



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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### Planning • Building

#### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Pourchot, Associate Planner

**DATE:** April 21<sup>st</sup>, 2026

**TITLE:** Review and Action on a Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, located in a portion of land situated in the NE ¼ of Section 11, Township 14 North, Range 70 West, of the 6<sup>th</sup> P.M., Laramie County, WY.

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#### EXECUTIVE SUMMARY

Riedel Ventures, LLC, dba Bit-O-Wyo Ranch and Events, on behalf of landowner, Tania Riedel, has submitted Class C Conditional Use application for the Bit-O-Wyo Ranch and Events project. The purpose of the project is to continue the historic use of the business as a public event and recreational venue. The business has ceased operation for over a year and will now require Board approval via a Class C Conditional Use Permit.

#### BACKGROUND

The subject property is located in the Land Use (LU) zone district and consists of 39.97 acres. The surrounding area is also zoned Land Use (LU) zone district. The property is currently accessed from Happy Jack Road; however, the applicant wishes to move access to Brush Creek Road which will require a Right-of-Way permit through the Bureau of Land Management which is still being processed. This will also necessitate Brush Creek Road being engineered and brought up to County Standards.

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

- Section 1-3-100 governing public notice.
- Section 2-3-102(d)(iii) governing the Class C Conditional Use permitting process.
- Section 2-4-104 governing the LU – Land Use Zone District.
- Section 3-1-109 governing commercial projects.
- Section 2-3-102(c)(iv) governing discretion by the Director to determine if a conditional use permit is required.

#### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR), which are outlying areas of Laramie County. These areas are far removed from the providers of public services and have relatively lower levels of road access. Some areas with existing development may be appropriate for expansion, identified as rural centers. Any new development in this area shall address water availability,

public lands access, cultural resource preservation, and roads and connectivity. Ensuring minimal impacts to view sheds and wildlife are especially critical in the western portion of Laramie County.

This area is outside the PlanCheyenne future land use areas.

At the time of this report, agency review comments are still being addressed, mainly, access to the site. The applicant wishes to access the parcel from Brush Creek Road which will require it to be brought to LCLUR current standards of 24 feet wide. Private access through BLM land will be 20 feet wide. The applicant is still in the process of obtaining final approval and leasing agreements from BLM. The applicant is working with Environmental Health to bring property up to their standards for commercial uses.

Public notice was provided, and several comments were received which are attached to this report.

A conditional use is given to land use meant to be beneficial to the permitted uses or those similar within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area. Every listed land use or land use proposal similar in nature, intensity and community impact which requires a conditional use permit has probable impacts and is required to meet all conditions within the LCLUR. It was determined that a Class C Conditional Use Permit would be provided along with a Site Plan. Class C Conditional uses are generally those which are presumed intense in nature and likely require conditions to mitigate impacts they may have on the surrounding area to uphold public health, safety and general welfare. Any conditions placed by the governing bodies shall be met.

Participants in the public hearing before the Planning Commission requested a noise limitation on operations at the property to be placed as a condition. The Planning Commission recommended a condition whereby noise cannot exceed 50 dB at the property line. The Applicant opposed this condition and is requesting the Board review the recommended condition. The applicant is proposing, if such a condition is imposed, that the condition be, "cannot exceed 50 dB beyond a 1,250- foot distance from the venue area."

The Planning Commission met on March 26<sup>th</sup>, 2026, and recommended approval by a vote of (4-0) in favor of, with the addition of further conditions contained in the proposed motion. Chairman Jason Caughey recused himself.

Based on Section 2-3-102(d)(iii) of the LCLUR governing Class C Conditional Use Permits, Staff finds this application is in conformance with the plans and policies of Laramie County.

### **RECOMMENDATION and FINDINGS**

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

- a. This application meets the criteria for a Class C Conditional Use Permit pursuant to section 2-3-102(d)(iii) of the 2025 Laramie County Land Use Regulations.
- b. This application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations.
- 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 that the Board approves the Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, located in a parcel of land situated in the NE ¼ of Section 11, Township 14 North, Range 70 West, of the 6th P.M., Laramie County, WY, with the following conditions:**

- 1) Applicant must bring Brush Creek Road to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards for private access.**
- 2) Applicant must show proof from Environmental Health that they have satisfied their standards for commercial use.**
- 3) Show proof of an approved and recorded easement agreement between landowner and the Bureau of Land Management.**
- 4) That noise shall not exceed 50 dB at the property line for all commercial events.**
- 5) That all events must terminate at 10 pm.**
- 6) Limit attendance at all events to total 100 people, including staff.**

### **PROPOSED MOTION**

**I move to grant the approval of the Class C Conditional Use Permit for the Bit-O-Wyo Ranch and Events, located in a parcel of land situated in the NE ¼ of Section 11, Township 14 North, Range 70 West, of the 6th P.M., Laramie County, WY, adopt the findings of facts a, b, and c of the staff report with the following conditions:**

- 1) Applicant must bring Brush Creek Road to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards for private access.**
- 2) Applicant must show proof from Environmental Health that they have satisfied their standards for commercial use.**
- 3) Show proof of an approved and recorded easement agreement between landowner and the Bureau of Land Management.**
- 4) That noise shall not exceed 50 dB at the property line for all commercial events.**
- 5) That all events must terminate at 10 pm.**
- 6) Limit attendance at all events to total 100 people, including staff.**

### **ATTACHMENTS**

- Attachment 1: Location Map
- Attachment 2: Pre-Application Notes
- Attachment 3: Applicant Email Requesting Class C Conditional Use procedures
- Attachment 4: Project Narrative
- Attachment 5: BLM Correspondence
- Attachment 6: Agency Review Comments with Applicant Responses
- Attachment 7: Zimmerman/Losee party Attorney Cease and Desist letters
- Attachment 8: Pictures from Opposing Party's Attorney During Planning Commission
- Attachment 9: Applicant and Public Comments
- Attachment 10: Class C Conditional Use Permit Resolution
- Attachment 11: Exhibit A – Conceptual Site Plan
- Attachment 12: Exhibit B – Noise Decibel Comparison Chart

# Laramie County Wyoming MapServer

PZ-26-00010

BIT-O-WYO RANCH AND EVENTS  
CLASS C CONDITIONAL USE  
PERMIT

LAND USE ZONE DISTRICT

LARAMIE COUNTY FIRE  
AUTHORITY

LARAMIE COUNTY SCHOOL  
DISTRICT 1



1000 ft



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information. printed 3/9/2026



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

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

**PERMIT**

**PA-25-00103**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 470 HAPPY JACK RD CHEYENNE  
**PRIMARY PARCEL:** 14701110000100  
**PROJECT NAME:** BIT OF WYO

**ISSUED:** 10/29/2025  
**EXPIRES:** 04/27/2026

**APPLICANT:** Tania Riedel  
 NOT KNOWN AT TIME OF ENTRY  
 UNKNOWN, UK 00000

**OWNER:** STEELE, DENNIS R  
 1407 GREEN MOUNTAIN RD  
 CHEYENNE, WY 82009-9398

Detail Name	Detail Value
Meeting Date	10/29/2025
MEETING AM OR PM	AM
Application Types	Site Plan
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Reopen facility
Staff Attending	JA, SP, CC, DP, MC, TG, JE
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	TBD
Drainage Study	Letter of Waiver
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Roadway Maintenance Plan	No
Road/Easement Use Agreement	No



# Laramie County, WY

## Laramie County Planning and Development Office

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Right-of-Way Construction Permit	Upon Construction
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	Yes
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	Yes
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	<p>Prior use was for retreats, celebrations, camps and easement was from Happy Jack. Current owners are negotiating with the BLM for access from the North. Existing residential easements coming in from South will no longer work. There is an established public right of way for the two track and within public right of way and must be upgraded. Emergency access must be to all buildings and requires a minimum of 20'. Molly Cook suggested that further discussions be held regarding the right of way if this development does not go through. The well on an adjoining property is located within the right of way also. Refer to page 234 of the 2025 LCLUR. Approximately 1430 feet of Brush Creek road. Floodplain permit for road crossing will be needed.</p>



## Laramie County, WY

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[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

#### Miscellaneous Notes (2)

Environmental Health said applicant will need to upgrade septic and warming kitchen has requirements that will also need permitted. Events that are by invitation only are considered private by EH. If it is a ticketed event it is considered open to the public. Either way it is determined to be a public facility. Planning says it is not grandfathered so will now need a Conditional Use Class B Permit and Simple Site Plan showing what is listed on Page 368 of the 2025 LCLUR. Posting of property on Brush Creek Road, legal ad, neighbor letters, engineer and other agency review, Planning Commission public hearing for Conditional Use Permit approval. Cost is \$500 permit fee for conditional use, \$500 site plan fee, \$26 per sign, actual cost of mailing and legal and engineer review. Both permits can be submitted concurrently but site plan would be done at risk in the instance that the Conditional Use Permit was not approved. When site plan is approved a Certificate of Review will be issued.

#### Miscellaneous Notes (3)

Try to address concerns from neighbors and suggests ways to mitigate in your project narrative. Existing buildings will need to be brought up to code. Dan Peters said residential permits that have been pulled will need to be changed to commercial. Recommended working with design professional to do an analysis of the buildings. Needs a Certificate of Review before building permits can be pulled. The site plan only needs to show what will actually be used for the business.

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### 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.

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## Laramie County, WY

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

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

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



## Sonny Pourchot

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**From:** Justin Arnold  
**Sent:** Monday, March 9, 2026 9:26 AM  
**To:** Sonny Pourchot  
**Subject:** FW: Tania riedel

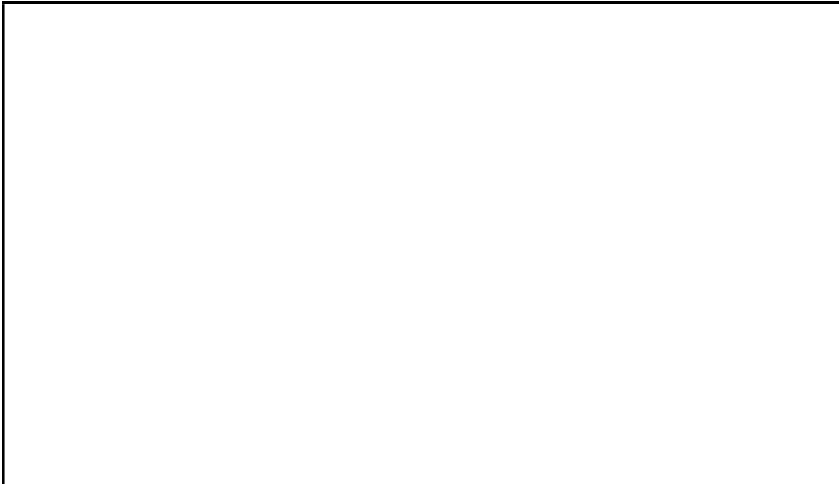
I'll see if I can find any more but this covers us just as an acknowledgment of the Class C.

Thanks,

Justin

**From:** Tania Riedel <tania4homes@gmail.com>  
**Sent:** Friday, January 30, 2026 7:56 AM  
**To:** Justin Arnold <justin.arnold@laramiecountywy.gov>  
**Subject:** Re: Tania riedel

Okay that's what we did but can you call about the address ?



On Fri, Jan 30, 2026 at 7:54 AM Justin Arnold <[justin.arnold@laramiecountywy.gov](mailto:justin.arnold@laramiecountywy.gov)> wrote:

Good morning,

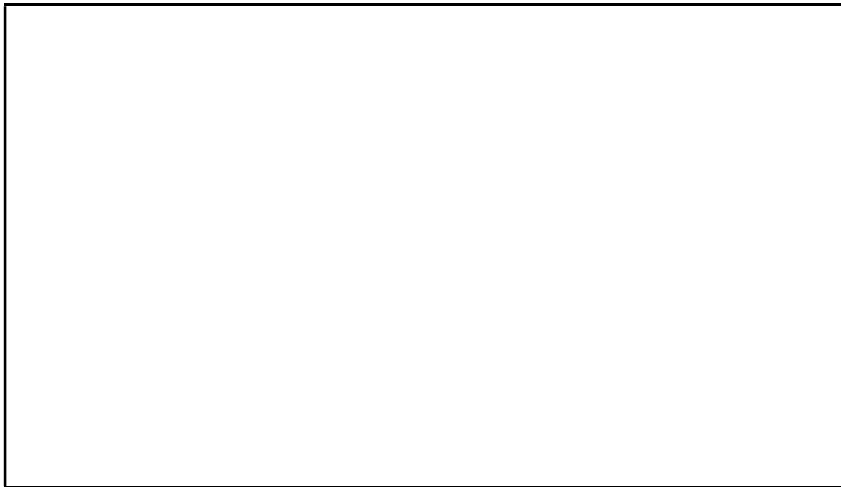
You need to apply for a Class C Tania. The project would be dead should the B get denied.

Thanks,

Justin

**From:** Tania Riedel <[tania4homes@gmail.com](mailto:tania4homes@gmail.com)>  
**Sent:** Thursday, January 29, 2026 2:33 PM  
**To:** Justin Arnold <[justin.arnold@laramiecountywy.gov](mailto:justin.arnold@laramiecountywy.gov)>  
**Subject:** Re: Tania riedel

Okay and we are doing class b permit even though we are making the request for the county commissions to approve ? Or class C. Your pre planning meeting indicates b



On Thu, Jan 29, 2026 at 2:31 PM Justin Arnold <[justin.arnold@laramiecountywy.gov](mailto:justin.arnold@laramiecountywy.gov)> wrote:

Yes, just use the 470 Happy Jack for the purpose of submittal.

Thanks,

Justin

-----Original Message-----

**From:** Tania Riedel <[tania4homes@gmail.com](mailto:tania4homes@gmail.com)>  
**Sent:** Thursday, January 29, 2026 2:13 PM  
**To:** Justin Arnold <[justin.arnold@laramiecountywy.gov](mailto:justin.arnold@laramiecountywy.gov)>  
**Subject:** Tania riedel

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.

Riedel Ventures LLC  
DBA Bit O Wyo Ranch and Events  
TBD Brush Creek Road  
Cheyenne, WY 82009

January 22, 2026

Laramie County Planning Department  
Cheyenne, Wyoming

**Re: Conditional Use Permit Application – Bit O Wyo Ranch and Events**

To Whom It May Concern,

Riedel Ventures LLC, doing business as Bit O Wyo Ranch and Events, respectfully submits this project narrative in support of our application for a Conditional Use Permit to allow the reopening and continued operation of Bit O Wyo Ranch, located on Brush Creek Road in Laramie County, Wyoming.

The intent of this project is to restore and update the existing facilities for continued use as a public event and recreational venue. The property will host a variety of gatherings including, but not limited to, reunions, graduations, birthdays, retreats, weddings, concerts or entertainment events, photo shoots, private parties, private dinners, fundraisers, and club or organizational gatherings.

In addition to event use, Bit O Wyo Ranch will reinstate its historic horseback riding services and introduce additional recreational offerings such as biking, hiking, guided nature tours, family nights, and date-night experiences. All uses are intended to be compatible with surrounding land uses and respectful of the rural character of the area.

Access to the property is being addressed through a Bureau of Land Management (BLM) Right-of-Way (ROW) application, for which a 30-year lease is being sought. This access will respect existing residential easements, including those associated with 470 Happy Jack Road. Shuttle service will be provided for all weddings, and events where alcohol is being served.

The property and existing structures will be restored and updated in compliance with all applicable safety, building, and code requirements. All recreational activities will operate in coordination with and in compliance with BLM requirements and permitting.

Bit O Wyo Ranch anticipates opening for business in the summer of 2026.

**Known Conditions for the Conditional Use Permit include:**

- Completion of the BLM Right-of-Way
- Certificate of Review
- Architect-stamped drawings
- Stamped mechanical, electrical, and plumbing (MEP) drawings

**Project Milestones and Current Status:**

- BLM Right-of-Way application submitted and currently 247th in queue for approval as of January 12, 2026
- Conditional Use Permit application anticipated to be filed the week of January 28, 2026
- Pre-application meeting completed
- Architectural plans and code review completed
- Liquor license process completed, pending approval of site plan
- Septic application completed and ready for filing
- County Health Department requirements for kitchen and bar use acknowledged and will be met
- Structural inspections completed, including receipt of stamped engineer's letter
- Walk-through completed with the Building Department, along with multiple preparatory meetings to ensure readiness for permitting

**Long-Term Land Use Commitment**

Riedel Ventures LLC is committed to responsible long-term land stewardship. We will work closely with the Bureau of Land Management to preserve and care for the land, maintain access roads in accordance with county requirements, and ensure safe and sustainable operations. A volunteer advisory board will be established to support ongoing operations and public engagement, consisting of a safety advisor, community advisor, legal counsel, maintenance advisor, and brand officer.

We appreciate the Planning Department's time and consideration of this application and look forward to continuing to work collaboratively with Laramie County throughout the permitting process. Please do not hesitate to contact us should additional information or clarification be required.

Respectfully submitted,

Riedel Ventures LLC  
DBA Bit O Wyo Ranch and Events  
Authorized Representative



# United States Department of the Interior

## BUREAU OF LAND MANAGEMENT

Wyoming High Desert District  
Rawlins Field Office  
1300 North Third Street, P.O. Box 2407  
Rawlins, Wyoming 82301-2407  
www.blm.gov/wy



In Reply Refer To:  
2800 (WYD03) (kw)  
WYWY1067492

JAN 12 2026

Your Reference  
Reidel Parking Lot

CERTIFIED MAIL NO. 9489 0178 9820 3043 7684 37  
RETURN RECEIPT REQUESTED

Ms. Tania J. Riedel  
Riedel Ventures, LLC  
1407 Green Mountain Road  
Cheyenne, Wyoming 82009

### DECISION

#### Application Complete

The Bureau of Land Management (BLM), Rawlins Field Office (RFO) received your right-of-way (ROW) application on September 9, 2025, for a parking lot on public lands.

The BLM sent a deficiency letter to you on December 4, 2025, requesting a site diagram of the parking lot. The BLM received your response on December 8, 2025. All deficiencies have been met.

The Category 2, \$1,113.00, cost recovery fee for application processing was paid on December 11, 2025.

The BLM has determined that your application is now complete as per Title 43 Code of Federal Regulation (CFR) 2803.10 and 43 CFR 2804.12, unless an unexpected deficiency is identified at a later time. If this happens, the BLM will notify you immediately.

Your application is 237 out of 414 pending applications as of January 8, 2025.

If you have any questions, please contact Kady Warren, Legal Instruments Examiner, at the address shown above, e-mail [kwarren@blm.gov](mailto:kwarren@blm.gov), or telephone (307) 328-4246.

Sincerely,

Andrew Kauppila,  
Assistant Field Manager, Minerals & Lands

INTERIOR REGION 7 • UPPER COLORADO BASIN

COLORADO, NEW MEXICO, UTAH, WYOMING



# United States Department of the Interior

BUREAU OF LAND MANAGEMENT  
Wyoming High Desert District  
Rawlins Field Office  
1300 North Third Street, P.O. Box 2407  
Rawlins, Wyoming 82301-2407  
www.blm.gov/wy



In Reply Refer To:  
2800 (WYD03) (kw)  
WYWY106749200

JAN 12 2026

Your Reference  
Reidel Access Road

CERTIFIED MAIL NO. 9489 0178 9820 3043 7684 37

RETURN RECEIPT REQUESTED

Ms. Tania J. Riedel  
Riedel Ventures, LLC  
1407 Green Mountain Road  
Cheyenne, Wyoming 82009

## DECISION

### Application Complete

The Bureau of Land Management (BLM), Rawlins Field Office (RFO) received your right-of-way (ROW) application on September 9, 2025, for an access road across public lands.

The BLM sent a deficiency letter to you on September 23, 2025, requesting a map or description of the access route from an established county or state road. The BLM received your response on October 20, 2025. All deficiencies have been met.

The Category 3, \$2,227.00, cost recovery fee for application processing was paid on October 21, 2025.

The BLM has determined that your application is now complete as per Title 43 Code of Federal Regulation (CFR) 2803.10 and 43 CFR 2804.12, unless an unexpected deficiency is identified at a later time. If this happens, the BLM will notify you immediately.

Your application is 237 out of 414 pending applications as of January 8, 2025.

If you have any questions, please contact Kady Warren, Legal Instruments Examiner, at the address shown above, e-mail [kwarren@blm.gov](mailto:kwarren@blm.gov), or telephone (307) 328-4246.

Sincerely,

Andrew Kauppila,  
Assistant Field Manager, Minerals & Lands

**INTERIOR REGION 7 • UPPER COLORADO BASIN**

COLORADO, NEW MEXICO, UTAH, WYOMING

## Permit Notes

**Permit Number:** PZ-26-00010

**Parcel Number:** 14701110000100

**Submitted:** 01/30/2026

**Site Address:** 470 HAPPY JACK RD

**Technically Complete:** 02/02/2026

**Applicant:** Riedel, Tania  
**Owner:** RIEDEL, TANIA J

Cheyenne, WY 82009

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

Riedel Ventures LLC  
DBA Bit O Wyo Ranch and Events  
TBD Brush Creek Road  
Cheyenne, WY 82009  
January 22, 2026  
Laramie County Planning Department  
Cheyenne, Wyoming  
Re: Conditional Use Permit Application – Bit O Wyo Ranch and Events  
To Whom It May Concern,

Riedel Ventures LLC, doing business as Bit O Wyo Ranch and Events, respectfully submits this project narrative in support of our application for a Conditional Use Permit to allow the reopening and continued operation of Bit O Wyo Ranch, located on Brush Creek Road in Laramie County, Wyoming.

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The property and existing structures will be restored and updated in compliance with all applicable safety, building, and code requirements. All recreational activities will operate in coordination with and in compliance with BLM requirements and permitting.

