundary of said property to the State Highway above described.

**ROAD EASEMENT**

William Sara and Carmine Sara, Trustee of the William Sara Trust, husband and wife, (Grantors), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, GRANT and CONVEY to Michael L. Koritnik and Judy K. Koritnik, husband and wife, (Grantees), a nonexclusive easement subject to the terms and conditions herein contained, described as follows:

A 20.00 foot easement across a portion of the East Half (E1/2) of Section 24, Township 13 North, Range 67 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, said easement being 10.00 feet on each side of the following described centerline:

Beginning at a point on the east line of said Section 24 from which the northeast corner of said Section 24 bears N.00°00'48"E., a distance of 10.00 feet; thence S.89°59'32"W., 10.00 feet south of and parallel with the north line of the E1/2 of said Section 24, a distance of 2638.62 feet to the west line of said E1/2 and said centerline there terminating from which the north quarter corner of said Section 24 bears N.00° 17'45"E., a distance of 10.00 feet.

In the event Grantors believe it necessary, at Grantors' expense, said Easement may be re-surveyed and relocated as a nonexclusive easement or superceded by access through and along a dedicated public way properly and fully approved and accepted by the appropriate public authority; provided, however, that Grantors always will provide a legally enforceable access at least as sufficient in nature, passage, width, and conditions and also provided that said substitute Easement will start and conclude at points which at the identical locations as the current Easement, which reasonably convenient to continuation of ingress and egress for Grantees by means of a public right-of-way or an existing road easement for use by Grantees.

The Easement granted by this deed is for the benefit of, and appurtenant to that real property, or any portion of such property, in the County of Laramie, State of Wyoming, described as follows:

NW1/4 of Section 24, Township 13 North, Range 67 West, of the 6<sup>th</sup> P.M., Laramie County, Wyoming, EXCEPT for that portion conveyed to the Colorado Railroad Company in Quitclaim Deed dated January 24, 1911, recorded February 1, 1911, in Book 166, Page 309, Laramie County, Wyoming records.

This Easement runs with the land and is for ingress to and egress from said property for Grantees, their heirs, assigns, successors, invitees, permittees, and employees.

Grantees agree to indemnify and hold Grantors, their heirs, successors, and assigns, harmless from any and all liability arising from Grantees' use of the road (including use by Grantees' heirs, assigns, successors, permittees, employees, agents, or invitees) except liability arising from Grantors' negligence and/or the negligence of third parties.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, Grantors and Grantees have executed this easement on this 27 day of November 2003.

Michael L. Koritnik  
Michael L. Koritnik

Judy K. Koritnik  
Judy K. Koritnik

William Sara  
William Sara

Carmine Sara  
Carmine Sara, Trustee of the William Sara Trust

STATE OF WYOMING )  
 ) ss.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me by Michael L. Koritnik and Judy K. Koritnik, husband and wife, on this 27 day of November, 2003.

[Signature]  
Notary Public

My commission expires: 2-18-06



STATE OF WYOMING )  
 ) ss.  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me by William Sara, and Carmine Sara, Trustee of the William Sara Trust, on this 27 day of November, 2003.



[Signature]  
Notary Public

My commission expires: 2/9/04



RECORDED 8/25/2004 AT 1:05 PM REC# 396174 BK# 1833 PG# 549  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

10

## ROAD EASEMENT

William J. Edwards, a single person, (Grantor), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, GRANTS and CONVEYS to Michael L. Koritnik and Judy K. Koritnik, husband and wife, (Grantees), a nonexclusive easement subject to the terms and conditions herein contained, described as follows:

A 30.00 foot easement across a portion of the Southwest Quarter (SW1/4) of Section 18, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming. Said easement being 15.00 feet on each side of the following described centerline:

Beginning at a point on the south line of said Section 18 from which the southwest corner of said Section 18 bears S.89°58'52"W., a distance of 18.26 feet; thence N.34°44'13"E., a distance of 30.08 feet; thence N.84°47'11"E., a distance of 192.09 feet; thence northeasterly a distance of 684.81 feet along a curve concave to the northwest, having a radius of 700.00 feet and a central angle of 56°03'09" (chord bearing of N.56°45'37"E., chord distance of 657.83 feet); thence N.28°44'02"E., a distance of 385.98 feet; thence N.03°38'21"E., a distance of 398.27 feet; thence northerly a distance of 291.48 feet along a curve concave to the east, having a radius of 500.00 feet and a central angle of 33°24'03" (chord bearing of N.20°20'23"E., chord distance of 287.37 feet); thence N.37°02'24"E., a distance of 358.19 feet; thence northeasterly a distance of 402.01 feet along a curve concave to the southeast, having a radius of 800.00 feet and a central angle of 28°47'31" (chord bearing of N.51°26'10"E., a chord distance of 397.80 feet); thence N.65°49'55"E., a distance of 376.90 feet; thence northeasterly a distance of 220.33 feet along a curve concave to the southeast, having a radius of 800.00 feet and a central angle of 15°46'48" (chord bearing of N.73°43'19"E., chord distance of 219.63 feet); thence N.81°36'43"E., a distance of 254.95 feet; thence northeasterly a distance of 429.05 feet along a curve concave to the northwest, having a radius of 300.00 feet and a central angle of 81°56'30" (chord bearing of N.40°38'29"E., chord distance of 393.40 feet); thence N.00°19'46"W., a distance of 133.20 feet to the north line of said SW1/4 of Section 18 from which the northeast corner of said SW1/4 of Section 18 bears S.89°54'06"E., a distance of 22.37 feet and said centerline there terminating.

In the event Grantor develops his property located in the SW1/4 of Section 18, Township 13 North, Range 66 West, of the 6th P.M., Laramie County, Wyoming and in the event the above-described Easement interferes with said development, at Grantor's expense, said Easement may be re-surveyed and relocated as a nonexclusive easement or superceded by access through and along a dedicated public way properly and fully approved and accepted by the appropriate public authority; provided, however, that Grantor always will provide a legally enforceable access at least as sufficient in nature, passage, width, and conditions and also provided that said substitute Easement will start and conclude at points which are reasonably convenient to continuation of ingress and egress for Grantees by means of a public right-of-way or an existing road easement for use by Grantees.

The Easement granted by this deed is for the benefit of, and appurtenant to that real property, or any portion of such property, in the County of Laramie, State of Wyoming, described as follows:

NW1/4 of Section 24, Township 13 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, EXCEPT for that portion conveyed to the Colorado Railroad Company in Quitclaim Deed dated January 24, 1911, recorded February 1, 1911, in Book 166, Page 309, Laramie County, Wyoming records.



**ROAD EASEMENT**

Michael James Sara and William Anthony Sara, Successor Co-Trustees of the Angelina Louise Sara Revocable Trust dated July 7, 1995, (Grantors), for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, GRANT and CONVEY to Michael L. Koritnik and Judy K. Koritnik, husband and wife, (Grantees), a nonexclusive easement subject to the terms and conditions herein contained, described as follows:

A 30.00 foot easement across a portion of the Northwest Quarter (NW1/4) of Section 19, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming. Said easement being 10.00 feet to the left and 20.00 feet to the right of the following described survey line:

Beginning at a point on the west line of said NW1/4 from which the northwest corner of said Section 19 bears N.00°00'48"E., a distance of 10.00 feet; thence N.89°59'32"E., a distance of 11.32 feet; thence N.34°44'13"E., a distance of 12.17 feet to the north line of said Section 19 and said centerline there terminating from which the northwest corner of said Section 19 bears S.89°58'52"W., a distance of 18.26 feet to the point of beginning.

In the event Grantors develop their property located in Section 19, Township 13 North, Range 66 West, of the 6<sup>th</sup> P.M., Laramie County, Wyoming and in the event the above-described Easement interferes with said development, at Grantors' expense, said Easement may be re-surveyed and relocated as a nonexclusive easement or superceded by access through and along a dedicated public way properly and fully approved and accepted by the appropriate public authority; provided, however, that Grantors always will provide a legally enforceable access at least as sufficient in nature, passage, width, and conditions and also provided that said substitute Easement will start and conclude at points which are reasonably convenient to continuation of ingress and egress for Grantees by means of a public right-of-way or an existing road easement for use by Grantees.

The Easement granted by this deed is for the benefit of, and appurtenant to that real property, or any portion of such property, in the County of Laramie, State of Wyoming, described as follows:

NW1/4 of Section 24, Township 13 North, Range 67 West, of the 6<sup>th</sup> P.M., Laramie County, Wyoming, EXCEPT for that portion conveyed to the Colorado Railroad Company in Quitclaim Deed dated January 24, 1911, recorded February 1, 1911, in Book 166, Page 309, Laramie County, Wyoming records.

This Easement runs with the land and is for utilities; ingress to and egress from said property for Grantees, their heirs, assigns, successors, invitees, permittees, and employees; and all other such use consistent with reasonable enjoyment of the benefited land.

Grantees agree to indemnify and hold Grantors, their heirs, successors, and assigns, harmless from any and all liability arising from Grantees' use of the road (including use by Grantees' heirs, assigns, successors, permittees,



## GRANT OF EASEMENT

William Sara, Trustee of the William Sara Revocable Trust U/A dated February 18, 1999, and Carmine Sara, also known as Carmie L. Sara, Trustee of the Carmie L. Sara Revocable Trust U/A dated February 18, 1999, Grantor, for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, GRANTS and CONVEYS to Amanda A. Pelto, a nonexclusive easement subject to the terms and conditions herein contained, described as follows:

A 20.00 foot easement across a portion of the East Half (E1/2) of Section 24, Township 13 North, Range 67 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, said easement being 10.00 feet on each side of the following described centerline:

Beginning at a point on the east line of said Section 24 from which the northeast corner of said Section 24 bears N.00°00'48"E., a distance of 10.00 feet; thence S.89°59'32"W., 10.00 feet south of and parallel with the north line of the E1/2 of said Section 24, a distance of 2638.62 feet to the west line of said E1/2 and said centerline there terminating from which the north quarter corner of said Section 24 bears N.00°17'45"E., a distance of 10.00 feet.

In the event Grantors believe it necessary, at Grantors' expense, said easement may be re-surveyed and relocated as a nonexclusive easement or superseded by access through and along a dedicated public way properly and fully approved and accepted by the appropriate public authority; provided, however, the Grantors always will provide a legally enforceable access at least as sufficient in nature, passage, width, and conditions and also provided that said substitute easement will start and conclude at points which are the identical starting and concluding points as the current easement, which are reasonably convenient to continuation of ingress and egress for Grantees by means of a public right-of-way or an existing road easement for use by Grantees.

The easement granted herein is for the benefit of and appurtenant to that real property, or any portion of such property in the County of Laramie, State of Wyoming, legally described as follows:

A tract of land being a portion of the Northeast Quarter (NE1/4) of Section 24, Township 13 North, Range 67 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, more particularly described as follows: Beginning at the Northeast corner of said Section 24, thence S. 89°59' 32"W., along the north line of said Section 24, a distance of 493.35 feet; thence S.00°00'28"E., a distance of 20.00 feet to the south line of an existing access easement and the True Point of Beginning; thence S.00°00'28"E., a distance of 400.00 feet; thence S.89°59'32"W., a distance of 925.65 feet; thence N.00°00'28"W., a distance of 400.00 feet to the south line of said easement; thence N. 89°59'32"E., along the south line of said easement, a distance of 925.65 feet to the Point of Beginning; Containing 8.500 acres more or less, and subject to easements and encumbrances of record.