Bit O Wyo Ranch anticipates opening for business in the summer of 2026.  
Known Conditions for the Conditional Use Permit include:

**Project Description:**

- ? Completion of the BLM Right-of-Way
- ? Certificate of Review
- ? Architect-stamped drawings
- ? Stamped mechanical, electrical, and plumbing (MEP) drawings
- Project Milestones and Current Status:
  - ? BLM Right-of-Way application submitted and currently 247th in queue for approval as of January 12, 2026
  - ? Conditional Use Permit application anticipated to be filed the week of January 28, 2026
  - ? Pre-application meeting completed
  - ? Architectural plans and code review completed
  - ? Liquor license process completed, pending approval of site plan
  - ? Septic application completed and ready for filing
  - ? County Health Department requirements for kitchen and bar use acknowledged and will be met
  - ? Structural inspections completed, including receipt of stamped engineer's letter



## Permit Notes

? Walk-through completed with the Building Department, along with multiple preparatory meetings to ensure readiness for permitting Long-Term Land Use Commitment Riedel Ventures LLC is committed to responsible long-term land stewardship. We will work closely with the Bureau of Land Management to preserve and care for the land, maintain access roads in accordance with county requirements, and ensure safe and sustainable operations. A volunteer advisory board will be established to support ongoing operations and public engagement, consisting of a safety advisor, community advisor, legal counsel, maintenance advisor, and brand officer.

We appreciate the Planning Department's time and consideration of this application and look forward to continuing to work collaboratively with Laramie County throughout the permitting process. Please do not hesitate to contact us should additional information or clarification be required.

Respectfully submitted,

Riedel Ventures LLC  
 DBA Bit O Wyo Ranch and Events  
 Authorized Representative

<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>
02/04/2026		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
02/04/2026		Workflow	WYDOT REVIEW	GENERAL	No comments.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
02/04/2026	02/04/2026	Application	PZ-26-00010	GENERAL	No concerns noted	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
02/06/2026		Workflow	GIS REVIEW	GENERAL	Is the proposed access to alter or replace the current primary access for the whole property currently addressed as 470 Happy Jack RD? If so, it may necessitate a change of address for the property. Addresses are a combination of physical location and access point. Or is the thought to have a secondary address assigned to the business portion off of Brush Creek RD? Access from the North or South both cross the floodplain.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
02/10/2026	02/10/2026	Application	PZ-26-00010	GENERAL	Ensure that access and egress meet the standards provided in the LCLUR for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
02/10/2026	02/10/2026	Application	PZ-26-00010	GENERAL	No concerns.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV

## Permit Notes

02/13/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1. All access roads into the site and through the parking area must meet the minimum requirements for emergency vehicles (20" width) and minimum 6" of Grading W road base material to accommodate the heavy vehicles.</p> <p>2. Additional comments may be provided with the site plan application submittal.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
02/13/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Owner and engineer are working with our agency to meet all requirements for project.	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
02/13/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer shall be addressed and resolved appropriately.</p> <p>2. A separate right-of-way permit application (showing all the section called out below) through Public Works will be required with the development of this lot. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works with any questions.</p> <p>2a. The existing publicly dedicated right-of-way known as Brush Creek Road will be required to be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2b. If the access/roadway within the BLM property is going to be or currently is dedicated to the public, it shall also be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2c. If the access/roadway within the BLM property is going to be or currently is dedicated as a private use (guests only), it shall also be designed by a WY licensed engineer and built to the road standard (Section 5-6-109(f) pg 239 of the pdf and pg 234 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2d. As part of the right-of-way permit, the approved and recorded easement through the BLM property shall be furnished to Public Works.</p> <p>2e. A grading permit will also be required for the roadwork. The applicant can provide the necessary information as part of the right-of-way (ROW) permit thus making it a right-of-way/grading (ROWG) permit instead. See the attached flow chart for paperwork required (Section 5-6-104 pg 217 of the pdf and pg 212 in the bottom right).</p> <p>3. The proposed access road crosses a designated floodplain.</p> <p>3a. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</p> <p>4. Any internal roadways on the site shall comply with the</p>	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV

## Permit Notes

needs of emergency services.

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### Response to Public Hearing Comment Planning

We are a sixth-generation Laramie County family who have lived and operated businesses in Cheyenne for generations. Our roots in this community have provided a livelihood and quality of life for our family, and this project reflects our commitment to preserving that legacy while contributing positively to the community. Bit-O- Wyo Ranch and Events will be located at a new address to be assigned on Brush Creek Road. This proposal is not intended to re-create a past operation, but to build upon its vision while establishing a well-managed facility that meets current regulatory standards and community expectations.

We have devoted significant time and planning to ensure responsible operations. Our team is working closely with the Bureau of Land Management, Laramie County officials and health and safety agencies to ensure full compliance with applicable laws and regulations.

In planning this venue, we are considering transportation management for larger events, defined hours of operation, health and safety protocols, equine welfare standards, liquor license compliance, and comprehensive risk mitigation measures. Our venue location is hidden from public view, minimizing visual impact. We will maintain roads to standards that support emergency service access, and we remain committed to the safety of guests and surrounding neighbors through responsible alcohol management and carefully planned traffic flow.

We have established defined event hours. We will run our small activities in afternoons and evenings 3-4 times a week. These events require natural light and will end before sunset. These will include horseback riding, biking, guided hikes, family night, and date night. Our larger events we expect one per week. The hours for the larger events will be determined case by case. However, last shuttle out will be at 10:30 p.m and last call for alcohol will be at 9:30p.m. This will limit hours of operations and frequency to maintain the health of the land. Sound-conscious practices will also minimize disturbance to rural living or the enjoyment of the area. We will have an indoor sound system only. We will be consulting music experts in the community to design a sound system that fits that space. That proposed space is approximately 1500 sq ft surrounded by firewalls on three sides that face wildcat trail neighbors. The north neighbor, Andy Bartel, is approximately 6200' from the venue. The west neighbor, Jason Caughey, is approximately 2940' from the venue. Lisa Losee and Kelly Zimmerman's cabin is approximately 1192' away, the southwest neighbors, Benjamin and Hui Thurston, approximately 1809' and Joan Zimmerman's home approximately 2455'. We will work with experts to keep sound to a minimum. We are

mindful of wildlife considerations and are committed to responsible stewardship of the land. We will operate no more than 22 weeks/year. We will observe hunting seasons in the fall on BLM. We are a non-smoking, no private property hunting, no fireworks, animal enthusiast venue. We also value the preservation of nearby public lands and intend to share and protect these resources in a manner that respects both our neighbors and the broader community. We have submitted an extensive gold standard recreation permit to BLM. We work to steward the 1700 acres of grazing rights we currently lease, specifically current drought and overgrazing uses. We have had Laramie County Conservation District, Chris Vercelli and Kevin Wells, to evaluate our private property, as well as the Fire Warden, Matt Butler and Jeanine West, Director for Laramie County Emergency Management and Deputy Fire Warden, to help us truly understand the safety plans that must be in place for our property. Our new road will provide secondary access for both Table Mountain residents and Wild Cat Trail residents in the event of emergency. Our property will have KNOX box access for all emergency responders and work with responders to have open access in emergency situations.

This project reflects our family's dedication to using our talents and resources to continue the legacy of the ranch. Bit- O - Wyo Ranch and Events is intended to provide a safe, well-regulated venue that supports local tourism, preserves western heritage, and contributes to the economic vitality and cultural fabric of Laramie County.

For these reasons, we respectfully request approval of this application.

Tania Riedel

Riedel Ventures

Bit-O-Wyo Ranch and Events

## Sonny Pourchot

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**From:** Tania Riedel <tania4homes@gmail.com>  
**Sent:** Monday, March 9, 2026 12:51 PM  
**To:** Sonny Pourchot; Justin Arnold  
**Subject:** Bit-O-Wyo Ranch weddings and events

**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.

Sonny, Could you let me know if anything else is needed here. I just added the information I knew from the comments presented.

Thanks Tania

Dan: Architect and MEP stamped plans will be provided.

Cambia Mccollom: There will be two addresses for the property. A new address will be assigned for Brush Creek when available for the business use access and to route traffic flow for business to the access road for that. The 470 Happy Jack address will remain for residential use for owner per recorded easement.

Scott: We will meet the minimum access requirement for the BLM land and parking lot area as noted in your comment.

Response for Molly from Engineer Darci Hendon

The Bit-O -Wyo Ranch Wedding and Event Venue is working with the Laramie County Planning and Development Department for access to the property. Proposed access is via Brush Creek Road, an 80' wide public right of way established via The Table Mountain Ranches 4<sup>th</sup> Filing plat dated September 1977. Improvements to Brush Creek Road will be completed as required by the Planning and Development Department. There are challenges to creating a road within this platted right of way as the recorded plat clearly shows that the centerline of Brush Creek, the actual creek, is located within the platted right of way and that the creek itself is a "Restricted Building Area" due to the floodplain. Further, the domestic water well for 516 Brush Creek Road is located inside the platted right of way.

## Permit Notes

**Permit Number:** PZ-26-00010

**Parcel Number:** 14701110000100

**Submitted:** 01/30/2026

**Site Address:** 470 HAPPY JACK RD

**Technically Complete:** 02/02/2026

**Applicant:** Riedel, Tania  
**Owner:** RIEDEL, TANIA J

Cheyenne, WY 82009

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

Riedel Ventures LLC  
DBA Bit O Wyo Ranch and Events  
TBD Brush Creek Road  
Cheyenne, WY 82009  
January 22, 2026  
Laramie County Planning Department  
Cheyenne, Wyoming  
Re: Conditional Use Permit Application – Bit O Wyo Ranch and Events  
To Whom It May Concern,

Riedel Ventures LLC, doing business as Bit O Wyo Ranch and Events, respectfully submits this project narrative in support of our application for a Conditional Use Permit to allow the reopening and continued operation of Bit O Wyo Ranch, located on Brush Creek Road in Laramie County, Wyoming.

The intent of this project is to restore and update the existing facilities for continued use as a public event and recreational venue. The property will host a variety of gatherings including, but not limited to, reunions, graduations, birthdays, retreats, weddings, concerts or entertainment events, photo shoots, private parties, private dinners, fundraisers, and club or organizational gatherings.

In addition to event use, Bit O Wyo Ranch will reinstate its historic horseback riding services and introduce additional recreational offerings such as biking, hiking, guided nature tours, family nights, and date-night experiences. All uses are intended to be compatible with surrounding land uses and respectful of the rural character of the area. Access to the property is being addressed through a Bureau of Land Management (BLM) Right-of-Way (ROW) application, for which a 30-year lease is being sought. This access will respect existing residential easements, including those associated with 470 Happy Jack Road. Shuttle service will be provided for all weddings, and events where alcohol is being served.

The property and existing structures will be restored and updated in compliance with all applicable safety, building, and code requirements. All recreational activities will operate in coordination with and in compliance with BLM requirements and permitting.

Bit O Wyo Ranch anticipates opening for business in the summer of 2026.  
Known Conditions for the Conditional Use Permit include:

**Project Description:**

- ? Completion of the BLM Right-of-Way
- ? Certificate of Review
- ? Architect-stamped drawings
- ? Stamped mechanical, electrical, and plumbing (MEP) drawings
- Project Milestones and Current Status:
  - ? BLM Right-of-Way application submitted and currently 247th in queue for approval as of January 12, 2026
  - ? Conditional Use Permit application anticipated to be filed the week of January 28, 2026
  - ? Pre-application meeting completed
  - ? Architectural plans and code review completed
  - ? Liquor license process completed, pending approval of site plan
  - ? Septic application completed and ready for filing
  - ? County Health Department requirements for kitchen and bar use acknowledged and will be met
  - ? Structural inspections completed, including receipt of stamped engineer's letter

## Permit Notes

? Walk-through completed with the Building Department, along with multiple preparatory meetings to ensure readiness for permitting Long-Term Land Use Commitment Riedel Ventures LLC is committed to responsible long-term land stewardship. We will work closely with the Bureau of Land Management to preserve and care for the land, maintain access roads in accordance with county requirements, and ensure safe and sustainable operations. A volunteer advisory board will be established to support ongoing operations and public engagement, consisting of a safety advisor, community advisor, legal counsel, maintenance advisor, and brand officer.

We appreciate the Planning Department's time and consideration of this application and look forward to continuing to work collaboratively with Laramie County throughout the permitting process. Please do not hesitate to contact us should additional information or clarification be required.

Respectfully submitted,

Riedel Ventures LLC  
 DBA Bit O Wyo Ranch and Events  
 Authorized Representative

<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>
02/04/2026		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
02/04/2026		Workflow	WYDOT REVIEW	GENERAL	No comments.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
02/04/2026	02/04/2026	Application	PZ-26-00010	GENERAL	No concerns noted	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
02/06/2026		Workflow	GIS REVIEW	GENERAL	Is the proposed access to alter or replace the current primary access for the whole property currently addressed as 470 Happy Jack RD? If so, it may necessitate a change of address for the property. Addresses are a combination of physical location and access point. Or is the thought to have a secondary address assigned to the business portion off of Brush Creek RD? Access from the North or South both cross the floodplain.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
02/10/2026	02/10/2026	Application	PZ-26-00010	GENERAL	Ensure that access and egress meet the standards provided in the LCLUR for emergency services.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
02/10/2026	02/10/2026	Application	PZ-26-00010	GENERAL	No concerns.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV



## Permit Notes

02/13/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1. All access roads into the site and through the parking area must meet the minimum requirements for emergency vehicles (20" width) and minimum 6" of Grading W road base material to accommodate the heavy vehicles.</p> <p>2. Additional comments may be provided with the site plan application submittal.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
02/13/2026	Workflow	ENVIRONMENTA L HEALTH REVIEW	GENERAL	Owner and engineer are working with our agency to meet all requirements for project.	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
02/13/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer shall be addressed and resolved appropriately.</p> <p>2. A separate right-of-way permit application (showing all the section called out below) through Public Works will be required with the development of this lot. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works with any questions.</p> <p>2a. The existing publicly dedicated right-of-way known as Brush Creek Road will be required to be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2b. If the access/roadway within the BLM property is going to be or currently is dedicated to the public, it shall also be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2c. If the access/roadway within the BLM property is going to be or currently is dedicated as a private use (guests only), it shall also be designed by a WY licensed engineer and built to the road standard (Section 5-6-109(f) pg 239 of the pdf and pg 234 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2d. As part of the right-of-way permit, the approved and recorded easement through the BLM property shall be furnished to Public Works.</p> <p>2e. A grading permit will also be required for the roadwork. The applicant can provide the necessary information as part of the right-of-way (ROW) permit thus making it a right-of-way/grading (ROWG) permit instead. See the attached flow chart for paperwork required (Section 5-6-104 pg 217 of the pdf and pg 212 in the bottom right).</p> <p>3. The proposed access road crosses a designated floodplain.</p> <p>3a. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</p> <p>4. Any internal roadways on the site shall comply with the</p>	MOLLY.BENNETT @LARAMIECOUNT WY.GOV

## Permit Notes

needs of emergency services.

02/27/2026	Application	PZ-26-00010	GENERAL	<p>1. There are currently no existing water well permits in this location that would cover this kind of operation. 2. An approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 3. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. 4. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 5. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 6. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.</p>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
03/11/2026	Application	PZ-26-00010	GENERAL	<p>Regarding the concern of the water well within the ROW, our office can only suggest the appropriator relocate the well through our office, or plug and abandon the existing well and drill a new one, also through our office. See our previous notes for guidance on applying for a well, or call our office at 307-777-6163.</p>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
03/11/2026	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>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</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
03/11/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review - Previous comments have been acknowledged. No further comments at this time.</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
03/11/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The responses to comments stated, "... Improvements to Brush Creek Road will be completed as required by the Planning and Development Department." 1a. Improvements to Brush Creek Road will be completed as required by Laramie County Public Works. This is per 5-5-101(a), "The Laramie County Public Works Department is primarily responsible for administering Chapter 6 of Title 5 regulations. The Planning and Development Department is responsible for the remainder of the Title." 2. As stated previously, a separate right-of-way permit application (showing all the sections called out below) through Public Works will be required with the development of this lot. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email</p>	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV

## Permit Notes

(permits@laramiecountywy.gov) Public Works with any questions.

2a. The existing publicly dedicated right-of-way known as Brush Creek Road will be required to be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.

2b. If the access/roadway within the BLM property is going to be or currently is dedicated to the public, it shall also be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.

2c. If the access/roadway within the BLM property is going to be or currently is dedicated as a private use (guests only), it shall also be designed by a WY licensed engineer and built to the road standard (Section 5-6-109(f) pg 239 of the pdf and pg 234 in the bottom right and attached) within the Laramie County Land Use Regulations.

2d. As part of the right-of-way permit, the approved and recorded easement through the BLM property shall be furnished to Public Works.

2e. A grading permit will also be required for the roadwork. The applicant can provide the necessary information as part of the right-of-way (ROW) permit thus making it a right-of-way/grading (ROWG) permit instead. See the attached flow chart for paperwork required (Section 5-6-104 pg 217 of the pdf and pg 212 in the bottom right).

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Permit Notes

**Permit Number:** PZ-26-00010

**Parcel Number:** 14701110000100

**Submitted:** 01/30/2026

**Site Address:** 470 HAPPY JACK RD

**Technically Complete:** 02/02/2026

**Applicant:** Riedel, Tania  
**Owner:** RIEDEL, TANIA J  
 Riedel Ventures LLC  
 DBA Bit O Wyo Ranch and Events  
 TBD Brush Creek Road  
 Cheyenne, WY 82009  
 January 22, 2026  
 Laramie County Planning Department  
 Cheyenne, Wyoming

Cheyenne, WY 82009

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

Re: Conditional Use Permit Application – Bit O Wyo Ranch and Events  
 To Whom It May Concern,  
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 The property and existing structures will be restored and updated in compliance with all applicable safety, building, and code requirements. All recreational activities will operate in coordination with and in compliance with BLM requirements and permitting.  
 Bit O Wyo Ranch anticipates opening for business in the summer of 2026.  
 Known Conditions for the Conditional Use Permit include:

- Project Description:**
- ? Completion of the BLM Right-of-Way
  - ? Certificate of Review
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We appreciate the Planning Department's time and consideration of this application and look forward to continuing to work collaboratively with Laramie County throughout the permitting process. Please do not hesitate to contact us should additional information or clarification be required.

Respectfully submitted,

Riedel Ventures LLC  
DBA Bit O Wyo Ranch and Events  
Authorized Representative

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			Acknowledged by Tania Riedel			
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## Permit Notes

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		Acknowledged by Tania Riedel			
02/13/2026	Workflow	ENVIRONMENTA L HEALTH REVIEW	GENERAL	Owner and engineer are working with our agency to meet all requirements for project.	JENNIFER.ESCOB EDO@LARAMIECO UNTYWY.GOV
02/13/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer shall be addressed and resolved appropriately.</p> <p>2. A separate right-of-way permit application (showing all the section called out below) through Public Works will be required with the development of this lot. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works with any questions.</p> <p>2a. The existing publicly dedicated right-of-way known as Brush Creek Road will be required to be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2b. If the access/roadway within the BLM property is going to be or currently is dedicated to the public, it shall also be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2c. If the access/roadway within the BLM property is going to be or currently is dedicated as a private use (guests only), it shall also be designed by a WY licensed engineer and built to the road standard (Section 5-6-109(f) pg 239 of the pdf and pg 234 in the bottom right and attached) within the Laramie County Land Use Regulations.</p> <p>2d. As part of the right-of-way permit, the approved and recorded easement through the BLM property shall be furnished to Public Works.</p> <p>2e. A grading permit will also be required for the roadwork. The applicant can proved the necessary information as part of the right-of-way (ROW) permit thus making it a right-of-way/grading (ROWG) permit instead. See the attached flow chart for paperwork required (Section 5-6-104 pg 217 of the pdf and pg 212 in the bottom right).</p> <p>3. The proposed access road crosses a designated floodplain.</p> <p>3a. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</p> <p>4. Any internal roadways on the site shall comply with the</p>	MOLLY.BENNETT @LARAMIECOUNT WY.GOV
		Acknowledged by Tania Riedel			

## Permit Notes

needs of emergency services.

02/27/2026	Application	PZ-26-00010	GENERAL	<p>1. There are currently no existing water well permits in this location that would cover this kind of operation. 2. An approved permit from the State Engineer's Office is required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available. 3. If any new wells are proposed, they must be constructed in accordance with the State Engineer's Office Rules and Regulations, Part III, Water Well Minimum Construction Standards. 4. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor. 5. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations. 6. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.</p>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
		Acknowledged by Tania Riedel			
03/11/2026	Application	PZ-26-00010	GENERAL	<p>Regarding the concern of the water well within the ROW, our office can only suggest the appropriator relocate the well through our office, or plug and abandon the existing well and drill a new one, also through our office. See our previous notes for guidance on applying for a well, or call our office at 307-777-6163.</p>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV
		Acknowledged by Tania Riedel			
03/11/2026	Workflow	BUILDING FIRE CODE REVIEW	GENERAL	<p>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</p>	DANIEL.PETERS@LARAMIECOUNTYWY.GOV
		Acknowledged by Tania Riedel			
03/11/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review - Previous comments have been acknowledged. No further comments at this time.</p>	SCOTT.LARSON@LARAMIECOUNTYWY.GOV
03/11/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. The responses to comments stated, "... Improvements to Brush Creek Road will be completed as required by the Planning and Development Department." 1a. Improvements to Brush Creek Road will be completed as required by Laramie County Public Works. This is per 5-5-101(a), "The Laramie County Public Works Department is primarily responsible for administering Chapter 6 of Title 5 regulations. The Planning and Development Department is responsible for the remainder of the Title." 2. As stated previously, a separate right-of-way permit application (showing all the sections called out below) through Public Works will be required with the development of this lot. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email</p>	MOLLY.BENNETT@LARAMIECOUNTYWY.GOV
		Acknowledged by Tania Riedel			

## Permit Notes

(permits@laramiecountywy.gov) Public Works with any questions.

2a. The existing publicly dedicated right-of-way known as Brush Creek Road will be required to be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.

2b. If the access/roadway within the BLM property is going to be or currently is dedicated to the public, it shall also be designed by a WY licensed engineer and built to the road standard (Figure 5-6-13 pg 253 of the pdf and pg 248 in the bottom right and attached) within the Laramie County Land Use Regulations.