This easement runs with the land and is for ingress to and egress from said property for Grantee, her successors and assigns, invitees, permittees, agents, and employees.

Grantee agrees to indemnify and hold Grantor and its successors and assigns harmless from any and all liability arising from Grantee's use of the road (including use by Grantee's successors and assigns, permittee's, employees, agents, or invitees) except liability arising from Grantor's negligence and/or the negligence of third parties.

IN WITNESS WHEREOF, Grantors and Grantees have executed this easement on this 15<sup>th</sup> day of April, 2005.

William Sara Revocable Trust  
U/A dated February 18, 1999,  
Grantor,

By: *William Sara*  
William Sara, Trustee

Carmie L. Sara Revocable Trust  
U/A dated February 18, 1999,  
Grantor,

By: *Carmie L. Sara*  
Carmie L. Sara, Trustee

STATE OF WYOMING     )  
  ) SS  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me by William Sara, Trustee of William Sara Revocable Trust under agreement dated February 18, 1999, this 15<sup>th</sup> day of April, 2005. Witness my hand and official seal. My commission expires: 2/9/08.



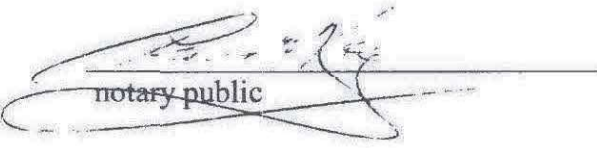
*Thomas E. Kelly*  
notary public

STATE OF WYOMING     )  
                                  ) SS  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me by Carmie L. Sara, Trustee of Carmie L. Sara Revocable Trust under agreement dated February 18, 1999, this 15<sup>th</sup> day of April, 2005. Witness my hand and official seal. My commission expires: 2/8/08.

SEAL



  
notary public





# Wyoming Game and Fish Department

*Conserving Wildlife, Serving People*

Governor Mark Gordon • Director Angi Bruce

## Commissioners

Mark Jolovich, President  
Rusty Bell, Vice President  
Ashlee Lundvall  
Bill Mai  
Carlisle "Fonzy" Haskell  
John Masterson  
Kenneth D. Roberts

April 7, 2026

WER 4502.207

Iron Guard Workplace Accommodation Quarters Planned Unit Development

Conditional Use Permit

PZ-26-00029

Laramie County

Sonny Pourchot

Laramie County Planning Department

Sonny.Pourchot@laramiecountywy.gov

Dear Ms. Pourchot,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Iron Guard Workplace Accommodation Quarters Planned Unit Development at T13N R67W in Section 24. 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 project is temporary housing development on 290 acres in southern Cheyenne, consisting of several phases. Phase I would entail up to 30 modular housing units with up to 210 dwelling units; Phase II would entail up to 150 recreational vehicle (RV) spaces for temporary housing; Phase III would entail up to 270 additional modular housing units.

The project site is located outside of vital habitats such as greater sage-grouse Core Area, designated or identified big game migration corridors, or big game crucial winter range habitat.

### **Terrestrial Recommendations:**

**Avoid lethal impacts to wildlife from rodenticides** – Modular home and RV housing facilities often face pest intrusions due to the structural nature of the units and their proximity to natural habitats. Anticoagulant (AR) rodenticides can have widespread and lethal impacts on canids (such as swift foxes, a Wyoming Species of Greatest Conservation Need) and raptors/birds of prey. Impacts can either occur from wildlife directly eating the rodenticide, or from wildlife scavenging rodents that have been poisoned and ingesting it via secondary poisoning. These AR rodenticides are a substantial and well-documented source of anthropogenic mortality to sensitive wildlife.

If pest control measures are being considered, the Department recommends the following:

- Incorporate the use of salt-based baits such as RatX, Vitamin D/Cholecalciferol baits, or manual traps such as snap traps or homemade bucket/dowel/bait traps (various instructions available online).
  - If Vitamin D/Cholecalciferol baits are used, we recommend placing it indoors only or in tamper-resistant bait boxes that are commercially available, as they can have toxic effects on canids at high levels.
- Use avoidance measures such as tightly securing all food, and patching any poorly-sealed foundations or other holes in buildings.
- Avoid control of snakes and other small- to medium-sized rodent predators at the site, as they can be effective at controlling rodent populations.

**Prevent establishment and 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:

- 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.
- Work with the landowner and [Laramie County Weed and Pest](#) to 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.

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.

Sincerely,



Will Schultz  
Habitat Protection Supervisor

WS/lt

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



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Iron Guard Workforce Housing By: Palma Land Planning, LLC

Date: 3/17/26 Contact: Casey Palma

Owner/Developer: Iron Guard Housing Cheyenne, LLC Phone: 307-996-8281

Property Address or Legal Description (lot, block, subdivision): 3312 York Ave - East of Wallick Road

Legal Description: NE1/4 Section 24, Township 13 N., Range 67 W. of the 6th P.M.

Existing Zoning: LU Change to: LU

Existing Land Use: Agricultural Proposed: Residential  
Above changes if applicable.

Applicant email: Casey@PlanDesignWY.com

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
		VACANT / AG					

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Mobile Home (ADJUSTED)	240	Residential Lodging	175	ADT	7.12	4,200/1,162	25.75
<b>SEE ATTACHED</b>							

**Total:**

**New Land Use:** Trips/Day

**Increase (+)/Decrease (-):** 26

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

# IGH WORKFORCE ACCOMMODATION QUARTERS

## Traffic and Trip Generation Narrative

Date: March 2026

### 1. Purpose and Project Description

This narrative accompanies the Traffic Worksheet submitted in support of the IGH Workforce Housing Campus, a proposed **30-unit (Phase 1) to 800-unit (full build-out)** secured workforce housing development in unincorporated Laramie County, Wyoming. The purpose of this memorandum is to demonstrate that the external vehicle trip generation of this development will be **substantially lower** than what standard ITE trip generation rates would suggest for a residential project of comparable unit count, and to request that the County defer the requirement for a detailed Traffic Impact Study (TIS) on that basis.

The project consists of Non-HUD, Sprinklered, Commercial Modular Housing Units (MHUs) designed to house up to seven contract workers per unit - supporting large-scale infrastructure construction in the region, including data center development. The facility operates as a **secured, single-purpose workforce campus** with the following defining operational characteristics:

- **Mandatory employer-operated shuttle service.** All residents are transported to and from jobsites exclusively via employer-operated shuttle buses.
- **Comprehensive on-site services.** All meals (three meals daily), laundry, and recreation facilities are provided within the campus. Residents have no operational need to leave the site for daily necessities.
- **Secured campus with restricted access.** The facility is gated and access-controlled. Outside visitors are not permitted to enter the residential or support-facility areas, eliminating visitor-generated vehicle trips.
- **Compressed work schedules.** Residents typically work 10-hour shifts, 6 to 7 days per week, on a 3-months-on / 1-month-off rotation. This schedule leaves minimal discretionary time for off-site travel and substantially reduces non-work trip potential compared to conventional residential developments.
- **Analogous to proven workforce housing models.** This operational profile is consistent with workforce housing camps deployed nationally to support energy infrastructure, pipeline, and data center construction projects, which centralize lodging, meals, and transport to minimize off-site traffic and community impacts.

### 2. Trip Generation Methodology

After evaluating the ITE Trip Generation Manual (11th Edition) land use categories, the most analogous published code for this development is **LUC 240: Mobile Home Park**, which reflects a permanent residential community of individual manufactured or modular dwelling units on a single site. While the IGH campus units are commercial-grade modular housing rather than HUD-code manufactured homes, the physical form (individual modular units arrayed on a unified site with shared infrastructure and common areas) aligns most closely with LUC 240 among the available ITE residential codes.

The ITE-published weekday daily trip generation rate for LUC 240 is **4.99 vehicle trip-ends per dwelling unit**. For the 240-unit Phase 1, this yields an unadjusted estimate of:

<p style="text-align: center;"><b>Unadjusted ITE Estimate (Phase 1 — 200 Units)</b> <math>200 \text{ DU} \times 4.99 \text{ trips/DU} = \mathbf{998 \text{ weekday daily vehicle trip-ends}}</math></p>
---

### 3. Person-Trip Framework and Trip Reduction Analysis

The ITE Trip Generation Handbook (3rd Edition) and **NCHRP Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments**<sup>1</sup> establish a person-trip framework as the preferred

<sup>1</sup>NCHRP Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments. Transportation Research Board.  
<https://www.nationalacademies.org/publications/14489>

methodology for evaluating trip generation at mixed-use and non-standard developments.<sup>2</sup> This framework converts base ITE vehicle trips to person trips, applies adjustments for internal capture and mode split, and converts the remaining external person trips back to external vehicle trips. The following analysis applies this framework to demonstrate that the IGH campus will generate **markedly fewer external vehicle trips** than a conventional residential development of equivalent unit count.

### 3.1 Employer-Mandated Shuttle Program (Commute Trip Elimination)

The single largest source of trip reduction at the IGH campus is the elimination of private-vehicle commute trips. Almost all contract workers are required, as a condition of their housing agreement, to use employer-operated shuttle buses for travel between the housing campus and the work site. This represents a nearly complete mode shift of the work-trip category from single-occupant vehicles (SOVs) to consolidated high-occupancy shuttle vehicles.

This operational mandate is far more restrictive than the voluntary employer-based TDM programs documented in the transportation planning literature, which typically achieve partial mode shifts.

For context:

Program / Study	Trip Reduction	Source
TCRP B-4: Enhanced alternatives (vanpool/shuttle)	8.5% vehicle trips	FHWA-HOP-09-017 (COMSIS, 1994)
TCRP B-4: Combined alternatives + incentives	24.5% vehicle trips	FHWA-HOP-09-017 (COMSIS, 1994)
WA State CTR Program (mandatory)	5.9% commute VMT	WA CTR Law Update 2021
Minneapolis-St. Paul TDM (9 office bldgs)	34–37% peak-hour trips	EPA-420-F-24-044
Comprehensive employer TDM (participant-level)	Up to 76% VMT	Boarnet et al. (2023), UC eScholarship
IGH Campus: Mandatory shuttle, limited SOV	±100% work trips	Project operational requirement

The TCRP Project B-4 national evaluation found that even voluntary programs providing enhanced shuttle or vanpool alternatives achieved an average 8.5% reduction in vehicle trips, and programs combining alternatives with financial incentives achieved 24.5%.<sup>3</sup> The University of California’s comprehensive review of employer-based trip reduction literature documents VMT reductions ranging from 4% to 76% at the participant level, with employer-provided transit benefits alone reducing vehicle trip rates by 11–19%.<sup>4</sup> The EPA’s 2024 guidance on employer-based travel efficiency programs cites a study of nine Minneapolis-St. Paul office buildings implementing comprehensive TDM plans that achieved 34–37% peak-hour traffic reductions.<sup>5</sup>

The IGH shuttle program is qualitatively and operationally distinct from these voluntary programs: it is mandatory, exclusive, and contractually enforced. Accordingly, the commute-trip component of the ITE residential trip rate is effectively reduced to the number of shuttle bus vehicle trips rather than hundreds of individual SOV trips as indicated by the table below. The shuttle math for Phase 1 below demonstrates a reduction from approximately 480 commute-related vehicle trip-ends per day to approximately 12 shuttle bus vehicle trip-ends—a **97.5% reduction** in commute-related external vehicle trips loading the public road network.