2c. If the access/roadway within the BLM property is going to be or currently is dedicated as a private use (guests only), it shall also be designed by a WY licensed engineer and built to the road standard (Section 5-6-109(f) pg 239 of the pdf and pg 234 in the bottom right and attached) within the Laramie County Land Use Regulations.

2d. As part of the right-of-way permit, the approved and recorded easement through the BLM property shall be furnished to Public Works.

2e. A grading permit will also be required for the roadwork. The applicant can provide the necessary information as part of the right-of-way (ROW) permit thus making it a right-of-way/grading (ROWG) permit instead. See the attached flow chart for paperwork required (Section 5-6-104 pg 217 of the pdf and pg 212 in the bottom right).

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

- Bit-O-Wyo response: When in operation, guests numbered up to 200 people for dinner shows at the ranch (see photos). This was put on Fridays and Saturdays regularly during the summer and every day during CFD. A simple Google search shows that these offerings were publicly advertised.



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

Without a liquor license—which typically provides a way of regulating and monitoring consumption—there are fewer safeguards in place to help ensure responsible drinking. Licensed service often includes trained staff, oversight, and accountability measures that help reduce the likelihood of irresponsible consumption or alcohol-related incidents. Having our liquor license will improve safety at our location.



**Chuck West**

10 reviews · 3 photos

★★★★★ 7 years ago

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



Hover to react



- As for activities previously offered, I have provided a list and photos of activities below that took place in the past at Bit-O-Wyo Ranch per the Steele Family (prior owners). Those include:

University of Wyoming alumni events

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

Cheyenne Frontier Daze – local attraction, Barn Show, Trail Rides and cabin stay

Weddings – (All year)

Family Reunions (All year)

University of Wyoming “Cowboys” events

Cheyenne Triple C

Church gatherings and conferences

Graceland College Reunions

Legacy Training International – Retreats and Seminars

WindRiders Adventure Camp

The Cheyenne Western Adventure Park Project

The Laramie River Ranch Project

The Boot, Scoot 'N' Boogie Show (offered Friday and Saturday nights during the summer)

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

We are not re-inventing the wheel. We are using the ranch for many of the same purposes it was used for since the 1980's. The entire point of our business is to share and preserve its heritage.





Check In Sun, Mar 15

Check Out Mon, Mar 16

Rooms/Guests 1 Room, 2 Guests

Hotels Things to do Restaurants

Search this area

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

**Bit-O-Wyo Ranch**  
Sights & Landmarks

HAPPY JACK RD

CROW CREEK

210

+

-



## WindRiders Adventure Camp

[Sign Up](#)

[Message](#)

[Like](#)

540 likes • 524 followers

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

Owner:

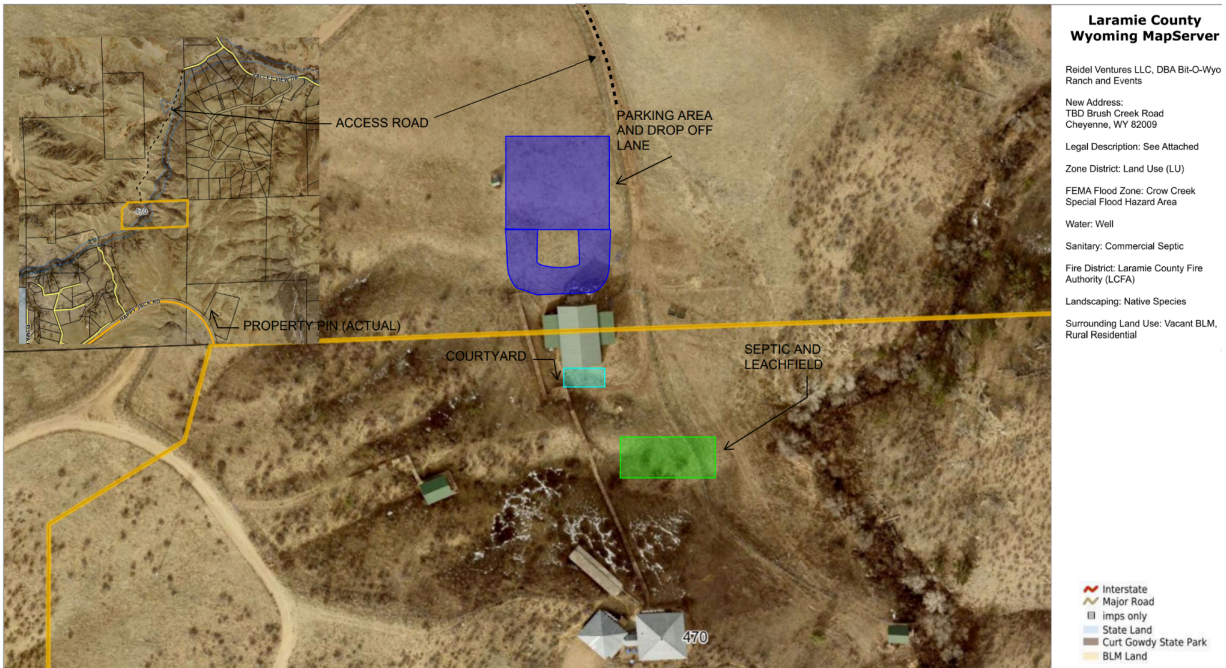
Heather Steele, Founder of Integrative Holistic Coaching, est. 1998: Master Coach + Retreat Facilitator + Author.

■ Sports & recreation \$\$



**A public comment said: The conditional use permit and business plans include all structures on the property.**

- Bit-O-Wyo response: No, the commercial permit will be under TBD Brush Creek Rd **NOT** 470 Happy Jack Rd. The log cabins, which are located at 470 Happy Jack Rd, are not included in the commercial permit and will remain residential use. See site plan below.



**A public comment said: Riedel Ventures LLC will likely get a restaurant/public bar permit.**

- Bit-O-Wyo response: No, we are not applying to be either a restaurant or a public bar/liquor store. Any liquor served will be at our own private events/select activities.

**A public comment said: Riedel Ventures LLC will have up to a 150 space parking lot.**

- Bit-O-Wyo response: No, parking spaces will be determined per code requirements. It will not require 150 parking spaces.

**A public comment said: Guests will not want to use shuttles, it would be a 2 hr round trip and that it will cause high volumes of traffic.**

- Bit-O-Wyo response: If guests do not want to use our shuttle service for their larger events, they will not be booking their event with Bit-O-Wyo Ranch. It will be explicitly stated in our venue contract that shuttle service is mandatory for a certain number of guests. It **will not** be a 2 hr round trip from our designated off site parking location. Additionally, the shuttle service will significantly reduce traffic and safety concerns that would otherwise be caused by a large volume of vehicles accessing events. This is exactly the reason we are requiring shuttle service for large events.

**A public comment said: There would be no way to communicate in areas with no cell service.**

- Bit-O-Wyo response: All staff members will follow safety/emergency protocols and will be equipped with satellite phones, and weather radios. Starlink internet will be available at The Barn. Tania will expand further on safety procedures later.

**A public comment said: Ranch guests will start fires.**

- Bit-O-Wyo response: Per our venue contract, there will be a strict no open flame policy - no smoking of any kind, no fireworks, and no campfires that are not manned by a staff member. We will also enforce any fire restrictions imposed in our area. We are extremely aware of the risk that anyone and anything in our area can pose in regards to fire dangers. We met with multiple agencies to go over strategies we can implement to help prevent fire from spreading as quickly and minimize the chance of it reaching our structures. Safety is our #1 priority.

**A public comment said: Our business would not have any benefit to neighbors.**

- Bit-O-Wyo response: Those who live off Wildcat Trail in Cheyenne Pass only have one ingress and egress. In the event that access is blocked during an emergency situation (wildfire, natural disaster etc.), there is currently no other way for those people to flee. The same could be said for some Table Mountain Ranches residents who would not be able to reach Rd 109. Putting in our road, which would be accessible in the event of an emergency, could be potentially life saving. **Our road would also allow other access for emergency vehicles to respond to a particular emergency in the event other ingress/egress routes are blocked or unsafe.**

Additionally, one of the neighbors' private vacant land is landlocked by BLM and currently uses the same dangerous two track roads for access. Making the roads safe and up to county standards also benefits this neighbor so that they have safe access to their own property.

**A public comment said: Weather would impact road safety.**

- Bit-O-Wyo response: We are seasonal use only (May-Oct), minimizing use of the roads in the spring and winter months. Weather will be monitored closely and plans changed in the event weather becomes too hazardous.

**A public comment said: Traffic will cause wildlife to be hit, windshields to be broken, horses to spook, increase noise and dust, and jeopardize the safety of neighbors, children and livestock.**

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

**A public comment said: Wildlife will be affected adversely.**

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

**A public comment said: Riedel Ventures LLC has been dishonest and not transparent.**

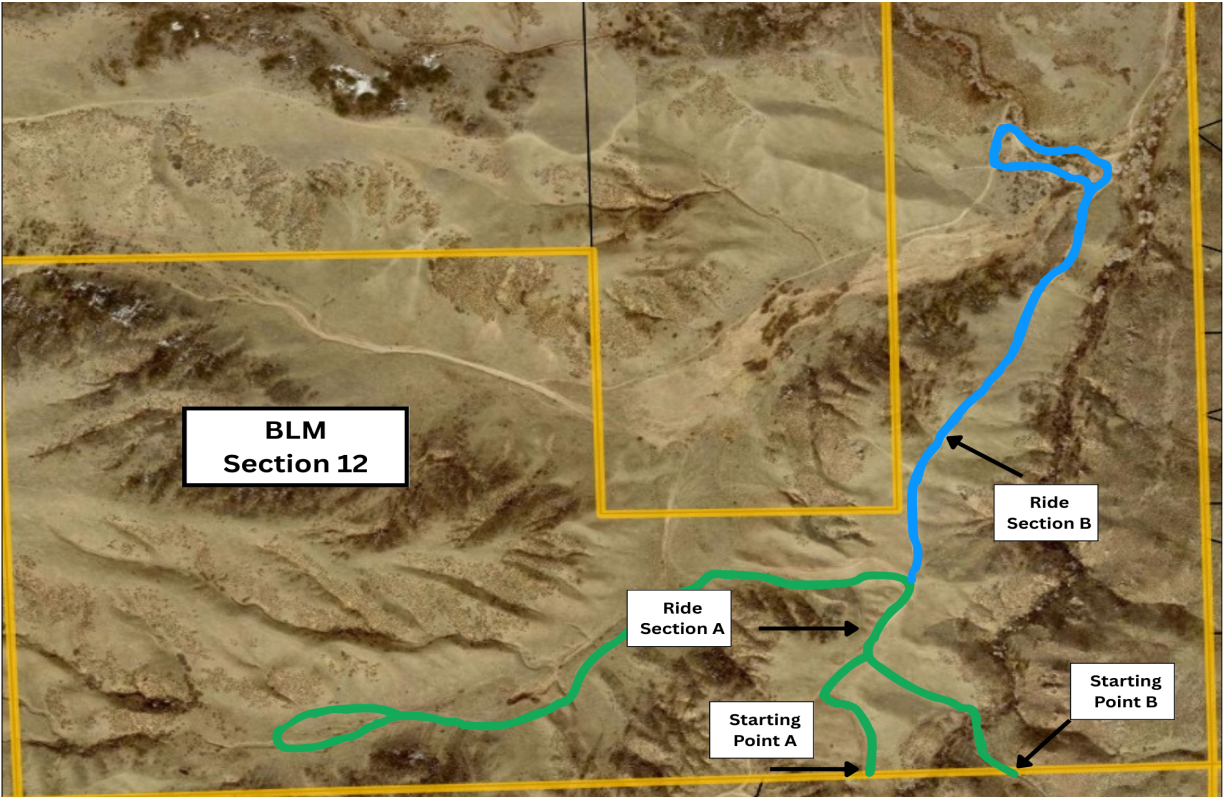
- Bit-O-Wyo response: We are aware of the genuine concern and confusion brought to us by the public that we hope to address today. We also know that we cannot appease every single person, try as we might. Some people simply just don't like it, and that's okay.

It was mentioned that Riedel Ventures LLC had sent two letters to the two different HOAs/communities nearby. This is true. Cheyenne Pass got information that specifically pertained to them and Table Mountain Ranches got one that pertained to them. The intent behind those letters was to keep people from feeling in the dark. They were not sent at the same time and Table Mountains included more information due to the fact that our road access goes partially through that area. We were not required to send any letters and it was an effort to be honest and transparent, not the opposite.

**A public comment said: Our activities will encroach on neighboring land resulting in trespassing.**



- Bit-O-Wyo response: No. Per our submitted BLM recreation permit application, we have mapped the exact horse and bike trails we will be using (see below). Some trails will also be on our own 40 acres. We will not be using anyone else's private land for our activities. It is relevant here to mention we already have been awarded a BLM grazing lease and are actively managing this responsibly.



**A public comment said: Business guests will mistakenly map through the Cheyenne Pass HOA and private easements. And, Riedel Ventures LLC has not changed to a new address to help with mapping issues.**

- Bit-O-Wyo response: In good faith and at our direction, our attorney wrote to the Cheyenne Pass HOA in November 2025 and we offered to pay for an auto gate to be installed at the entrance of the Cheyenne Pass neighborhood off Happy Jack Rd. We went so far as to have the project quoted and additionally, made sure it included a code keypad and multiple remotes for each homeowner. This went unanswered by the HOA. We **are** also changing the business address to TBD Brush Creek Rd which will be done through the county via the permit process. Clear efforts have been made to improve relations with Cheyenne Pass.



Dinner show at  
Bit-O-Wyo  
Ranch



Dinner show at  
Bit-O-Wyo Ranch



Dinner show at Bit-O-Wyo Ranch



Dinner show at Bit-O-Wyo Ranch



**Chuck West**

10 reviews · 3 photos



★★★★★ 7 years ago

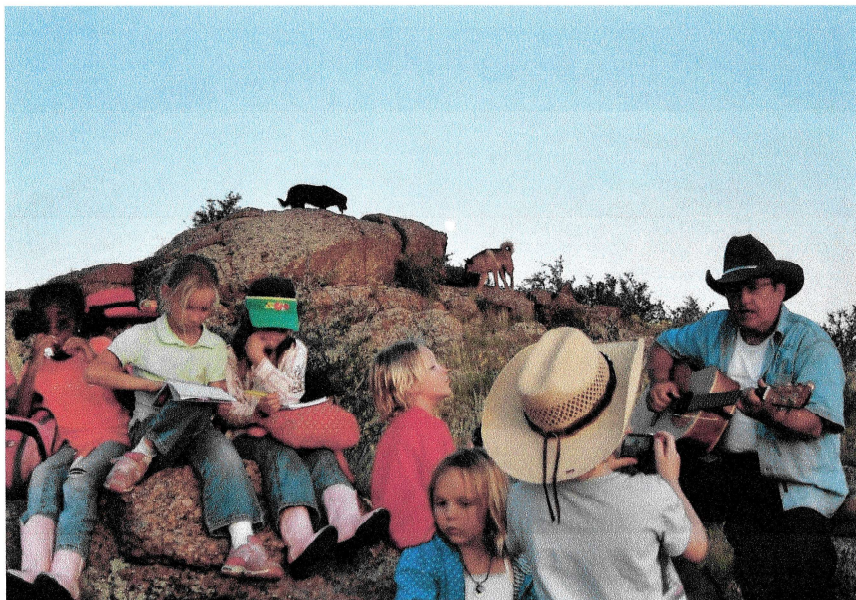
This is a must see event for visitors to Wyoming. A steak dinner BYOB AND A WESTERN SHOW on a working ranch. If booking for frontier days make your reservations before St. Patty's day



Hover to react



Google review left on Bit-O-Wyo Ranch page that shows guests were allowed to bring their own booze.



Kids camp at Bit-O-Wyo Ranch



Kids camp at Bit-O-Wyo Ranch



Horseback riding at Bit-O-Wyo Ranch



Horseback riding at Bit-O-Wyo Ranch



Weddings at Bit-O-Wyo Ranch  
(Our main complainants  
wedding Lisa Losee of KZ  
Trust)



Weddings at Bit-O-Wyo Ranch (Our main  
complainants wedding Lisa Losee of KZ Trust)

L. COOPER OVERSTREET PC\*  
SCOTT A. HOMAR±  
JOHN M. KUKER PC\*°^  
JEFFREY M. BOLDT+  
APRIL R. BAKER  
° OF COUNSEL  
± SPECIAL COUNSEL



**OVERSTREET HOMAR & KUKER**  
**ATTORNEYS AT LAW**

2922 CENTRAL AVE.  
CHEYENNE, WY 82001  
PH. 307.274.4444  
FX. 307.274.4443  
WWW.OHKLEGAL.COM

\* ALSO ADMITTED IN COLORADO  
+ ALSO ADMITTED IN INDIANA  
^ ALSO ADMITTED IN TEXAS

November 17, 2025

Via Electronic Mail to: [ronnie@performance-law.com](mailto:ronnie@performance-law.com)

Ronnie Lopez, Esq.  
Bailey|Stock|Harmon|Cottam|Lopez LLP  
6234 Yellowstone Rd.  
P.O. Box 1557  
Cheyenne, WY 82003

*Re: Tania Riedel and Cheyenne Pass Homeowners' Association*

Dear Ronnie,

Tania Riedel desires to improve relations with your client, Cheyenne Pass Homeowners' Association and assuage certain concerns expressed by Association members. To that end, she has asked me to communicate with you regarding steps she is taking, and additional steps she is willing to take, to achieve that goal.

At the recent Laramie County Commissioner's public hearing on Ms. Riedel's application for a liquor license, several Association members spoke against the granting of the license. One of the primary concerns voiced by the Association members was the concern that Ms. Riedel's operation of a wedding venue on her property would unduly increase traffic on Wildcat Trail. As your clients already know, the wedding venue will not permit guests to drive themselves to her property but will instead use a shuttle bus system to bring guests from Cheyenne or Laramie to the venue over Brush Creek Road and across BLM land. Despite this, your clients remain concerned that Ms. Riedel will be unable to control people seeking to reach the venue over Wildcat Trail, especially since the venue has a Happy Jack Road address.

In order to prevent the use of Wildcat Trail in connection with events on her property, Ms. Riedel will be seeking to have the event venue given a Brush Creek Road address. It is hoped that by giving the property a Brush Creek Road address, Google Maps and other mapping applications will direct drivers over the Brush Creek Road/BLM route to the property and not the Happy Jack Road to Wildcat Trail route.

In addition, Mr. Riedel is offering to pay for the installation of a solar powered access gate across Wildcat Trail near the entrance to the community at Happy Jack Road. The gate would be operated using remote control actuators, and Ms. Riedel would provide sufficient units for all residents of

Cheyenne Pass Homeowners' Association along with extra units for the Association to give to new residents or guests as it sees fit. Attached is the bid Ms. Riedel has obtained for the gate system she is proposing.

Ms. Riedel sincerely hopes that the implementation of the two actions described above will ensure that no one associated with the operation of the planned wedding venue uses Wildcat Trail. If your clients would like Ms. Riedel to proceed with installation of the gate, please let me know.

One final request is the following. Ms. Riedel is currently not receiving United States mail at the 470 Happy Jack Road address, not will she receive mail at the property once the address is changed to Brush Creek Road. She requests that the Association continue to use e-mail to contact her as it has done so far.

Thank you very much.

Sincerely,



Jeffrey M. Boldt  
OVERSTREET HOMAR & KUKER

cc: client



### High Plains Craftsmen

2601 De Graw Drive | Cheyenne, Wyoming 82009  
(307) 214-6940 | jake@highplainscraftsmen.com | highplainscraftsmen.com

**RECIPIENT:**

**Lacey Coward**  
470 Happy Jack Road  
Cheyenne, Wyoming 82009  
Phone: +13074219764

Quote #100	
Sent on	Nov 14, 2025
<b>Total</b>	<b>\$3,518.66</b>

Product/Service	Description	Total
Ghost opener system	Opener 30W Solar kit and batteries Keypad (1) Vehicle sensor (1)	\$1,100.00
Labor	Two days:  - Dig one 16"x48" hole and one 12"x48" hole. - Set two PT posts in concrete. - Trench 12" x 50' for vehicle sensor (if desired)  *24+ hour delay for concrete curing*  - Hang gate and ensure level. - Install Ghost solar gate opener system. - Calibrate system and program all accessories.	\$1,740.00
Gate, post, and installation materials	16' HW ranch gate 7"x8' PT post (2) Concrete and tube forms	\$479.49
Additional remotes	36 @ \$32 each	\$1,152.00

Subtotal	\$3,319.49
Wyoming, Laramie County (2.0%)	\$66.39
Wyoming State (4.0%)	\$132.78
<b>Total</b>	<b>\$3,518.66</b>

This quote is valid for the next 7 days, after which values may be subject to change.

### A public comment said: Riedel Ventures LLC has caused significant damage and erosion to the private easements through Cheyenne Pass.

- Bit-O-Wyo response: Riedel Ventures LLC is not, and will not, be using the private easements for business activities. Riedel Ventures LLC is also not operating a business yet. Our family and invited guests (including contractors for personal improvements) have permission to use the private easements for personal use.

Additionally, our property **is not in an HOA and does not have covenants** but we are contributing financially to the maintenance of the roads as agreed upon in the private easements (see below). Large semis, trucks and other heavy machinery are regularly used/permitted by the other homeowners in Cheyenne Pass.



----- Forwarded message -----  
From: JOHN YSEBAERT <j\_ysebaert@yahoo.com>  
Date: Mon, Oct 13, 2025 at 12:03 PM  
Subject: Re: HOA road fee  
To: Tania Riedel <tania4homes@gmail.com>

Tania,  
It is nice to hear from you. Have you purchased the Bit-O-Wyo property. The easement is paid until our Annual Meeting which is in April or May. I will be sure to reach out prior to this to facilitate the payment.

Thanks  
John Ysebaert

[Sent from Yahoo Mail for iPad](#)

On Sunday, October 12, 2025, 15:07, Tania Riedel <tania4homes@gmail.com> wrote:

Hi John I just wanted to reach out and ask how I pay the HOA fee for the road maintenance for the HOA. I do not use the property address to receive mail. Do you email annual invoices and if so should I look for that in January.

Thanks Tania

See photos below of vehicles and heavy equipment seen going to other residences on the private easements.



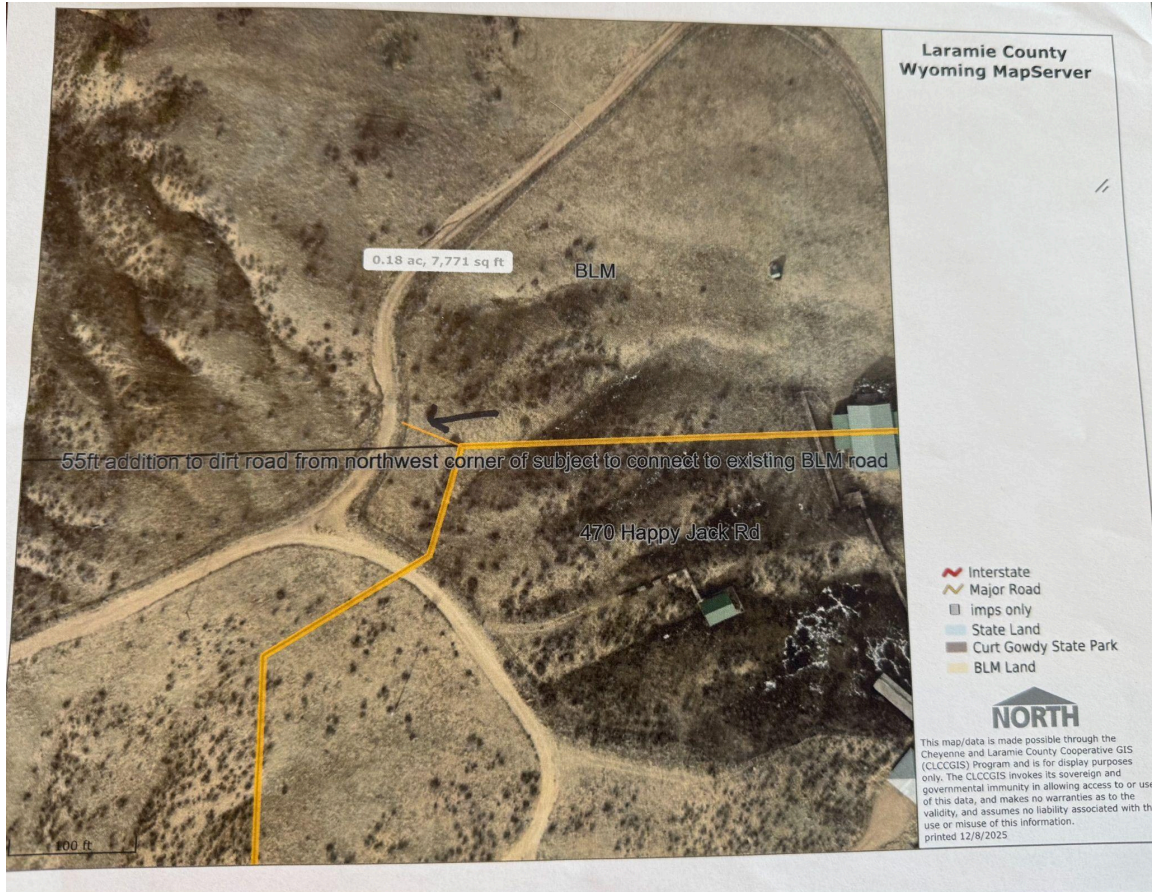


**A public comment said: There is no access from TBD Brush Creek Rd (The Barn) to 470 Happy Jack Rd (The Cabins) without trespassing on private easements and neighboring land.**

- Bit-O-Wyo response: Per our submitted BLM ROW application, Riedel Ventures LLC has already requested making a road to allow our own access from BLM land to the structures on 470 Happy Jack Rd **without** encroaching on the nearby private easements and neighboring property (see below info submitted to the BLM).

**Plan of Development Replacement Page for Case #WYWY106760510**

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



**A public comment said: BLM is going to require Riedel Ventures LLC to have an EIS category 6 environmental study.**

- Bit-O-Wyo response: Riedel Ventures LLC, is working very closely with the county and the BLM. Both are fully aware of the scope of our plans and the county has been informed of every update and given official letters sent by the BLM regarding the ROW of status. The BLM has not notified that an environmental study will be needed.

**A public comment said: The BLM ROW access road will be dangerous and not sufficient for emergency responders.**

- Response: The BLM access road will be 20ft wide to accommodate emergency services (two way traffic). The roadways will have proper grade, drainage, erosion control, etc according to county regulations. Appropriate signage will be added to ensure guest safety. Tania will go over further safety plans.

**A public comment said: The BLM ROW access road will encroach on the neighbors vacant land that is surrounded by BLM land.**

- Bit -O-Wyo response: No. This is a map from the GIS showing the width of the road at the proposed 20ft and how far away the current road is from the corner of the neighboring vacant land (53ft). Therefore, it will not be encroaching onto any private land.



**A public comment said: It is guaranteed that guests will trespass onto neighboring private property.**

- Bit-O-Wyo response: Per our friend Kim, the only thing guaranteed is death and taxes. That is all speculation, not fact. We had the Director of the Laramie County Emergency Management Agency out to look at the property and roadways. At their advice, and with BLM permission, we will use temporary warning signs accordingly to address trespassing and dangerous off road terrain during events.

**A public comment said: There will be irreversible damage to BLM land from the widening of the road.**

- Bit-O-Wyo response: A condition of our BLM ROW will be to have a reclamation plan. After the ROW lease ends, we will be responsible for the restoration of any newly disturbed land caused during the lease. Which would only be the widening of the road and signage added. It will be reverted back to its original two track road once the lease ends.

**A public comment said: BLM land is not meant to be used for commercial enterprise and Riedel Ventures LLC will over-rely on public land.**

- Bit-O-Wyo response: According to their website, “The Bureau of Land Management (BLM) in Wyoming manages over 13,000 active oil and gas leases covering roughly 8.4 million acres. The state also features thousands of grazing permits and extensive mineral estate management, with the BLM administering over 10 million acres of federal oil and gas leases in the region.” Many ROWS are granted for commercial use and rely on the BLM access they are leasing. Although there isn’t a specific statistic about how many BLM ROW’s are awarded for small business, we arguably have significantly less impact for a simple access road than energy, oil or gas projects and the BLM still awards ROW’s for these much larger uses.



**Justin Newell Hesser**

Attorney at Law  
Admitted in Wyoming and Nebraska

3001 Henderson Drive, Suite L  
Cheyenne, WY 82001

Phone: (307) 514-0129

[justin@hesserlawllc.com](mailto:justin@hesserlawllc.com)

[www.hesserlawllc.com](http://www.hesserlawllc.com)

March 30, 2026

Mr. Mark Voss  
Laramie County Attorney  
310 West 19<sup>th</sup> Street, Suite 320  
Cheyenne, WY 82001

SENT VIA REGULAR MAIL AND EMAIL ONLY TO:

[mark.voss@laramiecounty.gov](mailto:mark.voss@laramiecounty.gov)

**RE: 484 Happy Jack Road  
Notice of Easements**

Dear Mr. Voss,

I represent Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 (the “**KZ Trust**”) and Lisa Losee as Trustee of the LL trust, dated June 26, 2019 (the “**LL Trust**”). This letter serves to notify Laramie County officials and employees that they are prohibited from using the private road easement across KZ Trust and LL Trust property in connection with any business purpose of Tania Riedel, Riedel Ventures, LLC, Bit-O-Wyo Ranch and Events, or any business located at 470 Happy Jack Road.

The KZ Trust and LL Trust own two parcels of property that are outlined on Exhibit A; one is approximately 166 acres known as 484 Happy Jack Road and the other is an 80-acre parcel in Section 2, Township 14 North, Range 70 West. Tania Riedel owns approximately 40 acres of land known as 470 Happy Jack Road and this parcel is identified on Exhibit B. Residential access to 470 Happy Jack Road is across the KZ Trust and LL Trust property pursuant to a private easement with specific terms and restrictions.

The road crossing the KZ Trust and LL Trust property at 484 Happy Jack Road is private and subject to the following two easements (collectively the “**Easements**”):

1. EASEMENT AGREEMENT between the KZ Trust, LL Trust, and Frauendienst Quality Homes, Inc., and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, which agreement was recorded in the Laramie County land records as Instrument No. 895611 on June 27, 2025 at Book 2929, Pages 1973–86. A copy of this easement is attached as Exhibit C.
2. EASEMENT AGREEMENT between the KZ Trust and LL Trust and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele,

Docket 2024-CV-0202168, which agreement was recorded in the Laramie County land records as Instrument No. 895792 on July 1, 2025 at Book 2929, Pages 3074–83. A copy of this easement is attached as Exhibit D.

Paragraph 4 of the Easements provide as follows:

**Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

The scope of the Easements has been discussed in meetings of the Laramie County Commissioners and Laramie County Planning Commission and multiple county officials and employees are directly aware of the Easements and their scope. To ensure that all Laramie County officials and employees are aware of the Easements we are providing this notice and copies of the Easements.

As you are aware, a neighboring landowner, Tania Riedel and Riedel Ventures, LLC have filed applications with Laramie County to allow her to use her property as a commercial wedding and event venue known as Bit-O-Wyo Ranch and Events. She also intends to offer recreational opportunities to her customers. Any use of the Easements by Laramie County officials or employees in connection with any business purpose is strictly prohibited. This would include, but is not limited to, any site visits, inspections, evaluations, or any activity that relates to the business of Riedel Ventures, LLC or Bit-O-Wyo Ranch and Events.

All applications by Riedel Ventures, LLC stated that access to the proposed commercial wedding and event venue is from Brush Creek Road. If Laramie County officials or employees need to visit 470 Happy Jack Road, then they must use this access.

Materials submitted to the Laramie County Planning Department as part of Riedel Ventures LLC's conditional use permit application state that certain Laramie County officials have visited 470 Happy Jack Road. See letter attached as Exhibit E, which

Mr. Mark Voss  
March 30, 2026  
Page 3 of 3

references visits by Fire Warden Matt Bulter and the Director of Emergency Management Jeanine West.

Although Laramie County is not a party to the Easements, you have no independent right to use the Easements, especially for prohibited activities. These actions interfere with the KZ Trust and LL Trust property rights and constitute a trespass.

Please ensure that all relevant Laramie County departments, including Public Health, Planning Department and Emergency Management, are aware of these restrictions. Any prohibited use after receipt of this notice will be treated as willful trespass and unauthorized interference with the KZ Trust and LL Trust's private property rights.

Please let me know if you have any questions regarding this matter.

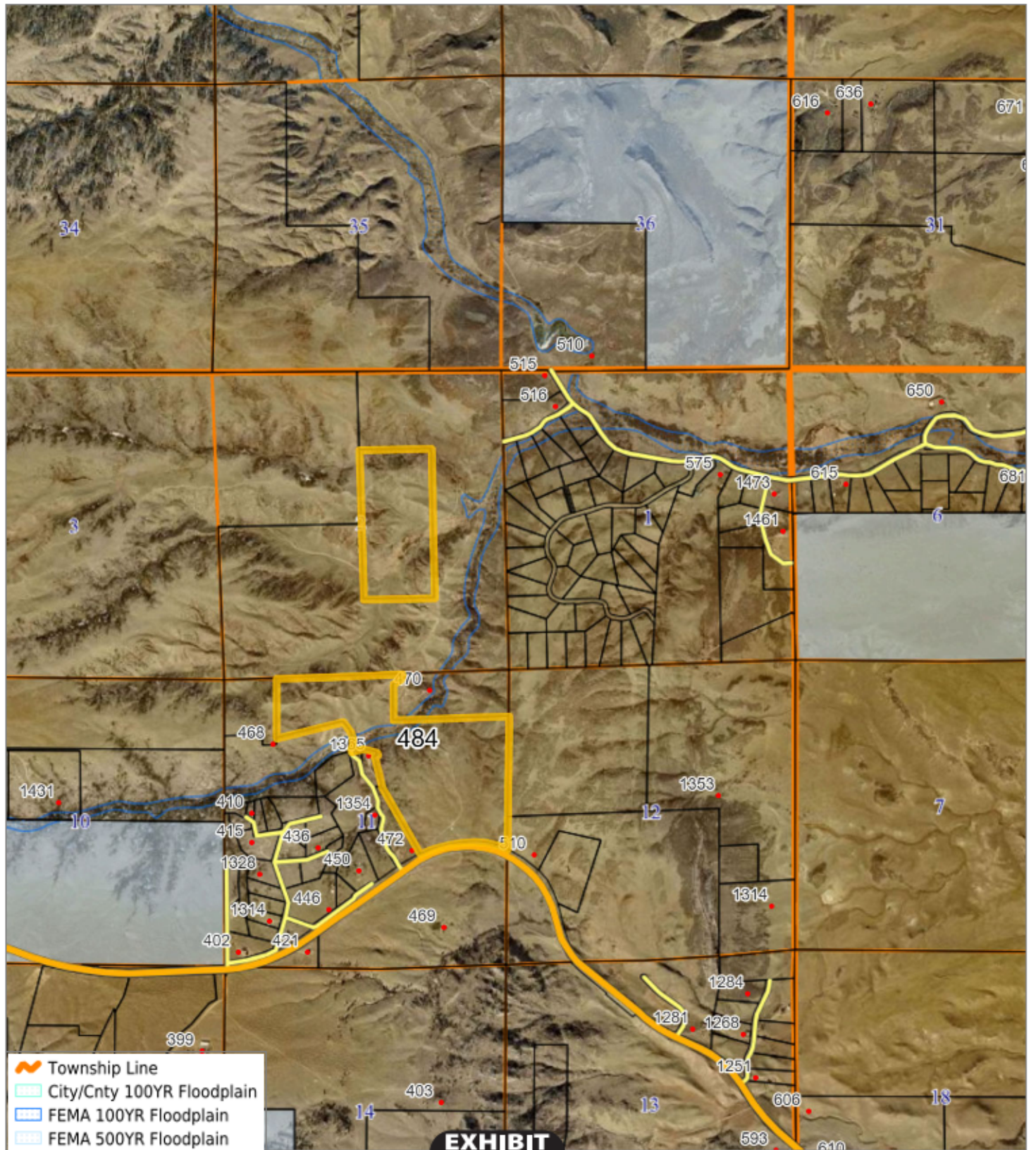
Sincerely,



Justin Newell Hesser  
Hesser Law, LLC

pc by email: client





- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Address Points
- Interstate
- Major Road
- Imps only
- State Land
- Curt Gowdy State Park
- BLM Land

**EXHIBIT**

**A**

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
 printed 3/25/2026



**Laramie County**  
**Wyoming MapServer**



- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Address Points
- Interstate
- Major Road
- Imps only
- State Land
- Curt Gowdy State Park
- BLM Land

**EXHIBIT**  
**B**

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
printed 3/26/2026



**Laramie County**  
**Wyoming MapServer**



REC# #: 895611  
RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1973  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 14

## Easement Agreement

This EASEMENT AGREEMENT (the “**Agreement**”) is made and entered into as of June 25, 2025 (the “**Effective Date**”) by and between Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019, Lisa Losee as Trustee of the LL Trust, dated June 26, 2019, and Frauendienst Quality Homes, Inc., a Wyoming corporation (collectively the “**Grantors**”), and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming (the “**Grantee**”) and each of their successors and assigns (each a “**Party**” and collectively the “**Parties**”).

### Recitals

A. Grantee is the owner of certain property situated in Laramie County, Wyoming known as Parcel C per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 1 attached hereto and by this reference specifically incorporated herein (“**Grantee’s Property**”).

B. Frauendienst Quality Homes, Inc. is the owner of certain property situated in Laramie County, Wyoming known as Parcel D per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 2 attached hereto and by this reference specifically incorporated herein. Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 and Lisa Losee as Trustee of the LL Trust, dated June 26, 2019 are the owners of certain property situated in Laramie County, Wyoming known as Parcel E per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 3 attached hereto and by this reference specifically incorporated herein. Parcels D and E are collectively referred to as **Grantors’ Property**.

C. The Grantee’s Property and the Grantors’ Property are located within a portion of Section 11, Township 14 North, Range 70 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming.

D. Grantee desires to obtain from the Grantors an easement across a certain portion of the Grantors’ Property for ingress and egress to and from the Grantee’s Property.



E. The Grantors have the power to grant to Grantee a non-exclusive easement across the Grantors' Property for ingress and egress to and from the Grantee's Property, subject to specific terms, purposes, and limitations contained herein.

NOW, THEREFORE, in consideration of these premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant to Grantee the following easement:

1. **Recitals.** The recitals are incorporated herein as if fully set forth.
2. **Easement to Grantee.** Subject to the terms and conditions of this Agreement, the Grantors hereby grant to Grantee a non-exclusive easement for the purpose of ingress and egress in, upon, over, through and across that portion of the Grantors' Property that is particularly described and depicted on the maps attached as Exhibit 4. This easement shall benefit and be appurtenant to the Grantee's Property. The scope of this easement is limited to the lands depicted on Exhibit 4 and the Grantors do not grant any rights to Grantee to any other portion of the Grantors' Property.
3. **Term.** The easement granted in this Agreement is contingent upon and only effective as long as Grantee, and its successors and assigns, have and maintain written access from third parties necessary for Grantee, and its successors and assigns, to reach the Grantors' Property from Happy Jack Road. The term of this easement is for so long as the easement is necessary for the purpose set forth in Paragraph 4, but subject to the covenants, conditions, and restrictions contained herein. If Grantee, its successors or assigns, abandons the easement or materially breaches covenants, conditions, and restrictions contained herein, after notice and opportunity to cure, then and in such event, all of Grantee's rights granted herein shall cease and terminate.
4. **Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter



into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

5. **Terms and Conditions of Easement.** The easement rights granted in this Agreement are subject to the following terms and conditions, and such terms and conditions are binding upon the Parties and Permitted Users:

a. Grantee shall have the right to complete regular maintenance of the existing private road used for ingress and egress, including snow removal and road grading. No major repair or replacement of the road by Grantee is permitted without approval by the Grantors and execution of a separate written agreement signed by the Parties. If the roadway is damaged by natural events or disasters, the Grantors shall not be liable for any blocked access. The Grantors shall not be responsible for the payment of any maintenance costs and shall have no obligation to perform maintenance, replacement, or repair unless agreed to in a separate written agreement signed by the Parties.

b. If Grantee damages any portion of the property subject to the easement or the roadway, then Grantee shall be solely responsible for paying for repairs for that damage.

c. The surface of the roadway shall not exceed 20 feet in width and shall be maintained with native material matching the existing landscape.

d. The easement granted herein is non-exclusive and the Grantors expressly reserve and retain the right to use the surface and subsurface of the easement location for all purposes, including but not limited to granting other easements, provided that such other uses do not materially interfere with the rights granted in this Agreement.

e. Use by the Grantee and Permitted Users shall be subject to all applicable laws and regulations.

f. Grantee and the Permitted Users shall not take any action that interferes with the use of the easement, including, but not limited to, parking of vehicles, storage of property, erection of structures, or placement of other obstructions to the free and open access by the Parties.

g. Grantee and the Permitted Users shall not take any action that causes an enlargement or increased burden of the easement granted in this Agreement, including, but not limited to, using or allowing others to use the easement for any business purpose.

h. Grantee shall maintain liability insurance on all of Grantee's vehicles which use the easement.

6. **Grantors' Rights.** The Grantors retain, reserve, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent Grantee's use of the easement. These retained rights include, but are not limited to, using the road for any purpose and allowing others to use the road for any purpose.



7. **No Public Dedication.** Nothing herein shall be deemed to be a gift or dedication of all or any portion of the Grantors' Property for the general public. Any use permitted hereunder shall be pursuant to the provisions of this Agreement only and the Grantee shall not allow the use of the easement to be expanded for use by the general public.

8. **Indemnification.** Grantee, and its successors and assigns, shall defend, protect, indemnify and hold the Grantors harmless from and against any and all judgments, fines, causes of action, claims, litigation, actions, proceedings, losses, damages, penalties, injuries, liabilities, obligations, or other liability of any kind, and expenses (including attorneys' fees, court costs, and other reasonable fees and expenses, including expert witness fees and amounts paid in settlement) for (a) physical damage to real or personal property and for physical injuries or death to any person caused by, or directly attributable to, or arising out of the use of the easement, by Grantee or of its Permitted Users; and (b) any breach of, or failure to perform, any of the covenants, agreements, or obligations contained in this Agreement. This indemnification shall inure to the benefit of the Grantors and any successor and assignee.

9. **Interest in Real Property.** The easement granted in this Agreement is for the benefit of the Grantee's Property. The easement shall be deemed to be appurtenant to and run with both the Grantee's Property and Grantors' Property and shall be binding upon all successors, assigns, parties in interest and heirs to the title of Grantee's Property and Grantors' Property.

10. **Waiver.** The failure of either Party to insist upon strict performance of any of the provisions in this Agreement or to exercise any of its rights under this Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity. No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the Party possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term, or provision of this Agreement.

11. **Controlling Law.** This Agreement shall be interpreted and enforced under the laws of the State of Wyoming. If any action to enforce or interpret this Agreement is brought by either party hereto, the jurisdiction and venue shall be exclusively in the District Court of Laramie County, Wyoming.

12. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein. No promise or undertaking shall have been made by any party, and no understanding exists with respect to the




property on the part of any party, except as expressly set forth in this Agreement and its Exhibits.

13. **Authority.** Each signatory below represents that he or she has authority to execute this agreement and to bind the respective Party to the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed effective the \_\_\_ day of \_\_\_\_\_, 2025.