<sup>2</sup>ITE Trip Generation Handbook, 3rd Edition (2014). Chapter 6: Mixed-Use Development Trip Generation, Person-Trip Framework. <https://www.ite.org/technical-resources/topics/trip-and-parking-generation/other-resources/>

<sup>3</sup>TCRP Project B-4: Cost Effectiveness of TDM Programs, cited in FHWA-HOP-09-017, Section 4. [https://ops.fhwa.dot.gov/publications/fhwahop09017/018\\_section\\_4.htm](https://ops.fhwa.dot.gov/publications/fhwahop09017/018_section_4.htm)

<sup>4</sup>Boarnet, M. et al. (2023). Employer-Based Trip Reduction. eScholarship, University of California. <https://escholarship.org/content/qt1091n164/qt1091n164.pdf>

<sup>5</sup>EPA (2024). Travel Efficiency Strategies: Employer-Based Incentives and Programs (EPA-420-F-24-044). <https://www.epa.gov/system/files/documents/2024-12/420f24044.pdf>

### Shuttle Trip Conversion (Phase 1 — 200 Workers)

Assumed shuttle capacity: 40–50 passengers per bus

Workers per shift: ±200 (single shift assumption)

Shuttle runs required:  $200 \div 45 \text{ avg} = \pm 5$  shuttle departures per shift change

Daily shuttle vehicle trips (round trip): **±10 bus trip-ends per day**

Compared to: ±200 SOV round trips / ±400 vehicle trip-ends/day under conventional conditions

### 3.2 Internal Capture of Non-Work Trips

Beyond commute trips, the remaining categories of residential trip generation under ITE methodology are non-work trips: shopping, dining, personal business, recreation, and social/entertainment. The ITE Trip Generation Handbook and NCHRP Report 684 provide a formal internal capture methodology for mixed-use developments in which complementary land uses are co-located, reducing the need for external vehicle trips.

The IGH campus qualifies for exceptionally high internal capture rates because:

1. **All dining is provided on-site.** Three meals per day are served in a centralized dining facility, eliminating restaurant and fast-food trip demand. CUTR/FDOT research at Florida mixed-use sites observed residential-to-restaurant internal capture rates of 3–24% at conventional developments where dining is an option—at the IGH campus, where dining is the sole available option and is included in the housing package, internal capture of dining trips approaches 100%.<sup>6</sup>
2. **Laundry facilities are on-site.** Residents have no need to visit off-site laundromats or dry cleaners.
3. **Recreation facilities are on-site.** Gym, game rooms, and common areas are provided within the campus, consistent with the man-camp operational model used nationally for similar workforce housing.
4. **The facility is secured; no outside visitors are permitted.** This eliminates all visitor-generated vehicle trips: a category that accounts for a meaningful share of daily trips at conventional residential developments. There is zero external demand for the on-site non-residential components because only residents may access them.
5. **Walking distances are minimal.** Per NCHRP 684, internal capture rates are maximized when land use pairs are within short walking distances (the methodology includes a proximity adjustment for developments over 55 acres).<sup>7</sup> All support facilities are centrally located within the campus and accessible by foot from all residential units.

Applying the NCHRP 684 internal capture framework qualitatively, the non-work trip categories that dominate conventional residential trip generation, e.g. shopping, dining, personal business, and recreation, are either fully internalized (dining, laundry, recreation) or structurally suppressed (shopping, personal business) by the secured-campus operational model and compressed work schedule. A conservative estimate of overall non-work internal capture is 80–90% or higher, significantly exceeding the 13–16% AM/PM peak internal capture rates observed at conventional Florida mixed-use developments:

### 3.3 Compressed Work Schedule Effects

The ITE residential trip generation database is primarily composed of observations from conventional households with varied daily schedules, multiple household members, and regular off-site errand patterns.<sup>8</sup> The IGH campus population differs fundamentally:

- Residents work 10-hour shifts, 6–7 days per week, on a 3-months-on / 1-month-off rotation.

<sup>6</sup> SCAG (2010). MXD Trip Generation Model (NCHRP 684 Application). [https://scag.ca.gov/sites/default/files/2024-05/mtf052516\\_mxd.pdf](https://scag.ca.gov/sites/default/files/2024-05/mtf052516_mxd.pdf)

<sup>7</sup> CUTR/FDOT (2014). Internal Trip Capture for Mixed-Use Developments. University of South Florida. <https://www.cutr.usf.edu/wp-content/uploads/2014/10/CUTR-Webcast-Handout-10.16.14.pdf>

- On workdays, residents have limited waking hours outside of work and sleep, reducing time available for discretionary off-site travel to near zero.
- Single-worker units have no secondary household members generating independent trip chains (school, childcare, shopping, social).
- During the 1-month-off rotation, workers leave the campus entirely, reducing effective occupancy below 100% at any given time.

These factors further reinforce the conclusion that applying unadjusted ITE LUC 240 residential rates to this project would substantially overstate the actual external vehicle trip demand on the adjacent public road network.

#### 4. Resulting External Vehicle Trip Estimate

The following table summarizes the step-by-step person-trip-to-vehicle-trip analysis for Phase 1 (240 units), applying the adjustments described in Sections 2 and 3:

Analysis Step	Trip-Ends / Day
A. Unadjusted ITE LUC 240 (200 DU × 4.99)	998
B. Less: Commute trips converted to shuttle (±97.5%)	±200 (replaced by ±10 bus trips)
C. Less: Internal capture of non-work trips (±85%)	±115
D. Remaining discretionary off-site trips (conservative)	20–40
E. Total estimated external vehicle trip-ends (D + shuttle)	32–52

**Under this analysis, the IGH Workforce Housing Campus (Phase 1, 200 units) is estimated to generate approximately 32–52 total external vehicle trip-ends per weekday,** compared to the unadjusted ITE estimate of 998. This represents a reduction of **95–99%** from the raw ITE rate. Even applying more conservative assumptions, the adjusted trip generation is unlikely to exceed 100–120 daily external vehicle trip-ends.

For context, 60–120 daily trip-ends is comparable to the traffic generation of a small convenience store or a 20-unit single-family subdivision—developments for which detailed traffic impact studies are not typically required under standard engineering practice.

#### 5. Comparable Projects and National Precedent

The operational profile of the IGH campus is consistent with the rapidly growing national market for purpose-built workforce housing camps supporting large-scale infrastructure construction. As reported by Bloomberg in March 2026, data center developers are "increasingly relying on a style of camp popularized during the shale-oil boom" to house construction workers near remote project sites. These facilities—commonly referred to as "man camps" in the energy and construction industries—share the following characteristics with the IGH campus:

- Centralized lodging in modular or prefabricated housing units
- On-site dining, laundry, recreation, and support facilities
- Employer-managed shuttle transportation to and from the jobsite
- Secured, access-controlled perimeter with no public visitor access
- Workers on compressed schedules (extended shifts, multi-week rotations)

Target Hospitality's 1,000+ worker camp supporting a 1.6 GW data center conversion in Dickens County, Texas (\$132 million in contracts) is one prominent current example. These facilities are specifically designed

to **minimize off-site traffic and community impacts** by centralizing all daily needs within the camp—the same operational principle that governs the IGH campus<sup>9</sup>.

Notably, the ITE trip generation literature has not yet developed a dedicated land use code for secured workforce housing camps. This further supports the appropriateness of using the LUC 240 rate as a conservative starting point and applying documented reduction factors, rather than relying on an unadjusted code that was derived from conventional residential populations with fundamentally different trip-making behavior.

## 6. Request for Deferral of Detailed Traffic Impact Study

Based on the analysis presented above, the applicant respectfully requests that Laramie County Public Works and the County Engineer defer the requirement for a detailed Traffic Impact Study (TIS) for the IGH Workforce Housing Campus, for the following reasons:

1. **External vehicle trip generation is negligible relative to project size.** The estimated 42–120 daily external vehicle trip-ends (depending on assumptions) falls well below the threshold at which a detailed TIS would typically provide meaningful additional information for engineering decision-making.
2. **Trip reduction is supported by enforceable operational controls.** The shuttle mandate and secured-campus conditions are not voluntary TDM strategies subject to varying compliance rates; they are fundamental operating requirements of the facility. The campus operator has a contractual and business interest in maintaining these controls for safety, liability, and operational efficiency reasons independent of any traffic study requirement.
3. **The methodology is grounded in nationally recognized standards.** This analysis uses the ITE Trip Generation Manual, the ITE Trip Generation Handbook person-trip framework, NCHRP Report 684 internal capture methodology, and peer-reviewed TDM literature to arrive at a defensible trip estimate.
4. **National precedent supports this operational model.** Workforce housing camps with comparable operational profiles are being deployed nationally at increasing scale to support data center and energy infrastructure construction, and are specifically designed to minimize external traffic generation and community impacts.

## 7. Conclusion

The IGH Workforce Housing Campus is a unique land use that does not fit neatly within any single ITE trip generation category. When the project's defining operational characteristics, *including mandatory shuttle transportation, comprehensive on-site services, secured campus with no visitor access, single-occupant units, and compressed work schedules*, are properly accounted for using the ITE/NCHRP person-trip framework and supported by peer-reviewed TDM literature, the resulting external vehicle trip estimate is approximately **95-99% lower than the unadjusted ITE residential rate**.

The applicant is confident that this analysis provides a defensible basis for the County to defer the requirement for a detailed Traffic Impact Study for the initial phases of the project and look forward to working with Laramie County Public Works and the County Engineer as the project moves forward and demands increase.

---

<sup>9</sup> Bloomberg (2026). AI 'Man Camps' Offer Golf, Free Steaks to Lure Workers in Texas. March 6, 2026. <https://www.bloomberg.com/news/features/2026-03-06/the-700-billion-ai-data-center-boom-is-fueling-a-boom-in-man-camp-housing>

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

**A RESOLUTION FOR A CLASS C CONDITIONAL USE PERMIT FOR “IRON GUARD WORKFORCE HOUSING”, SITUATED IN A PORTION OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 67 WEST, 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 have adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Class C Conditional Use Permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 3-1-110(c) governing development standards for conditional uses; and

WHEREAS, this application is in conformance with section 2-4-104 of the 2025 Laramie County Land Use Regulations governing the LU – Land Use Zone District.

**NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY BOARD OF COUNTY COMMISSIONERS, as follows:**

The Laramie County Board of County Commissioners finds that:

- a. This application meets the criteria for a Class C Conditional Use Permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 3-1-101(c) of the 2025 LCLUR governing development standards for conditional uses.
- c. This application is in conformance with section 2-4-104 of the 2025 Laramie County Land Use Regulations governing the LU – Land Use Zone District.

and the Board approves a Class C Conditional Use Permit for the “Iron Guard Workforce Housing Facility,” situated in a portion of Section 24, Township 13 North, Range 67 West, of the 6th P.M., Laramie County, WY, as shown on the attached “EXHIBIT A” with the following conditions:

1. Phase 1 and 2 shall be served by haul trucks for water service with above ground holding tanks for septic.
2. Applicant must obtain an Outside User Agreement with the Board of Public Utilities (BOPU) or a Public Water Supply permit from the Wyoming State Engineers Office for Phase 3.
3. Applicant shall obtain appropriate access easements to the workforce housing campus in order to obtain approval by the Laramie County Board of Commissioners.
4. All agency comments shall be addressed.
5. Improvements will be removed when workforce accommodation facilities are no longer needed. Infrastructure may remain for future development.