**GRANTEE: Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming**

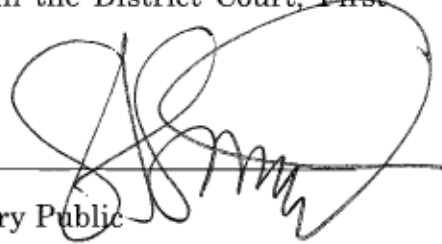
  
\_\_\_\_\_  
Heather Lynne Steele, Personal Representative

CALIFORNIA  
STATE OF ~~WYOMING~~ )  
OF SAN DIEGO ) ss.  
COUNTY OF ~~LARAMIE~~ )

The foregoing instrument was acknowledged before me on this 20 day of JUNE 2025 by Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming.

Witness my hand and official seal.

S E A L

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

My commission expires: NOV. 16, 2028





RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1978  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 6 OF 14

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN DIEGO )

On JUNE 20, 2025 before me, SHERAJADE B. AHMED, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared — HEATHER LYNNE STEELE —  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: — EASEMENT AGREEMENT — Document Date: JUNE 20, 2025  
Number of Pages: 10 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: — HEATHER LYNNE STEELE —  
Corporate Officer — Title(s):  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other:

Signer's Name: \_\_\_\_\_  
Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other:

Signer Is Representing: ESTATE OF DENNIS RAY STEELE

Signer Is Representing: \_\_\_\_\_





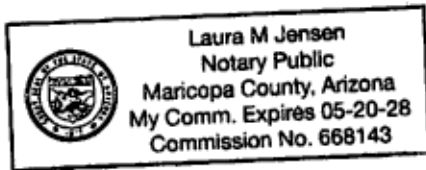
**KZ Trust, dated June 26, 2019:**

By: Kelly Zimmerman  
Kelly Zimmerman, Trustee

STATE OF Arizona )  
  ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me by Kelly Zimmerman as trustee of the KZ Trust, dated June 26, 2019, this 27 day of May, 2025.

SEAL



Laura M Jensen  
Notary Public

My commission expires: 5-20-2028



RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1980  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 8 OF 14

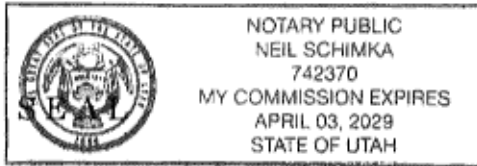
LL Trust, dated June 26, 2019:

By: Lisa Losee, TR

Lisa Losee Trustee

STATE OF Utah )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me by Lisa Losee as trustee of the LL Trust, dated June 26, 2019, this 19 day of May, 2025.



Neil Schimka  
Notary Public

My commission expires:  
4/3/29



RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1981  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 9 OF 14

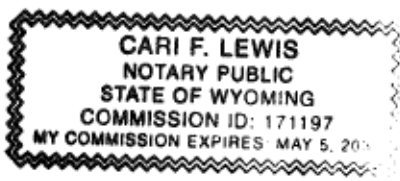
FRAUENDIENST QUALITY HOMES, INC  
A Wyoming Corporation

By: [Signature]  
Print Name: Paul M Frauendienst  
Title: President

STATE OF WYOMING            )  
  ) ss.  
COUNTY OF Laramie         )

The foregoing instrument was acknowledged before me by Paul Frauendienst, as the President of Frauendienst Quality Homes, Inc., this 25 day of June 2025.

Witness my hand and official seal.

SEAL                                          Cari F Lewis  
Notary Public  
My commission expires: May 5, 2031



### Exhibit 1

A Parcel of land situated in the NE¼ of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at the Northeast corner of said section, basis of bearing being the North Line of Section 11; thence S.0°01'14"W., along the East line of said Section a distance of 828.76 feet; thence S.88°01'00"W. parallel to the North line of Section 11, a distance of 2125.17 feet; thence N.0°01'14"E., parallel to the East line of Section 11, a distance of 644.20 feet, to a point on the East right-of-way line of the a road; thence along said right-of-way N.61°13'18"E., a distance of 160.14 feet, thence continuing along said right-of-way N.14°25'13"E., a distance of 96.19 feet to a point on the North line of Section 11, thence along the North line of said section N.88°01'00"E., a distance of 1960.82 feet to the Northeast line of said section 11, T.14 N., R. 70W., 6th P.M., Laramie County, Wyoming.

*Also known as Parcel C on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



## Exhibit 2

A tract of Land situated in the NW¼ of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northwest corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence S.0°00'01"W., along the West line of said Section 11 a distance of 1026.19 feet to the point of beginning of the tract to be described; thence N.88°02'44"E., a distance of 695.29 feet; thence S.0°05'42"W., a distance of 200.00 feet; thence N.88°02'44"E., a distance of 219.80 feet; thence N.0°05'42"E., a distance of 233.49 feet; thence N.79°26'02"E., a distance of 1198.45 feet; thence S.37°25'08"E., a distance of 333.01 feet; thence S.0°25'37"W., a distance of 338.14 feet to the Northerly line of Cheyenne Pass Subdivision; thence S.73°54'00"W., along said Northerly line, a distance of 342.97 feet; thence S.49°51'00"W., a distance of 404.56 feet; thence S.03°13'00"E., a distance of 474.90 feet; thence N.89°53'00"W., a distance of 897.53 feet; thence S.75°36'00"W., a distance of 368.05 feet; thence S.77°25'00"W., a distance of 248.75 feet; thence S.88°21'00"W., a distance of 183.33 feet to the West line of Section 11; thence N.0°01'28"W., along said West line, a distance of 1020.45 feet to the North 1/16 corner of Section 10 and 11, being monumented by a standard G.L.O. Brass Cap; thence N.0°00'01 "E., along said West line, a distance of 277.00 feet to the point of beginning.

Also known as a portion of Parcel D, per the Bit-O-Wyo Ranches Property Survey, recorded September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198, records of Laramie County, Wyoming.



### Exhibit 3

A tract of land situated in the North half (N1/2) of Section 11, Township 14 North, Range 70 West of the 6th Principal Meridian, Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence South 00 degrees 05 minutes 35 seconds West, along the East line of said Section 11, a distance of 830.04 feet; thence South 88 degrees 07 minutes 25 seconds West, a distance of 1055.13 feet to the point of beginning of the tract to be described; thence South 01 degrees 37 minutes 30 seconds East, a distance of 1100.00 feet; thence South 88 degrees 23 minutes 56 seconds West, a distance of 1287.18 feet, more or less to the East line of Cheyenne Pass Subdivision; thence North 13 degrees 50 minutes 00 seconds West, along said East line, a distance of 400.00 feet; thence North 60 degrees 10 minutes 00 seconds East, a distance of 63.68 feet; thence North 15 degrees 59 minutes 00 seconds West, a distance of 52.24 feet; thence North 75 degrees 17 minutes 00 seconds West, a distance of 257.81 feet; thence South 77 degrees 19 minutes 00 seconds West, a distance of 235.11 feet; thence South 73 degrees 54 minutes 00 seconds West, a distance of 30.06 feet; thence North 00 degrees 25 minutes 37 seconds East, a distance of 338.14 feet; thence North 37 degrees 25 minutes 08 seconds West, a distance of 333.01 feet; thence North 89 degrees 02 minutes 13 seconds East, a distance of 919.14 feet; thence North 88 degrees 07 minutes 27 seconds East, a distance of 1070.00 feet to the point of beginning.

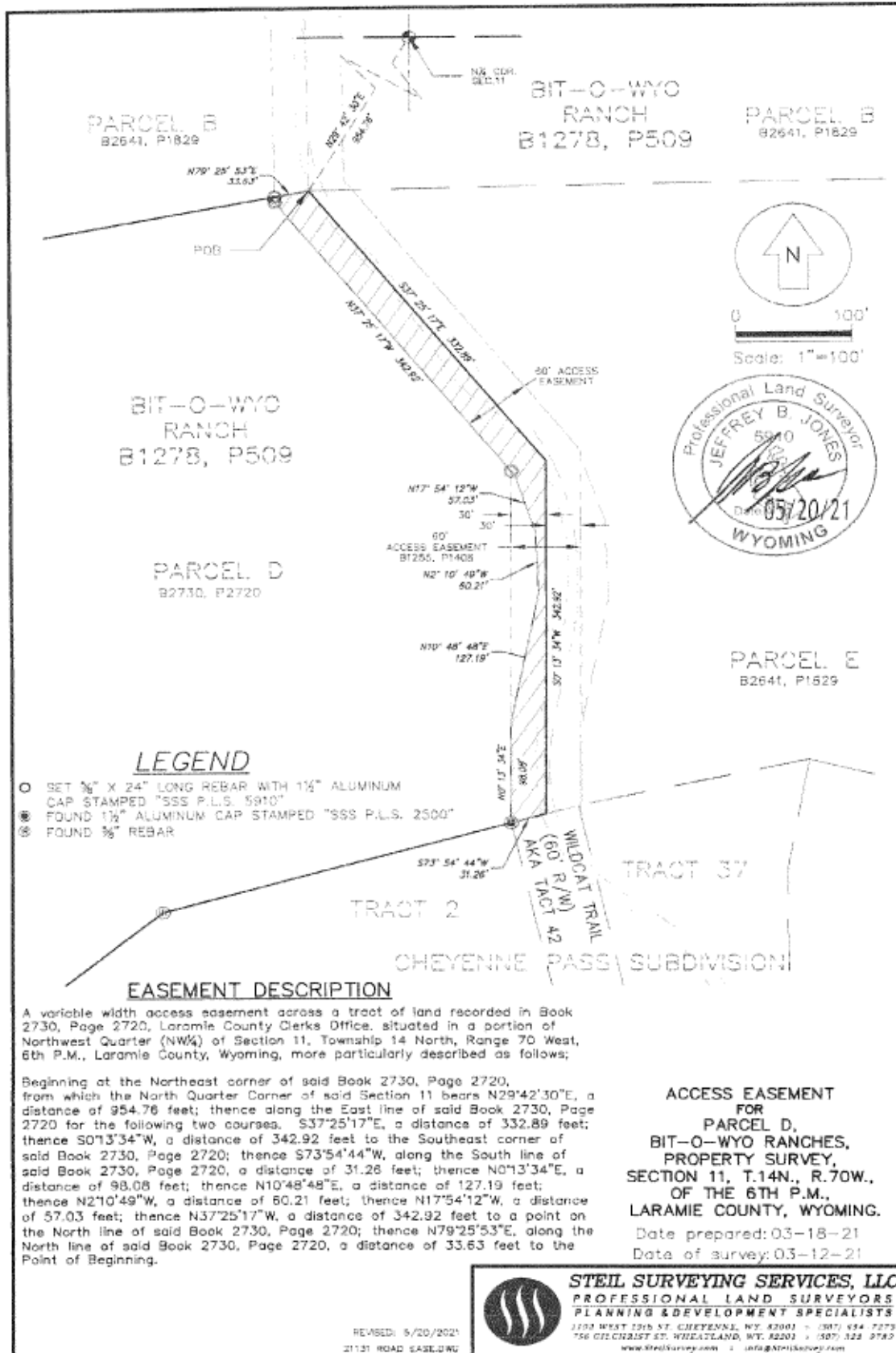
*Also known as Parcel E on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989, in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1985  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 13 OF 14

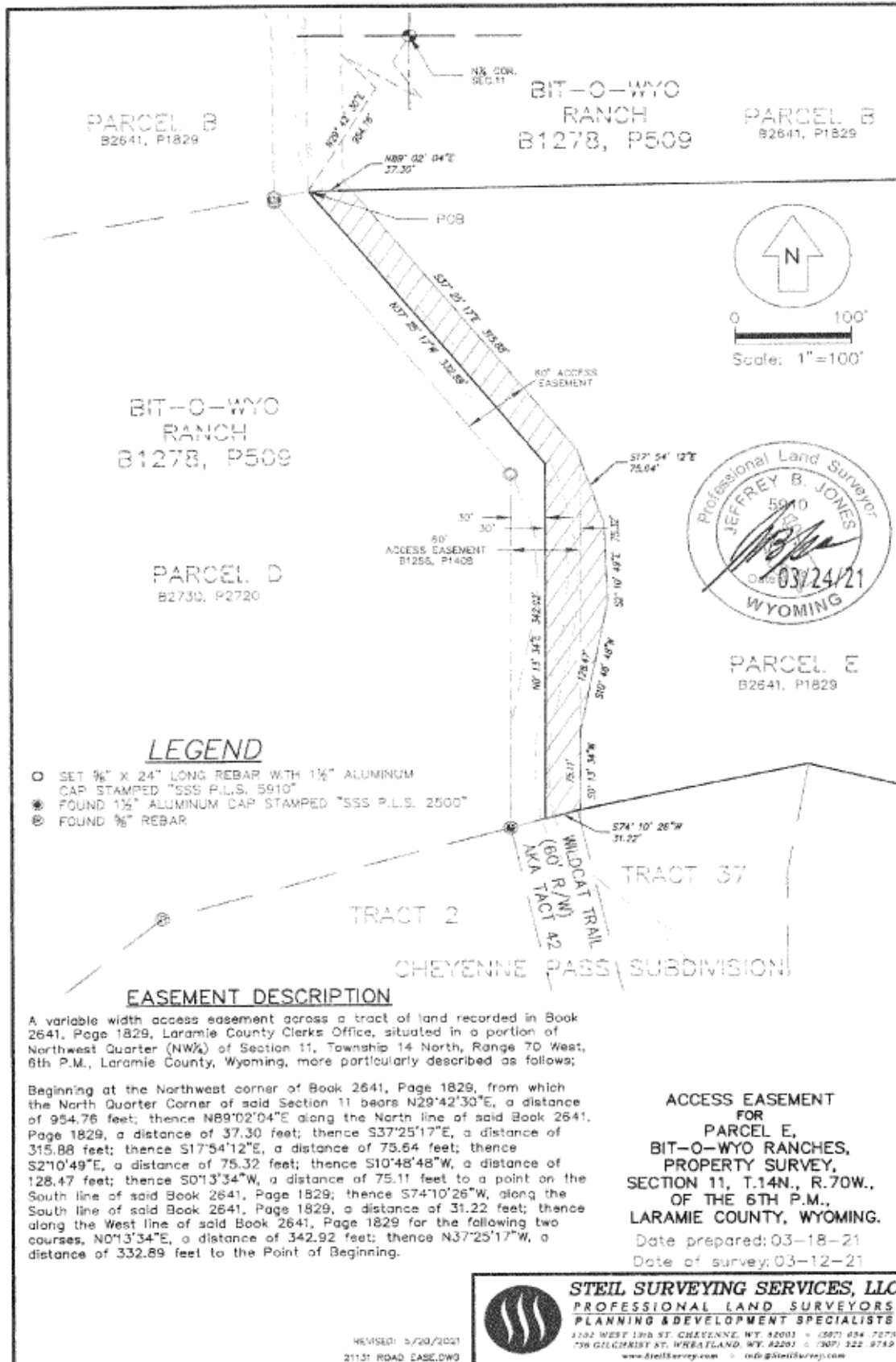
# Exhibit 4





RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1986  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 14 OF 14



**LEGEND**

- SET ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊗ FOUND ½" REBAR

**EASEMENT DESCRIPTION**

A variable width access easement across a tract of land recorded in Book 2641, Page 1829, Laramie County Clerks Office, situated in a portion of Northwest Quarter (NW¼) of Section 11, Township 14 North, Range 70 West, 6th P.M., Laramie County, Wyoming, more particularly described as follows;

Beginning at the Northwest corner of Book 2641, Page 1829, from which the North Quarter Corner of said Section 11 bears N29°42'30"E, a distance of 954.76 feet; thence N89°02'04"E along the North line of said Book 2641, Page 1829, a distance of 37.30 feet; thence S37°25'17"E, a distance of 315.88 feet; thence S17°54'12"E, a distance of 75.64 feet; thence S2°10'49"E, a distance of 75.32 feet; thence S10°48'48"W, a distance of 128.47 feet; thence S0°13'34"W, a distance of 75.11 feet to a point on the South line of said Book 2641, Page 1829; thence S74°10'26"W, along the South line of said Book 2641, Page 1829, a distance of 31.22 feet; thence along the West line of said Book 2641, Page 1829 for the following two courses, N0°13'34"E, a distance of 342.92 feet; thence N37°25'17"W, a distance of 332.89 feet to the Point of Beginning.

**ACCESS EASEMENT  
FOR  
PARCEL E,  
BIT-O-WYO RANCHES,  
PROPERTY SURVEY,  
SECTION 11, T.14N., R.70W.,  
OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING.**

Date prepared: 03-18-21  
Date of survey: 03-12-21

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7075  
738 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-8749  
www.steelSurvey.com • info@steelSurvey.com

REVISED: 5/20/2021  
21131 ROAD EASE.DWG





RECP #: 895792  
RECORDED 7/1/2025 AT 2:55 PM BK# 2929 PG# 3074  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 10

## Easement Agreement

This EASEMENT AGREEMENT (the “**Agreement**”) is made and entered into as of \_\_\_\_\_, 2025 (the “**Effective Date**”) by and between Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 and Lisa Losee as Trustee of the LL Trust, dated June 26, 2019 (collectively the “**Grantors**”), and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming (the “**Grantee**”) and each of their successors and assigns (each a “**Party**” and collectively the “**Parties**”).

### Recitals

A. Grantee is the owner of certain property situated in Laramie County, Wyoming known as Parcel C per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 1 attached hereto and by this reference specifically incorporated herein (“**Grantee’s Property**”).

B. The Grantors are the owners of certain property situated in Laramie County, Wyoming known as Parcel B per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 2 attached hereto and by this reference specifically incorporated herein (the “**Grantors’ Property**”).

C. The Grantee’s Property and the Grantors’ Property are located within a portion of Section 11, Township 14 North, Range 70 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming.

D. Grantee desires to obtain from the Grantors an easement across a certain portion of the Grantors’ Property for ingress and egress to and from the Grantee’s Property.

E. The Grantors have the power to grant to Grantee a non-exclusive easement across the Grantors’ Property for ingress and egress to and from the Grantee’s Property, subject to specific terms, purposes, and limitations contained herein.



NOW, THEREFORE, in consideration of these premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant to Grantee the following easement:

1. **Recitals.** The recitals are incorporated herein as if fully set forth.

2. **Easement to Grantee.** Subject to the terms and conditions of this Agreement, the Grantors hereby grant to Grantee a non-exclusive easement for the purpose of ingress and egress in, upon, over, through and across that portion of the Grantors' Property that is particularly described and depicted on the map attached as Exhibit 3. This easement shall benefit and be appurtenant to the Grantee's Property. The scope of this easement is limited to the lands depicted on Exhibit 3 and the Grantors do not grant any rights to Grantee to any other portion of the Grantors' Property.

3. **Term.** The easement granted in this Agreement is contingent upon and only effective as long as Grantee, and its successors and assigns, have and maintain written access from third parties necessary for Grantee, and its successors and assigns, to reach the Grantors' Property from Happy Jack Road. The term of this easement is for so long as the easement is necessary for the purpose set forth in Paragraph 4, but subject to the covenants, conditions, and restrictions contained herein. If Grantee, its successors or assigns, abandons the easement or materially breaches covenants, conditions, and restrictions contained herein, after notice and opportunity to cure, then and in such event, all of Grantee's rights granted herein shall cease and terminate.

4. **Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

5. **Terms and Conditions of Easement.** The easement rights granted in this Agreement are subject to the following terms and conditions, and such terms and conditions are binding upon the Parties and Permitted Users:



a. Grantee shall have the right to complete regular maintenance of the existing private road used for ingress and egress, including snow removal and road grading. No major repair or replacement of the road by Grantee is permitted without approval by the Grantors and execution of a separate written agreement signed by the Parties. If the roadway is damaged by natural events or disasters, the Grantors shall not be liable for any blocked access. The Grantors shall not be responsible for the payment of any maintenance costs and shall have no obligation to perform maintenance, replacement, or repair unless agreed to in a separate written agreement signed by the Parties.

b. If Grantee damages any portion of the property subject to the easement or the roadway, then Grantee shall be solely responsible for paying for repairs for that damage.

c. The surface of the roadway shall not exceed 20 feet in width and shall be maintained with native material matching the existing landscape.

d. The easement granted herein is non-exclusive and the Grantors expressly reserve and retain the right to use the surface and subsurface of the easement location for all purposes, including but not limited to granting other easements, provided that such other uses do not materially interfere with the rights granted in this Agreement.

e. Use by the Grantee and Permitted Users shall be subject to all applicable laws and regulations.

f. Grantee and the Permitted Users shall not take any action that interferes with the use of the easement, including, but not limited to, parking of vehicles, storage of property, erection of structures, or placement of other obstructions to the free and open access by the Parties.

g. Grantee and the Permitted Users shall not take any action that causes an enlargement or increased burden of the easement granted in this Agreement, including, but not limited to, using or allowing others to use the easement for any business purpose.

h. Grantee shall maintain liability insurance on all of Grantee's vehicles which use the easement.

i. Grantee shall keep the gate at the northern boundary of the easement and Section 11 closed and locked at all times to prevent access and traffic from the neighboring federal lands.

6. **Grantors' Rights.** The Grantors retain, reserve, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent Grantee's use of the easement. These retained rights include, but are not limited to, using the road for any purpose and allowing others to use the road for any purpose.

7. **No Public Dedication.** Nothing herein shall be deemed to be a gift or dedication of all or any portion of the Grantors' Property for the general public. Any



use permitted hereunder shall be pursuant to the provisions of this Agreement only and the Grantee shall not allow the use of the easement to be expanded for use by the general public.

8. **Indemnification.** Grantee, and its successors and assigns, shall defend, protect, indemnify and hold the Grantors harmless from and against any and all judgments, fines, causes of action, claims, litigation, actions, proceedings, losses, damages, penalties, injuries, liabilities, obligations, or other liability of any kind, and expenses (including attorneys' fees, court costs, and other reasonable fees and expenses, including expert witness fees and amounts paid in settlement) for (a) physical damage to real or personal property and for physical injuries or death to any person caused by, or directly attributable to, or arising out of the use of the easement, by Grantee or of its Permitted Users; and (b) any breach of, or failure to perform, any of the covenants, agreements, or obligations contained in this Agreement. This indemnification shall inure to the benefit of the Grantors and any successor and assignee.

9. **Interest in Real Property.** The easement granted in this Agreement is for the benefit of the Grantee's Property. The easement shall be deemed to be appurtenant to and run with both the Grantee's Property and Grantors' Property and shall be binding upon all successors, assigns, parties in interest and heirs to the title of Grantee's Property and Grantors' Property.

10. **Waiver.** The failure of either Party to insist upon strict performance of any of the provisions in this Agreement or to exercise any of its rights under this Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity. No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the Party possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term, or provision of this Agreement.

11. **Controlling Law.** This Agreement shall be interpreted and enforced under the laws of the State of Wyoming. If any action to enforce or interpret this Agreement is brought by either party hereto, the jurisdiction and venue shall be exclusively in the District Court of Laramie County, Wyoming.

12. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein. No promise or undertaking shall have been made by any party, and no understanding exists with respect to the property on the part of any party, except as expressly set forth in this Agreement and its Exhibits.



13. **Authority.** Each signatory below represents that he or she has authority to execute this agreement and to bind the respective Party to the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed effective the 1<sup>st</sup> day of July, 2025.

**GRANTEE: Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming**

*Heather Lynne Steele*  
Heather Lynne Steele, Personal Representative

CALIFORNIA *Shm*  
STATE OF WYOMING )  
SAN DIEGO ) ss.  
COUNTY OF LARAMIE *Shm*

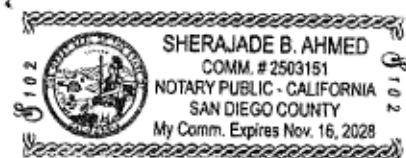
The foregoing instrument was acknowledged before me on this 01 day of JULY 2025 by Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming.

Witness my hand and official seal.

S E A L

*Shm*  
\_\_\_\_\_  
Notary Public

My commission expires: NOV. 16, 2028





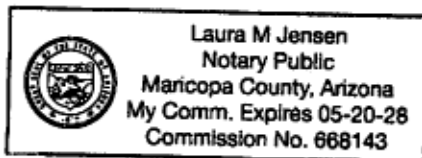
**KZ Trust, dated June 26, 2019:**

By: 

Kelly Zimmerman, Trustee

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me by Kelly Zimmerman as trustee of the KZ Trust, dated June 26, 2019, this 27 day of May, 2025.



SEAL

  
Notary Public

My commission expires: 5/20/2028



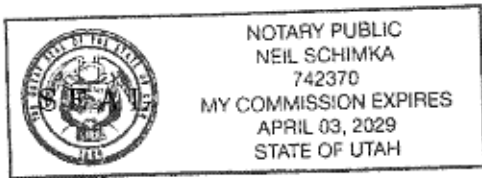
LL Trust, dated June 26, 2019:

By: Lisa Losee, TRUSTEE

Lisa Losee Trustee

STATE OF Utah )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me by Lisa Losee as trustee of the LL Trust, dated June 26, 2019, this 19 day of May, 2025.



Neil Schimka  
Notary Public

My commission expires:

4/3/29



### Exhibit 1

A Parcel of land situated in the NE $\frac{1}{4}$  of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at the Northeast corner of said section, basis of bearing being the North Line of Section 11; thence S.0°01'14"W., along the East line of said Section a distance of 828.76 feet; thence S.88°01'00W. parallel to the North line of Section 11, a distance of 2125.17 feet; thence N.0°01'14"E., parallel to the East line of Section 11, a distance of 644.20 feet, to a point on the East right-of-way line of the a road; thence along said right-of-way N.61°13'18"E., a distance of 160.14 feet, thence continuing along said right-of-way N.14°25'13"E., a distance of 96.19 feet to a point on the North line of Section 11, thence along the North line of said section N.88°01'00"E., a distance of 1960.82 feet to the Northeast line of said section 11, T.14 N., R. 70W., 6th P.M., Laramie County, Wyoming.

*Also known as Parcel C on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*





## Exhibit 2

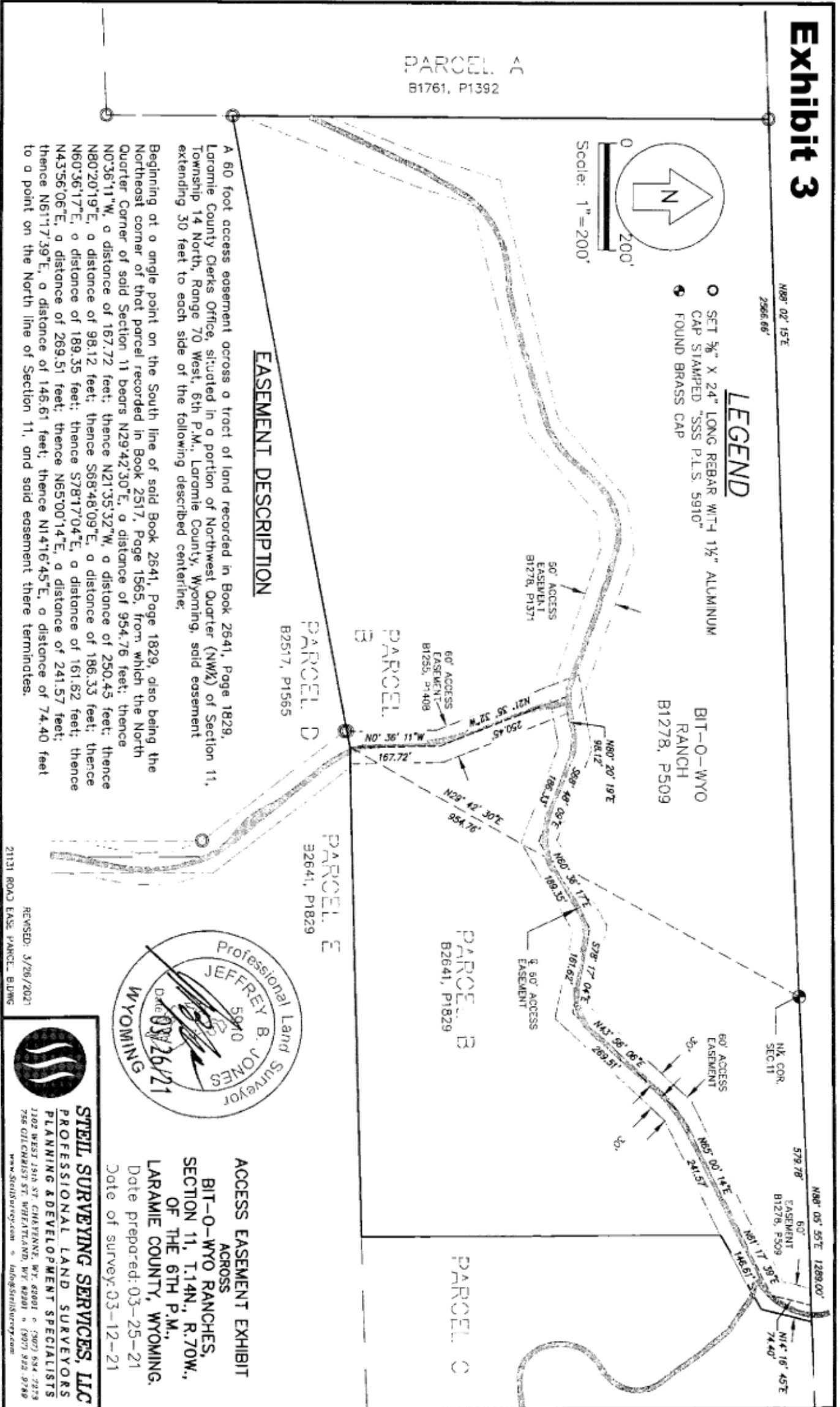
A tract of land situated in the North half of the North half (N1/2N1/2) of Section 11, Township 14 North, Range 70 West of the 6th Principal Meridian, Laramie County, Wyoming, more particularly described as follows:

Beginning at the North quarter corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence North 88 degrees 05 minutes 41 seconds East, along the North line of said Section 11, a distance of 611.64 feet; thence South 14 degrees 29 minutes 28 seconds West, a distance of 96.39 feet; thence South 61 degrees 17 minutes 39 seconds West, a distance of 160.14 feet; thence South 00 degrees 05 minutes 35 seconds West, a distance of 664.20 feet; thence South 89 degrees 02 minutes 13 seconds West, a distance of 919.14 feet; thence South 79 degrees 26 minutes 02 seconds West, a distance of 1198.45 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 992.85 feet to a point on the North line of said Section 11; thence North 88 degrees 02 minutes 24 seconds East, along said North line, a distance of 1650.82 feet to the point of beginning.

*Also known as Parcel B on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



# Exhibit 3



### LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND BRASS CAP

### EASEMENT DESCRIPTION

A 60 foot access easement across a tract of land recorded in Book 2641, Page 1829, Laramie County Clerks Office, situated in a portion of Northwest Quarter (NW¼) of Section 11, Township 14 North, Range 70 West, 6th P.M., Laramie County, Wyoming, said easement extending 30 feet to each side of the following described centerline:

Beginning at a angle point on the South line of said Book 2641, Page 1829, also being the Northeast corner of that parcel recorded in Book 2517, Page 1565, from which the North Quarter Corner of said Section 11 bears N29°42'30"E, a distance of 954.76 feet; thence N0°36'11"W, a distance of 167.72 feet; thence N21°35'32"W, a distance of 250.45 feet; thence N80°20'19"E, a distance of 98.12 feet; thence S88°48'09"E, a distance of 186.35 feet; thence N60°36'17"E, a distance of 189.35 feet; thence S78°17'04"E, a distance of 161.62 feet; thence N43°56'06"E, a distance of 269.51 feet; thence N65°00'14"E, a distance of 241.57 feet; thence N61°17'39"E, a distance of 146.61 feet; thence N14°16'45"E, a distance of 74.40 feet to a point on the North line of Section 11, and said easement there terminates.



REVISED: 3/26/2021  
21131 ROAD EASE PARCEL - BUILDING

**STEEL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
 1102 WEST 24th ST. CHEYENNE, WY. 82001 • (307) 684-2978  
 756 CHELSEA ST. WHEATLAND, WY. 82201 • (307) 922-9789  
 www.steelsurvey.com • info@steelsurvey.com

ACCESS EASEMENT EXHIBIT  
 ACROSS  
 BIT-O-WYO RANCHES,  
 SECTION 11, T.14N., R.70W.,  
 OF THE 6TH P.M.,  
 LARAMIE COUNTY, WYOMING.  
 Date prepared: 03-25-21  
 Date of survey: 03-12-21



## Response to Public Hearing Comment Planning

We are a sixth-generation Laramie County family who have lived and operated businesses in Cheyenne for generations. Our roots in this community have provided a livelihood and quality of life for our family, and this project reflects our commitment to preserving that legacy while contributing positively to the community. Bit-O- Wyo Ranch and Events will be located at a new address to be assigned on Brush Creek Road. This proposal is not intended to re-create a past operation, but to build upon its vision while establishing a well-managed facility that meets current regulatory standards and community expectations.

We have devoted significant time and planning to ensure responsible operations. Our team is working closely with the Bureau of Land Management, Laramie County officials and health and safety agencies to ensure full compliance with applicable laws and regulations.

In planning this venue, we are considering transportation management for larger events, defined hours of operation, health and safety protocols, equine welfare standards, liquor license compliance, and comprehensive risk mitigation measures. Our venue location is hidden from public view, minimizing visual impact. We will maintain roads to standards that support emergency service access, and we remain committed to the safety of guests and surrounding neighbors through responsible alcohol management and carefully planned traffic flow.

We have established defined event hours. We will run our small activities in afternoons and evenings 3-4 times a week. These events require natural light and will end before sunset. These will include horseback riding, biking, guided hikes, family night, and date night. Our larger events we expect one per week. The hours for the larger events will be determined case by case. However, last shuttle out will be at 10:30 p.m and last call for alcohol will be at 9:30p.m. This will limit hours of operations and frequency to maintain the health of the land. Sound-conscious practices will also minimize disturbance to rural living or the enjoyment of the area. We will have an indoor sound system only. We will be consulting music experts in the community to design a sound system that fits that space. That proposed space is approximately 1500 sq ft surrounded by firewalls on three sides that face wildcat trail neighbors. The north neighbor, Andy Bartel, is approximately 6200' from the venue. The west neighbor, Jason Caughey, is approximately 2940' from the venue. Lisa Losee and Kelly Zimmerman's cabin is approximately 1192' away, the southwest neighbors, Benjamin and Hui Thurston, approximately 1809' and Joan Zimmerman's home approximately 2455'. We will work with experts to keep sound to a minimum. We are

mindful of wildlife considerations and are committed to responsible stewardship of the land. We will operate no more than 22 weeks/year. We will observe hunting seasons in the fall on BLM. We are a non-smoking, no private property hunting, no fireworks, animal enthusiast venue. We also value the preservation of nearby public lands and intend to share and protect these resources in a manner that respects both our neighbors and the broader community. We have submitted an extensive gold standard recreation permit to BLM. We work to steward the 1700 acres of grazing rights we currently lease, specifically current drought and overgrazing uses. We have had Laramie County Conservation District, Chris Vercelli and Kevin Wells, to evaluate our private property, as well as the Fire Warden, Matt Butler and Jeanine West, Director for Laramie County Emergency Management and Deputy Fire Warden, to help us truly understand the safety plans that must be in place for our property. Our new road will provide secondary access for both Table Mountain residents and Wild Cat Trail residents in the event of emergency. Our property will have KNOX box access for all emergency responders and work with responders to have open access in emergency situations.

This project reflects our family's dedication to using our talents and resources to continue the legacy of the ranch. Bit- O - Wyo Ranch and Events is intended to provide a safe, well-regulated venue that supports local tourism, preserves western heritage, and contributes to the economic vitality and cultural fabric of Laramie County.

For these reasons, we respectfully request approval of this application.

Tania Riedel

Riedel Ventures

Bit-O-Wyo Ranch and Events



**Justin Newell Hesser**

Attorney at Law  
Admitted in Wyoming and Nebraska

Phone: (307) 514-0129

3001 Henderson Drive, Suite L  
Cheyenne, WY 82001

[justin@hesserlawllc.com](mailto:justin@hesserlawllc.com)

[www.hesserlawllc.com](http://www.hesserlawllc.com)

March 30, 2026

Mr. Kevin Wells  
District Manager  
Laramie County Conservation District  
1923 Whitney Road  
Cheyenne, WY 82007

SENT VIA REGULAR MAIL AND EMAIL TO: [info@lccdnet.org](mailto:info@lccdnet.org)

**RE: 484 Happy Jack Road  
Notice of Trespass and to Cease and Desist**

Dear Mr. Wells,

I represent Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 (the “**KZ Trust**”) and Lisa Losee as Trustee of the LL trust, dated June 26, 2019 (the “**LL Trust**”). This letter serves to notify the Laramie County Conservation District and its employees that they are prohibited from using the private road easement across KZ Trust and LL Trust property in connection with any business purpose of Tania Riedel, Riedel Ventures, LLC, Bit-O-Wyo Ranch and Events, or any business located at 470 Happy Jack Road.

The KZ Trust and LL Trust own two parcels of property that are outlined on Exhibit A; one is approximately 166 acres known as 484 Happy Jack Road and the other is an 80-acre parcel in Section 2, Township 14 North, Range 70 West. Tania Riedel owns approximately 40 acres of land known as 470 Happy Jack Road and this parcel is identified on Exhibit B. Residential access to 470 Happy Jack Road is through the KZ Trust and LL Trust property pursuant to a private easement with specific terms and restrictions.

The road crossing the KZ Trust and LL Trust property at 484 Happy Jack Road is private and subject to the following two easements (collectively the “**Easements**”):

1. EASEMENT AGREEMENT between the KZ Trust, LL Trust, and Frauendienst Quality Homes, Inc., and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, which agreement was recorded in the Laramie County land records as Instrument No. 895611 on June 27, 2025 at Book 2929, Pages 1973–86. A copy of this easement is attached as Exhibit C.

2. EASEMENT AGREEMENT between the KZ Trust and LL Trust and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, which agreement was recorded in the Laramie County land records as Instrument No. 895792 on July 1, 2025 at Book 2929, Pages 3074–83. A copy of this easement is attached as Exhibit D.

Paragraph 4 of each easement provides as follows:

**Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

The scope of the Easements have been discussed in meetings of the Laramie County Commissioners and Laramie County Planning Commission and subject to press reports. To ensure that you and Laramie County Conservation District employees and contractors are aware of the Easements we are providing this notice and copies of the Easements.

A neighboring landowner, Tania Riedel and Riedel Ventures, LLC have filed applications with Laramie County to allow her to use her property as a commercial wedding and event venue known as Bit-O-Wyo Ranch and Events. She also intends to offer recreational opportunities to her customers. Any use of the Easements by Laramie County Conservation District employees or contractors in connection with any business purpose is strictly prohibited. This would include, but is not limited to, any site visits, inspections, evaluations, or any activity that relates to the business of Riedel Ventures, LLC or Bit-O-Wyo Ranch and Events.

Riedel Ventures, LLC has stated that access to the proposed commercial operation is from Brush Creek Road. If Laramie County Conservation District employees or contractors need to visit 470 Happy Jack Road, then they must use this access.

Any use of the private road across KZ Trust and LL Trust property in connection with any business purpose of Riedel or Riedel Ventures, LLC is not allowed. The

Mr. Kevin Wells  
March 30, 2026  
Page 3 of 3

Easements expressly prohibit use of the road “in connection with any business purpose.” Any unauthorized use of the Easements is a trespass.

On January 30, 2026 and March 17, 2026, a Laramie County Conservation District vehicle was photographed driving on the KZ Trust and LL Trust property across the private easement. A copy of the photos are attached as Exhibit E. In a letter submitted to the Laramie County Planning Department, Riedel Ventures, LLC confirmed that Laramie County Conservation District’s visit was in connection with Riedel Ventures, LLC’s business use. See attached Exhibit F. Use of KZ Trust and LL Trust private lands for Riedel Ventures, LLC’s business was not authorized and exceeds the scope of the Easements.

Although Laramie County Conservation District is not a party to the Easements, you have no independent right to use the Easements, especially for prohibited activities. These actions interfere with the KZ Trust and LL Trust property rights and constitute a trespass.

Laramie County Conservation District is hereby directed to immediately have its employees and contractors cease and desist from using the Easements for any business purpose. The KZ Trust and LL Trust are not aware of any residential purpose that Laramie County Conservation District would need to access 470 Happy Jack Road, and as such any future use is prohibited. Any continued use after receipt of this notice will be treated as willful trespass and unauthorized interference with the KZ Trust and LL Trust’s private property rights.

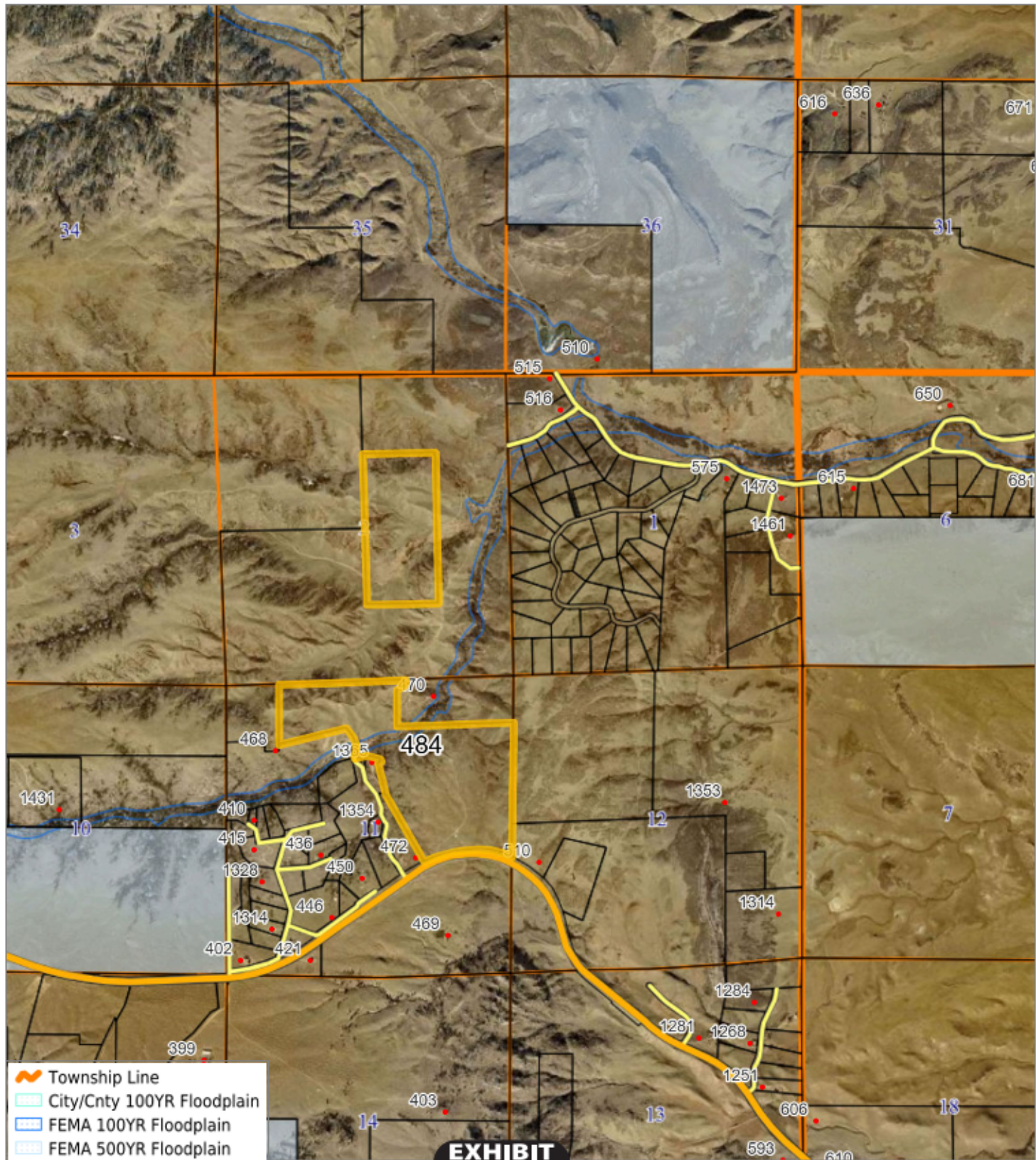
Please let me know if you have any questions regarding this matter.