PRESENTED, READ, AND ADOPTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

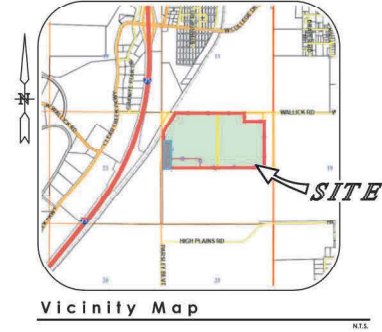
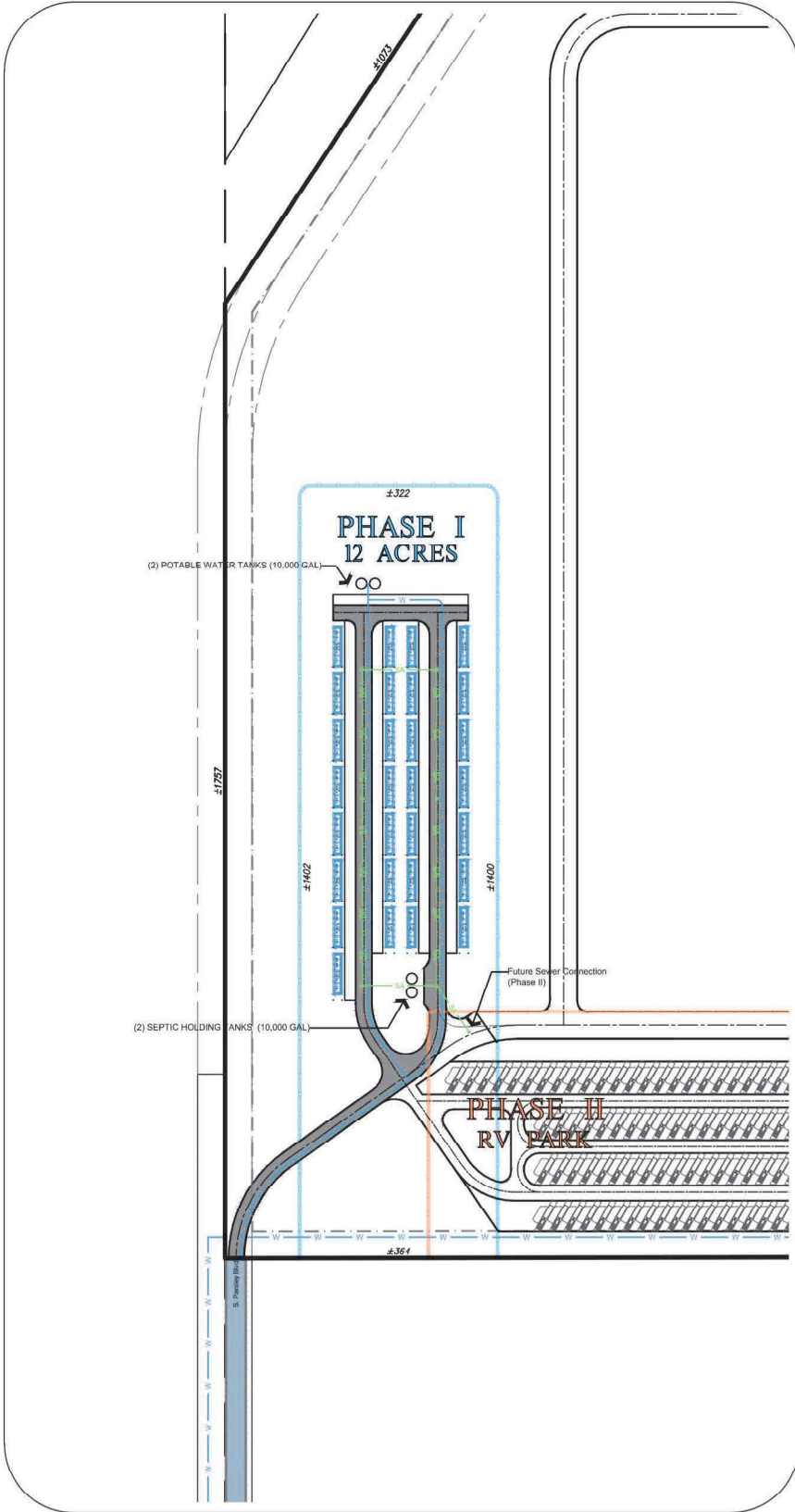
\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

\_\_\_\_\_  
Debra Lee, County Clerk

Reviewed and approved resolution only as to form:

\_\_\_\_\_  
Laramie County Attorney’s Office



### Project Summary

Dry Camping / RV Temporary Use  
(120 Days)

Phase 1: ±12 Acres | 29 Bldgs x 7 DU = ± 203 DU

Phase 2: ±14 Acres | 150 RV Spaces = ± 150 DU

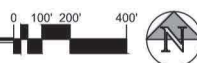
Phase 3: ±252 Acres | FUTURE

### Notes

1. This Land Use plan concept is preliminary and subject to change.
2. Base Information: Boundary and base information are from public records and are conceptual in nature.
3. Ownership & Maintenance: The site campus will be owned and maintained by a single entity.
4. Architecture: The 7-unit pre-fabricated Modular Housing Units (MHUs) depicted in Phase 1 and "Future" areas are fully conditioned, non-HUD, Sprinklered, Commercial MHUs based on manufacturer specification sheets and will be detailed in building permit submittals.
5. Grading, Drainage, & Utilities: TBD. A civil engineer has not reviewed this plan. Detention ponds are schematic.
6. Vehicular Access & Circulation: Primary access routes have not been determined based on the insufficient transportation network in this area; more information to be provided in subsequent submittals.
7. Lighting: Not shown. Lighting will be primarily pole and building-mounted.
8. Parking: Parking shown is preliminary. Supply & Demand will be verified moving forward with detailed design and site planning approval process. Final location of accessible parking spaces will be revised based on proposed grade and other constraints. See project narrative for more information.