Sincerely,



Justin Newell Hesser  
Hesser Law, LLC

pc by email: client



- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Address Points
- Interstate
- Major Road
- Imps only
- State Land
- Curt Gowdy State Park
- BLM Land

**EXHIBIT**

**A**















This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
 printed 3/25/2026

**Laramie County  
 Wyoming MapServer**





-  Township Line
-  City/Cnty 100YR Floodplain
-  FEMA 100YR Floodplain
-  FEMA 500YR Floodplain
-  FEMA Floodway
-  Address Points
-  Interstate
-  Major Road
-  Imps only
-  State Land
-  Curt Gowdy State Park
-  BLM Land

**EXHIBIT**  
**B**



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
printed 3/26/2026

**Laramie County**  
**Wyoming MapServer**



REC# #: 895611  
RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1973  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 14

## Easement Agreement

This EASEMENT AGREEMENT (the “**Agreement**”) is made and entered into as of June 25, 2025 (the “**Effective Date**”) by and between Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019, Lisa Losee as Trustee of the LL Trust, dated June 26, 2019, and Frauendienst Quality Homes, Inc., a Wyoming corporation (collectively the “**Grantors**”), and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming (the “**Grantee**”) and each of their successors and assigns (each a “**Party**” and collectively the “**Parties**”).

### Recitals

A. Grantee is the owner of certain property situated in Laramie County, Wyoming known as Parcel C per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 1 attached hereto and by this reference specifically incorporated herein (“**Grantee’s Property**”).

B. Frauendienst Quality Homes, Inc. is the owner of certain property situated in Laramie County, Wyoming known as Parcel D per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 2 attached hereto and by this reference specifically incorporated herein. Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 and Lisa Losee as Trustee of the LL Trust, dated June 26, 2019 are the owners of certain property situated in Laramie County, Wyoming known as Parcel E per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 3 attached hereto and by this reference specifically incorporated herein. Parcels D and E are collectively referred to as **Grantors’ Property**.

C. The Grantee’s Property and the Grantors’ Property are located within a portion of Section 11, Township 14 North, Range 70 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming.

D. Grantee desires to obtain from the Grantors an easement across a certain portion of the Grantors’ Property for ingress and egress to and from the Grantee’s Property.



E. The Grantors have the power to grant to Grantee a non-exclusive easement across the Grantors' Property for ingress and egress to and from the Grantee's Property, subject to specific terms, purposes, and limitations contained herein.

NOW, THEREFORE, in consideration of these premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant to Grantee the following easement:

1. **Recitals.** The recitals are incorporated herein as if fully set forth.
2. **Easement to Grantee.** Subject to the terms and conditions of this Agreement, the Grantors hereby grant to Grantee a non-exclusive easement for the purpose of ingress and egress in, upon, over, through and across that portion of the Grantors' Property that is particularly described and depicted on the maps attached as Exhibit 4. This easement shall benefit and be appurtenant to the Grantee's Property. The scope of this easement is limited to the lands depicted on Exhibit 4 and the Grantors do not grant any rights to Grantee to any other portion of the Grantors' Property.
3. **Term.** The easement granted in this Agreement is contingent upon and only effective as long as Grantee, and its successors and assigns, have and maintain written access from third parties necessary for Grantee, and its successors and assigns, to reach the Grantors' Property from Happy Jack Road. The term of this easement is for so long as the easement is necessary for the purpose set forth in Paragraph 4, but subject to the covenants, conditions, and restrictions contained herein. If Grantee, its successors or assigns, abandons the easement or materially breaches covenants, conditions, and restrictions contained herein, after notice and opportunity to cure, then and in such event, all of Grantee's rights granted herein shall cease and terminate.
4. **Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter



into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

5. **Terms and Conditions of Easement.** The easement rights granted in this Agreement are subject to the following terms and conditions, and such terms and conditions are binding upon the Parties and Permitted Users:

a. Grantee shall have the right to complete regular maintenance of the existing private road used for ingress and egress, including snow removal and road grading. No major repair or replacement of the road by Grantee is permitted without approval by the Grantors and execution of a separate written agreement signed by the Parties. If the roadway is damaged by natural events or disasters, the Grantors shall not be liable for any blocked access. The Grantors shall not be responsible for the payment of any maintenance costs and shall have no obligation to perform maintenance, replacement, or repair unless agreed to in a separate written agreement signed by the Parties.

b. If Grantee damages any portion of the property subject to the easement or the roadway, then Grantee shall be solely responsible for paying for repairs for that damage.

c. The surface of the roadway shall not exceed 20 feet in width and shall be maintained with native material matching the existing landscape.

d. The easement granted herein is non-exclusive and the Grantors expressly reserve and retain the right to use the surface and subsurface of the easement location for all purposes, including but not limited to granting other easements, provided that such other uses do not materially interfere with the rights granted in this Agreement.

e. Use by the Grantee and Permitted Users shall be subject to all applicable laws and regulations.

f. Grantee and the Permitted Users shall not take any action that interferes with the use of the easement, including, but not limited to, parking of vehicles, storage of property, erection of structures, or placement of other obstructions to the free and open access by the Parties.

g. Grantee and the Permitted Users shall not take any action that causes an enlargement or increased burden of the easement granted in this Agreement, including, but not limited to, using or allowing others to use the easement for any business purpose.

h. Grantee shall maintain liability insurance on all of Grantee's vehicles which use the easement.

6. **Grantors' Rights.** The Grantors retain, reserve, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent Grantee's use of the easement. These retained rights include, but are not limited to, using the road for any purpose and allowing others to use the road for any purpose.



7. **No Public Dedication.** Nothing herein shall be deemed to be a gift or dedication of all or any portion of the Grantors' Property for the general public. Any use permitted hereunder shall be pursuant to the provisions of this Agreement only and the Grantee shall not allow the use of the easement to be expanded for use by the general public.

8. **Indemnification.** Grantee, and its successors and assigns, shall defend, protect, indemnify and hold the Grantors harmless from and against any and all judgments, fines, causes of action, claims, litigation, actions, proceedings, losses, damages, penalties, injuries, liabilities, obligations, or other liability of any kind, and expenses (including attorneys' fees, court costs, and other reasonable fees and expenses, including expert witness fees and amounts paid in settlement) for (a) physical damage to real or personal property and for physical injuries or death to any person caused by, or directly attributable to, or arising out of the use of the easement, by Grantee or of its Permitted Users; and (b) any breach of, or failure to perform, any of the covenants, agreements, or obligations contained in this Agreement. This indemnification shall inure to the benefit of the Grantors and any successor and assignee.

9. **Interest in Real Property.** The easement granted in this Agreement is for the benefit of the Grantee's Property. The easement shall be deemed to be appurtenant to and run with both the Grantee's Property and Grantors' Property and shall be binding upon all successors, assigns, parties in interest and heirs to the title of Grantee's Property and Grantors' Property.

10. **Waiver.** The failure of either Party to insist upon strict performance of any of the provisions in this Agreement or to exercise any of its rights under this Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity. No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the Party possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term, or provision of this Agreement.

11. **Controlling Law.** This Agreement shall be interpreted and enforced under the laws of the State of Wyoming. If any action to enforce or interpret this Agreement is brought by either party hereto, the jurisdiction and venue shall be exclusively in the District Court of Laramie County, Wyoming.

12. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein. No promise or undertaking shall have been made by any party, and no understanding exists with respect to the




property on the part of any party, except as expressly set forth in this Agreement and its Exhibits.

13. **Authority.** Each signatory below represents that he or she has authority to execute this agreement and to bind the respective Party to the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed effective the \_\_\_ day of \_\_\_\_\_, 2025.

**GRANTEE: Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming**

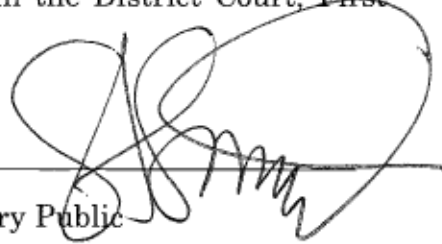
  
\_\_\_\_\_  
Heather Lynne Steele, Personal Representative

CALIFORNIA )  
STATE OF ~~WYOMING~~ )  
OF SAN DIEGO ) ss.  
COUNTY OF ~~LARAMIE~~ )

The foregoing instrument was acknowledged before me on this 20 day of JUNE 2025 by Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming.

Witness my hand and official seal.

S E A L

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

My commission expires: NOV. 16, 2028





RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1978  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 6 OF 14

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN DIEGO )

On JUNE 20, 2025 before me, SHERAJADE B. AHMED, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared HEATHER LYNNE STEELE  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: EASEMENT AGREEMENT Document Date: JUNE 20, 2025  
Number of Pages: 10 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: HEATHER LYNNE STEELE  
Corporate Officer — Title(s):  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other:

Signer's Name: \_\_\_\_\_  
Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other:

Signer Is Representing: ESTATE OF DENNIS RAY STEELE

Signer Is Representing: \_\_\_\_\_



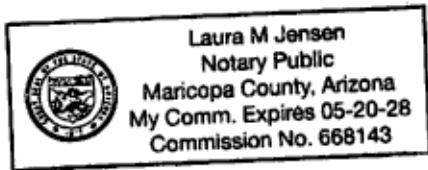
**KZ Trust, dated June 26, 2019:**

By: Kelly Zimmerman  
Kelly Zimmerman, Trustee

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me by Kelly Zimmerman as trustee of the KZ Trust, dated June 26, 2019, this 27 day of May, 2025.

S E A L



Laura M Jensen  
Notary Public

My commission expires: 5-20-2028





RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1980  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 8 OF 14

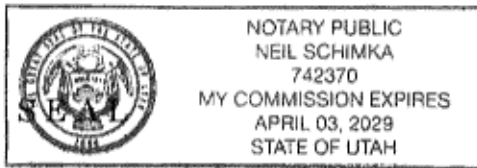
LL Trust, dated June 26, 2019:

By: Lisa Losee, TR

Lisa Losee Trustee

STATE OF Utah )  
 ) ss.  
COUNTY OF Summit )

The foregoing instrument was acknowledged before me by Lisa Losee as trustee of the LL Trust, dated June 26, 2019, this 19 day of May, 2025.



Neil Schimka  
Notary Public

My commission expires:  
4/3/29



RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1981  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 9 OF 14

**FRAUENDIENST QUALITY HOMES, INC**  
**A Wyoming Corporation**

By:

Print Name: Paul M. Frauendienst

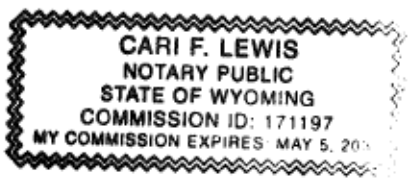
Title: President

STATE OF WYOMING )  
) ss.  
COUNTY OF Laramie )

The foregoing instrument was acknowledged before me by Paul Frauendienst, as the President of Frauendienst Quality Homes, Inc., this 25 day of June 2025.

Witness my hand and official seal.

SEAL



Notary Public

My commission expires: May 5, 2031



### Exhibit 1

A Parcel of land situated in the NE¼ of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at the Northeast corner of said section, basis of bearing being the North Line of Section 11; thence S.0°01'14"W., along the East line of said Section a distance of 828.76 feet; thence S.88°01'00"W. parallel to the North line of Section 11, a distance of 2125.17 feet; thence N.0°01'14"E., parallel to the East line of Section 11, a distance of 644.20 feet, to a point on the East right-of-way line of the a road; thence along said right-of-way N.61°13'18"E., a distance of 160.14 feet, thence continuing along said right-of-way N.14°25'13"E., a distance of 96.19 feet to a point on the North line of Section 11, thence along the North line of said section N.88°01'00"E., a distance of 1960.82 feet to the Northeast line of said section 11, T.14 N., R. 70W., 6th P.M., Laramie County, Wyoming.

*Also known as Parcel C on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



## Exhibit 2

A tract of Land situated in the NW¼ of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northwest corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence S.0°00'01"W., along the West line of said Section 11 a distance of 1026.19 feet to the point of beginning of the tract to be described; thence N.88°02'44"E., a distance of 695.29 feet; thence S.0°05'42"W., a distance of 200.00 feet; thence N.88°02'44"E., a distance of 219.80 feet; thence N.0°05'42"E., a distance of 233.49 feet; thence N.79°26'02"E., a distance of 1198.45 feet; thence S.37°25'08"E., a distance of 333.01 feet; thence S.0°25'37"W., a distance of 338.14 feet to the Northerly line of Cheyenne Pass Subdivision; thence S.73°54'00"W., along said Northerly line, a distance of 342.97 feet; thence S.49°51'00"W., a distance of 404.56 feet; thence S.03°13'00"E., a distance of 474.90 feet; thence N.89°53'00"W., a distance of 897.53 feet; thence S.75°36'00"W., a distance of 368.05 feet; thence S.77°25'00"W., a distance of 248.75 feet; thence S.88°21'00"W., a distance of 183.33 feet to the West line of Section 11; thence N.0°01'28"W., along said West line, a distance of 1020.45 feet to the North 1/16 corner of Section 10 and 11, being monumented by a standard G.L.O. Brass Cap; thence N.0°00'01 "E., along said West line, a distance of 277.00 feet to the point of beginning.

Also known as a portion of Parcel D, per the Bit-O-Wyo Ranches Property Survey, recorded September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198, records of Laramie County, Wyoming.



### Exhibit 3

A tract of land situated in the North half (N1/2) of Section 11, Township 14 North, Range 70 West of the 6th Principal Meridian, Laramie County, Wyoming, more particularly described as follows:

Commencing at the Northeast corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence South 00 degrees 05 minutes 35 seconds West, along the East line of said Section 11, a distance of 830.04 feet; thence South 88 degrees 07 minutes 25 seconds West, a distance of 1055.13 feet to the point of beginning of the tract to be described; thence South 01 degrees 37 minutes 30 seconds East, a distance of 1100.00 feet; thence South 88 degrees 23 minutes 56 seconds West, a distance of 1287.18 feet, more or less to the East line of Cheyenne Pass Subdivision; thence North 13 degrees 50 minutes 00 seconds West, along said East line, a distance of 400.00 feet; thence North 60 degrees 10 minutes 00 seconds East, a distance of 63.68 feet; thence North 15 degrees 59 minutes 00 seconds West, a distance of 52.24 feet; thence North 75 degrees 17 minutes 00 seconds West, a distance of 257.81 feet; thence South 77 degrees 19 minutes 00 seconds West, a distance of 235.11 feet; thence South 73 degrees 54 minutes 00 seconds West, a distance of 30.06 feet; thence North 00 degrees 25 minutes 37 seconds East, a distance of 338.14 feet; thence North 37 degrees 25 minutes 08 seconds West, a distance of 333.01 feet; thence North 89 degrees 02 minutes 13 seconds East, a distance of 919.14 feet; thence North 88 degrees 07 minutes 27 seconds East, a distance of 1070.00 feet to the point of beginning.

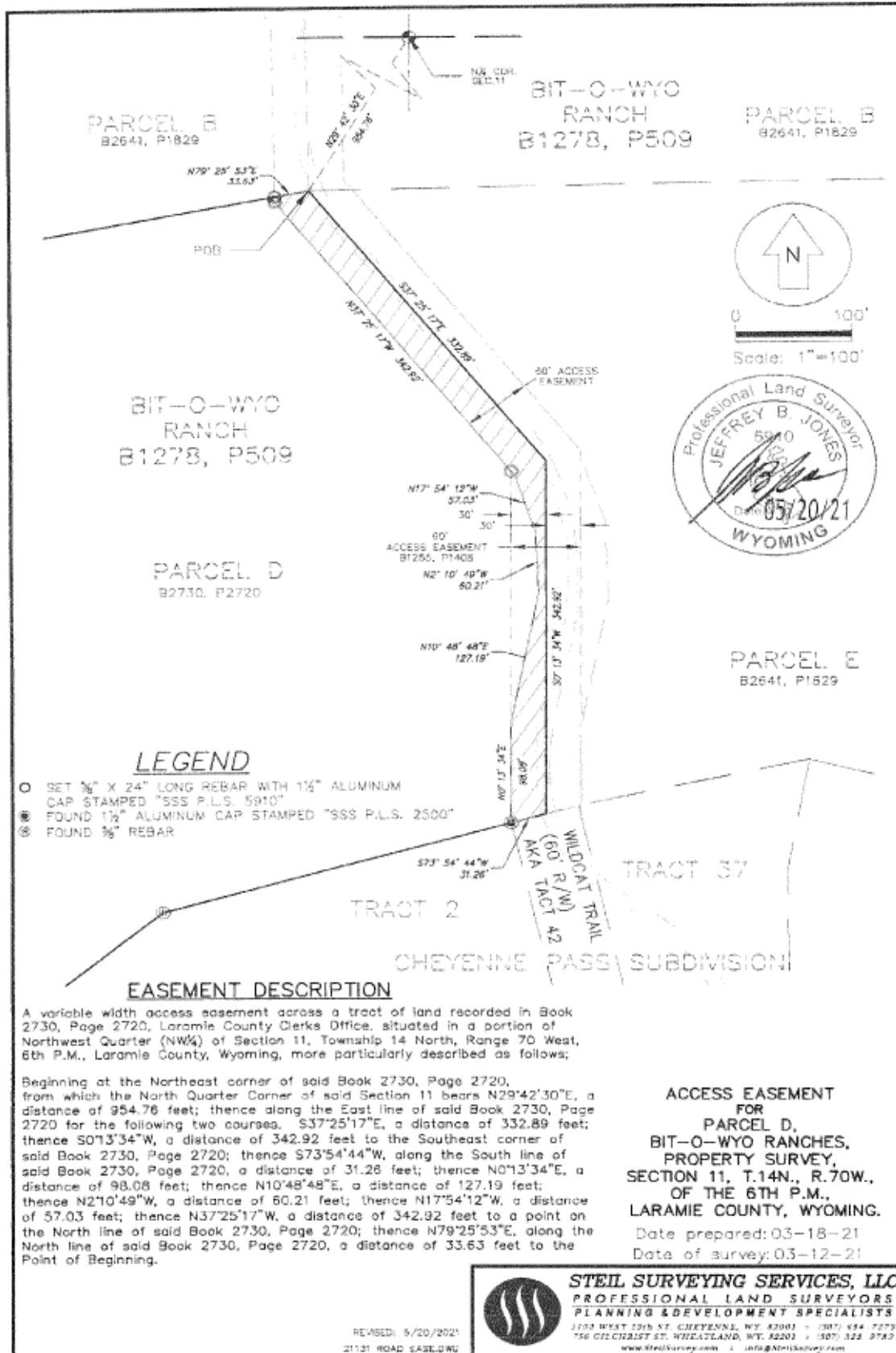
*Also known as Parcel E on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989, in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1985  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 13 OF 14

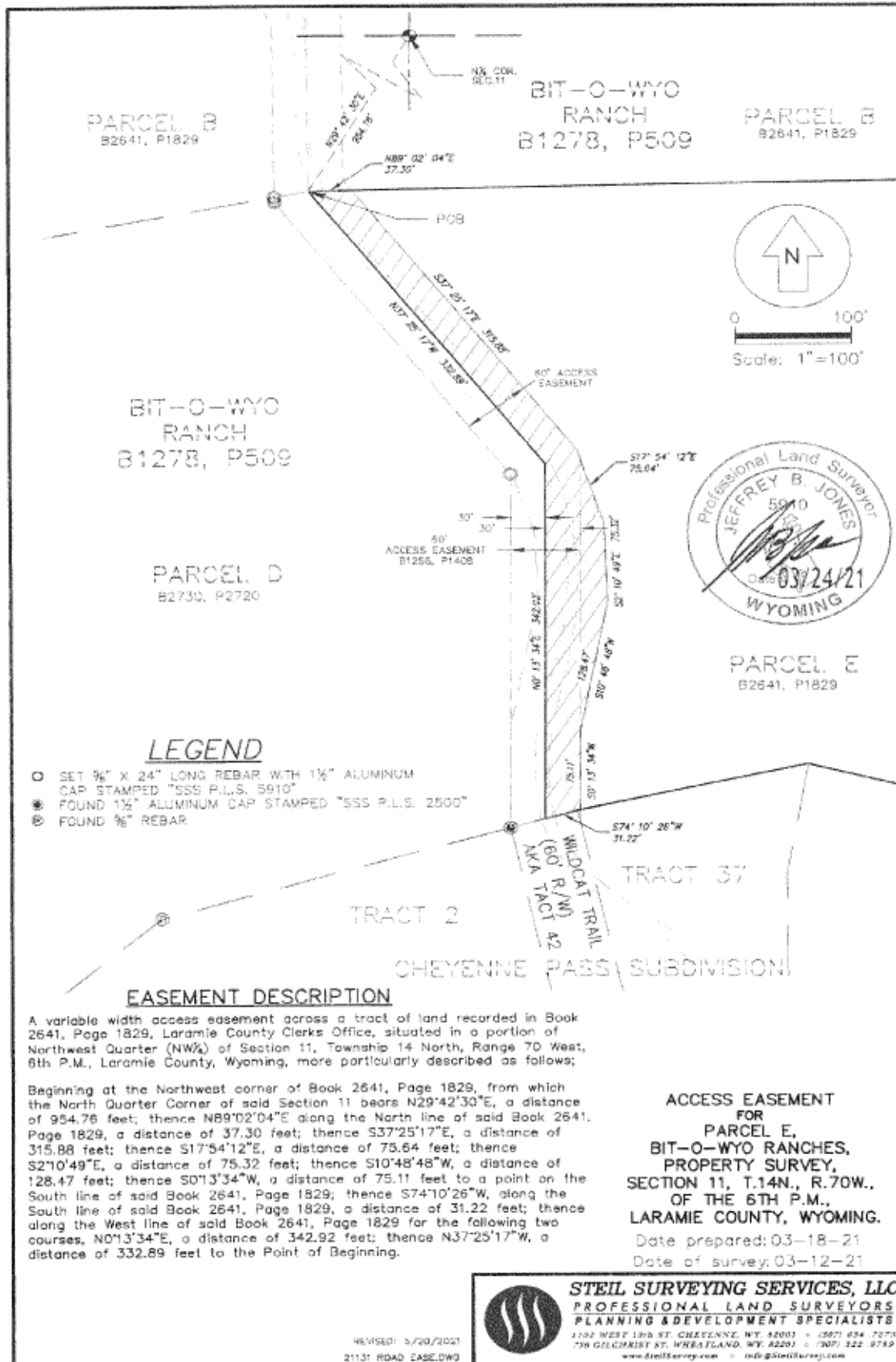
# Exhibit 4





RECP #: 895611

RECORDED 6/27/2025 AT 4:23 PM BK# 2929 PG# 1986  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 14 OF 14





RECP #: 895792  
RECORDED 7/1/2025 AT 2:55 PM BK# 2929 PG# 3074  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 10

## Easement Agreement

This EASEMENT AGREEMENT (the “**Agreement**”) is made and entered into as of \_\_\_\_\_, 2025 (the “**Effective Date**”) by and between Kelly Zimmerman as Trustee of the KZ Trust, dated June 26, 2019 and Lisa Losee as Trustee of the LL Trust, dated June 26, 2019 (collectively the “**Grantors**”), and Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming (the “**Grantee**”) and each of their successors and assigns (each a “**Party**” and collectively the “**Parties**”).