## Preliminary Site Layout

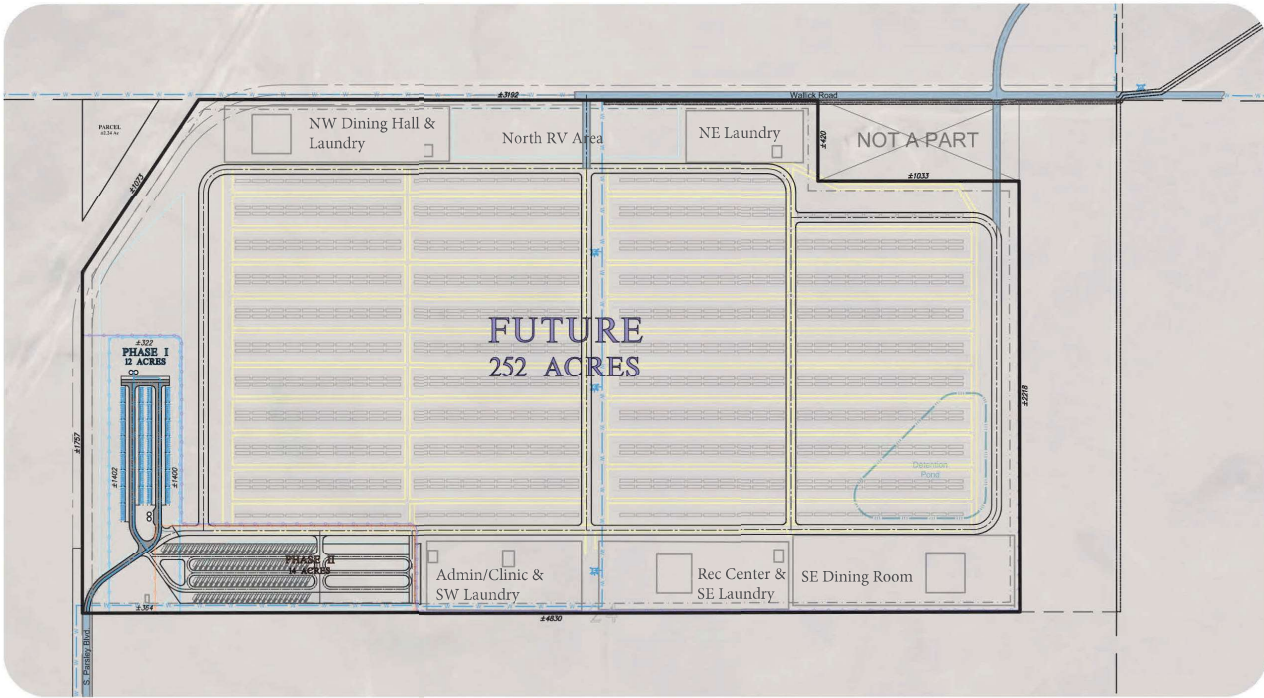
Laramie County, Wyoming



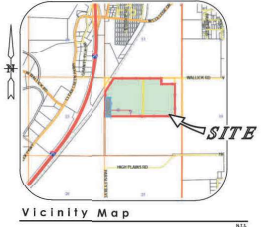
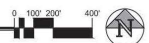


# Iron Guard Workforce Housing

High Plains Business Park | Wallick Road x Parsley Boulevard | S.24 - T.13 N. - R 67W. | Cheyenne, Wyoming



**Phasing Site Sketch**  
Laramie County, Wyoming



Vicinity Map

**Project Summary**

Dry Camping / RV Temporary Use (120 Days)

Phase 1: ±12 Acres | 29 Bldgs x 7 DU = ± 203 DU

Phase 2: ±14 Acres | 150 RV Spaces = ± 150 DU

Phase 3: ±252 Acres | FUTURE

- Notes**
- This Land Use plan concept is preliminary and subject to change.
  - Base information: Boundary and base information are from public records and are conceptual in nature.
  - Ownership & Maintenance: The site campus will be owned and maintained by a single entity.
  - Architecture: The 7-unit pre-fabricated Modular Housing Units (MHUs) depicted in Phase 1 are "Future" areas are fully conditioned, non-HUD, Single-level, Commercial MHUs based on manufacturer specification sheets and will be detailed in building permit submittals.
  - Grading, Drainage & Utilities: TSD: A civil engineer has not reviewed this plan. Detention ponds are schematic.
  - Vehicular Access & Circulation: Primary access routes have not been determined based on its anticipated transportation network in this area; more information to be provided in subsequent submittals.
  - Lighting: Not shown. Lighting will be primarily pole and building-mounted.
  - Parking: Parking shown is preliminary. Supply & Demand will be verified moving forward with detailed design and site planning approval process. Final location of accessible parking spaces will be revised based on proposed grade and other constraints. See project narrative for more information.



Prepared: February 2026  
Revised: 11 March 2026  
PPP Project No. 26005