### Recitals

A. Grantee is the owner of certain property situated in Laramie County, Wyoming known as Parcel C per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 1 attached hereto and by this reference specifically incorporated herein (“**Grantee’s Property**”).

B. The Grantors are the owners of certain property situated in Laramie County, Wyoming known as Parcel B per the Bit-O-Wyo Ranches Property Survey, recorded in the Laramie County land records on September 22, 1989 in Book 1278, Page 502, PC 5, Slot 198 and more particularly described on Exhibit 2 attached hereto and by this reference specifically incorporated herein (the “**Grantors’ Property**”).

C. The Grantee’s Property and the Grantors’ Property are located within a portion of Section 11, Township 14 North, Range 70 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming.

D. Grantee desires to obtain from the Grantors an easement across a certain portion of the Grantors’ Property for ingress and egress to and from the Grantee’s Property.

E. The Grantors have the power to grant to Grantee a non-exclusive easement across the Grantors’ Property for ingress and egress to and from the Grantee’s Property, subject to specific terms, purposes, and limitations contained herein.





NOW, THEREFORE, in consideration of these premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors hereby grant to Grantee the following easement:

1. **Recitals.** The recitals are incorporated herein as if fully set forth.

2. **Easement to Grantee.** Subject to the terms and conditions of this Agreement, the Grantors hereby grant to Grantee a non-exclusive easement for the purpose of ingress and egress in, upon, over, through and across that portion of the Grantors' Property that is particularly described and depicted on the map attached as Exhibit 3. This easement shall benefit and be appurtenant to the Grantee's Property. The scope of this easement is limited to the lands depicted on Exhibit 3 and the Grantors do not grant any rights to Grantee to any other portion of the Grantors' Property.

3. **Term.** The easement granted in this Agreement is contingent upon and only effective as long as Grantee, and its successors and assigns, have and maintain written access from third parties necessary for Grantee, and its successors and assigns, to reach the Grantors' Property from Happy Jack Road. The term of this easement is for so long as the easement is necessary for the purpose set forth in Paragraph 4, but subject to the covenants, conditions, and restrictions contained herein. If Grantee, its successors or assigns, abandons the easement or materially breaches covenants, conditions, and restrictions contained herein, after notice and opportunity to cure, then and in such event, all of Grantee's rights granted herein shall cease and terminate.

4. **Purpose of Easement.** The easement rights granted in this Agreement shall be for the sole purpose of and limited to providing legal access to the Grantee's Property and the easement shall only be used for vehicular ingress and egress to and from the Grantee's Property. The easement rights shall be for the benefit and use of the owner of the Grantee's Property, their family members, invitees, contractors, suppliers, and service providers (the "**Permitted Users**"). The Parties agree the easement granted in this Agreement is limited to residential purposes and uses. Grantee, its successors in interest, assigns, or subsequent purchasers of the Grantee's Property, shall not use or allow others to use the easement in connection with any business purpose or use on any Bit-O-Wyo Ranches property unless the Parties enter into a separate agreement that governs such business use. No business invitee or licensee shall be considered Permitted Users.

5. **Terms and Conditions of Easement.** The easement rights granted in this Agreement are subject to the following terms and conditions, and such terms and conditions are binding upon the Parties and Permitted Users:



a. Grantee shall have the right to complete regular maintenance of the existing private road used for ingress and egress, including snow removal and road grading. No major repair or replacement of the road by Grantee is permitted without approval by the Grantors and execution of a separate written agreement signed by the Parties. If the roadway is damaged by natural events or disasters, the Grantors shall not be liable for any blocked access. The Grantors shall not be responsible for the payment of any maintenance costs and shall have no obligation to perform maintenance, replacement, or repair unless agreed to in a separate written agreement signed by the Parties.

b. If Grantee damages any portion of the property subject to the easement or the roadway, then Grantee shall be solely responsible for paying for repairs for that damage.

c. The surface of the roadway shall not exceed 20 feet in width and shall be maintained with native material matching the existing landscape.

d. The easement granted herein is non-exclusive and the Grantors expressly reserve and retain the right to use the surface and subsurface of the easement location for all purposes, including but not limited to granting other easements, provided that such other uses do not materially interfere with the rights granted in this Agreement.

e. Use by the Grantee and Permitted Users shall be subject to all applicable laws and regulations.

f. Grantee and the Permitted Users shall not take any action that interferes with the use of the easement, including, but not limited to, parking of vehicles, storage of property, erection of structures, or placement of other obstructions to the free and open access by the Parties.

g. Grantee and the Permitted Users shall not take any action that causes an enlargement or increased burden of the easement granted in this Agreement, including, but not limited to, using or allowing others to use the easement for any business purpose.

h. Grantee shall maintain liability insurance on all of Grantee's vehicles which use the easement.

i. Grantee shall keep the gate at the northern boundary of the easement and Section 11 closed and locked at all times to prevent access and traffic from the neighboring federal lands.

6. **Grantors' Rights.** The Grantors retain, reserve, and shall continue to enjoy the use of the surface of the land subject to this easement for any and all purposes that do not interfere with or prevent Grantee's use of the easement. These retained rights include, but are not limited to, using the road for any purpose and allowing others to use the road for any purpose.

7. **No Public Dedication.** Nothing herein shall be deemed to be a gift or dedication of all or any portion of the Grantors' Property for the general public. Any



use permitted hereunder shall be pursuant to the provisions of this Agreement only and the Grantee shall not allow the use of the easement to be expanded for use by the general public.

8. **Indemnification.** Grantee, and its successors and assigns, shall defend, protect, indemnify and hold the Grantors harmless from and against any and all judgments, fines, causes of action, claims, litigation, actions, proceedings, losses, damages, penalties, injuries, liabilities, obligations, or other liability of any kind, and expenses (including attorneys' fees, court costs, and other reasonable fees and expenses, including expert witness fees and amounts paid in settlement) for (a) physical damage to real or personal property and for physical injuries or death to any person caused by, or directly attributable to, or arising out of the use of the easement, by Grantee or of its Permitted Users; and (b) any breach of, or failure to perform, any of the covenants, agreements, or obligations contained in this Agreement. This indemnification shall inure to the benefit of the Grantors and any successor and assignee.

9. **Interest in Real Property.** The easement granted in this Agreement is for the benefit of the Grantee's Property. The easement shall be deemed to be appurtenant to and run with both the Grantee's Property and Grantors' Property and shall be binding upon all successors, assigns, parties in interest and heirs to the title of Grantee's Property and Grantors' Property.

10. **Waiver.** The failure of either Party to insist upon strict performance of any of the provisions in this Agreement or to exercise any of its rights under this Agreement shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, either in law or in equity. No waiver of any right under this Agreement shall be effective for any purpose unless it is in writing and is signed by the Party possessing the right, nor shall any such waiver be construed to be a waiver of any subsequent right, term, or provision of this Agreement.

11. **Controlling Law.** This Agreement shall be interpreted and enforced under the laws of the State of Wyoming. If any action to enforce or interpret this Agreement is brought by either party hereto, the jurisdiction and venue shall be exclusively in the District Court of Laramie County, Wyoming.

12. **Entire Agreement.** This Agreement contains the entire agreement of the Parties on the subject matters dealt with herein. No promise or undertaking shall have been made by any party, and no understanding exists with respect to the property on the part of any party, except as expressly set forth in this Agreement and its Exhibits.



13. **Authority.** Each signatory below represents that he or she has authority to execute this agreement and to bind the respective Party to the terms of this Agreement.

IN WITNESS WHEREOF, this Agreement is executed effective the 1<sup>st</sup> day of July, 2025.

**GRANTEE: Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming**

*Heather Lynne Steele*  
Heather Lynne Steele, Personal Representative

CALIFORNIA *Shm*  
STATE OF WYOMING )  
SAN DIEGO ) ss.  
COUNTY OF LARAMIE *Shm*

The foregoing instrument was acknowledged before me on this 01 day of JULY 2025 by Heather Lynne Steele as personal representative of the Estate of Dennis Ray Steele, Docket 2024-CV-0202168, pending in the District Court, First Judicial District, Laramie County, Wyoming.

Witness my hand and official seal.

S E A L

*Shm*  
\_\_\_\_\_  
Notary Public

My commission expires: NOV. 16, 2028





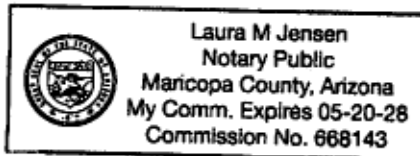
**KZ Trust, dated June 26, 2019:**

By:   
Kelly Zimmerman, Trustee

STATE OF Arizona )  
 ) ss.  
COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me by Kelly Zimmerman as trustee of the KZ Trust, dated June 26, 2019, this 27 day of May, 2025.

S E A L



  
Notary Public

My commission expires: 5/20/2028





### Exhibit 1

A Parcel of land situated in the NE $\frac{1}{4}$  of Section 11, Township 14 North, Range 70 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows:

Beginning at the Northeast corner of said section, basis of bearing being the North Line of Section 11; thence S.0°01'14"W., along the East line of said Section a distance of 828.76 feet; thence S.88°01'00W. parallel to the North line of Section 11, a distance of 2125.17 feet; thence N.0°01'14"E., parallel to the East line of Section 11, a distance of 644.20 feet, to a point on the East right-of-way line of the a road; thence along said right-of-way N.61°13'18"E., a distance of 160.14 feet, thence continuing along said right-of-way N.14°25'13"E., a distance of 96.19 feet to a point on the North line of Section 11, thence along the North line of said section N.88°01'00"E., a distance of 1960.82 feet to the Northeast line of said section 11, T.14 N., R. 70W., 6th P.M., Laramie County, Wyoming.

*Also known as Parcel C on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*



## Exhibit 2

A tract of land situated in the North half of the North half (N1/2N1/2) of Section 11, Township 14 North, Range 70 West of the 6th Principal Meridian, Laramie County, Wyoming, more particularly described as follows:

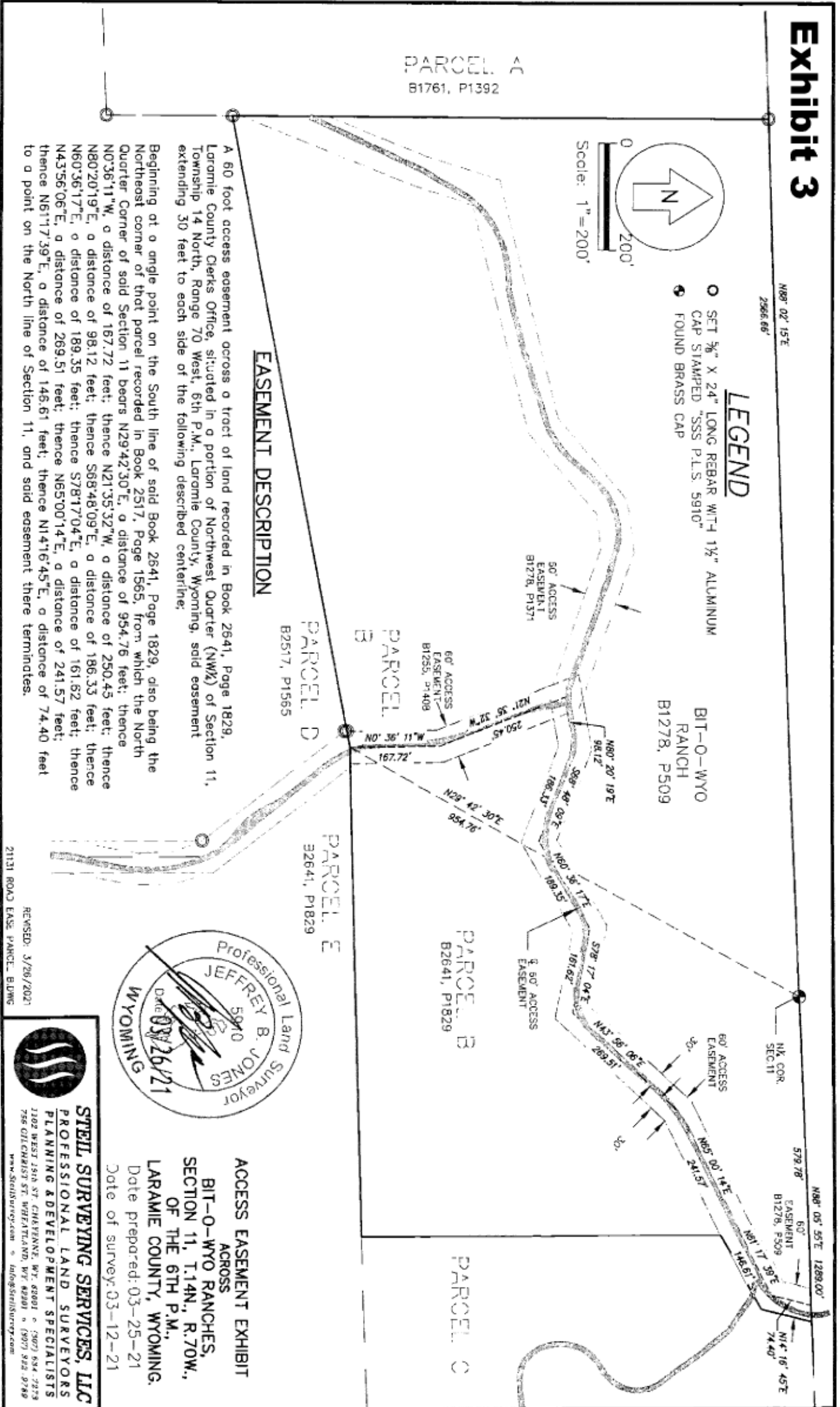
Beginning at the North quarter corner of said Section 11, being monumented by a standard G.L.O. Brass Cap; thence North 88 degrees 05 minutes 41 seconds East, along the North line of said Section 11, a distance of 611.64 feet; thence South 14 degrees 29 minutes 28 seconds West, a distance of 96.39 feet; thence South 61 degrees 17 minutes 39 seconds West, a distance of 160.14 feet; thence South 00 degrees 05 minutes 35 seconds West, a distance of 664.20 feet; thence South 89 degrees 02 minutes 13 seconds West, a distance of 919.14 feet; thence South 79 degrees 26 minutes 02 seconds West, a distance of 1198.45 feet; thence North 00 degrees 05 minutes 42 seconds East, a distance of 992.85 feet to a point on the North line of said Section 11; thence North 88 degrees 02 minutes 24 seconds East, along said North line, a distance of 1650.82 feet to the point of beginning.

*Also known as Parcel B on Survey Map for Bit-O-Wyo Ranch recorded on September 22, 1989 in Survey Cabinet 5, slot 198 and Book 1278, page 502.*





# Exhibit 3



### LEGEND

- SET 5/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND BRASS CAP

### EASEMENT DESCRIPTION

A 60 foot access easement across a tract of land recorded in Book 2641, Page 1829, Laramie County Clerks Office, situated in a portion of Northwest Quarter (NW¼) of Section 11, Township 14 North, Range 70 West, 6th P.M., Laramie County, Wyoming, said easement extending 30 feet to each side of the following described centerline:

Beginning at a angle point on the South line of said Book 2641, Page 1829, also being the Northeast corner of that parcel recorded in Book 2517, Page 1565, from which the North Quarter Corner of said Section 11 bears N29°42'30"E, a distance of 954.76 feet; thence N0°36'11"W, a distance of 167.72 feet; thence N21°35'32"W, a distance of 250.45 feet; thence N80°20'19"E, a distance of 98.12 feet; thence S88°48'09"E, a distance of 186.35 feet; thence N60°36'17"E, a distance of 189.35 feet; thence S78°17'04"E, a distance of 161.62 feet; thence N43°56'06"E, a distance of 269.51 feet; thence N65°00'14"E, a distance of 241.57 feet; thence N61°17'39"E, a distance of 146.61 feet; thence N14°16'45"E, a distance of 74.40 feet to a point on the North line of Section 11, and said easement there terminates.



REVISD: 3/26/2021  
21131 ROAD EASE PARCEL - BUILDING

**STEEL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
 1102 WEST 24th ST. CHEYENNE, WY. 82001 • (307) 684-2978  
 756 CHELSEA ST. WHEATLAND, WY. 82201 • (307) 922-9789  
 www.steelsurvey.com • info@steelsurvey.com

ACCESS EASEMENT EXHIBIT  
 ACROSS  
 BIT-O-WYO RANCHES,  
 SECTION 11, T.14N., R.70W.,  
 OF THE 6TH P.M.,  
 LARAMIE COUNTY, WYOMING.  
 Date prepared: 03-25-21  
 Date of survey: 03-12-21

E



01/30/2026 10:51:56 AM 66°F

V VOSKER



03/17/2026 11:39:01 AM 67°F

VOSKER

## Response to Public Hearing Comment Planning



We are a sixth-generation Laramie County family who have lived and operated businesses in Cheyenne for generations. Our roots in this community have provided a livelihood and quality of life for our family, and this project reflects our commitment to preserving that legacy while contributing positively to the community. Bit-O- Wyo Ranch and Events will be located at a new address to be assigned on Brush Creek Road. This proposal is not intended to re-create a past operation, but to build upon its vision while establishing a well-managed facility that meets current regulatory standards and community expectations.

We have devoted significant time and planning to ensure responsible operations. Our team is working closely with the Bureau of Land Management, Laramie County officials and health and safety agencies to ensure full compliance with applicable laws and regulations.

In planning this venue, we are considering transportation management for larger events, defined hours of operation, health and safety protocols, equine welfare standards, liquor license compliance, and comprehensive risk mitigation measures. Our venue location is hidden from public view, minimizing visual impact. We will maintain roads to standards that support emergency service access, and we remain committed to the safety of guests and surrounding neighbors through responsible alcohol management and carefully planned traffic flow.

We have established defined event hours. We will run our small activities in afternoons and evenings 3-4 times a week. These events require natural light and will end before sunset. These will include horseback riding, biking, guided hikes, family night, and date night. Our larger events we expect one per week. The hours for the larger events will be determined case by case. However, last shuttle out will be at 10:30 p.m and last call for alcohol will be at 9:30p.m. This will limit hours of operations and frequency to maintain the health of the land. Sound-conscious practices will also minimize disturbance to rural living or the enjoyment of the area. We will have an indoor sound system only. We will be consulting music experts in the community to design a sound system that fits that space. That proposed space is approximately 1500 sq ft surrounded by firewalls on three sides that face wildcat trail neighbors. The north neighbor, Andy Bartel, is approximately 6200' from the venue. The west neighbor, Jason Caughey, is approximately 2940' from the venue. Lisa Losee and Kelly Zimmerman's cabin is approximately 1192' away, the southwest neighbors, Benjamin and Hui Thurston, approximately 1809' and Joan Zimmerman's home approximately 2455'. We will work with experts to keep sound to a minimum. We are

mindful of wildlife considerations and are committed to responsible stewardship of the land. We will operate no more than 22 weeks/year. We will observe hunting seasons in the fall on BLM. We are a non-smoking, no private property hunting, no fireworks, animal enthusiast venue. We also value the preservation of nearby public lands and intend to share and protect these resources in a manner that respects both our neighbors and the broader community. We have submitted an extensive gold standard recreation permit to BLM. We work to steward the 1700 acres of grazing rights we currently lease, specifically current drought and overgrazing uses. We have had Laramie County Conservation District, Chris Vercelli and Kevin Wells, to evaluate our private property, as well as the Fire Warden, Matt Butler and Jeanine West, Director for Laramie County Emergency Management and Deputy Fire Warden, to help us truly understand the safety plans that must be in place for our property. Our new road will provide secondary access for both Table Mountain residents and Wild Cat Trail residents in the event of emergency. Our property will have KNOX box access for all emergency responders and work with responders to have open access in emergency situations.

This project reflects our family's dedication to using our talents and resources to continue the legacy of the ranch. Bit- O - Wyo Ranch and Events is intended to provide a safe, well-regulated venue that supports local tourism, preserves western heritage, and contributes to the economic vitality and cultural fabric of Laramie County.

For these reasons, we respectfully request approval of this application.

Tania Riedel

Riedel Ventures

Bit-O-Wyo Ranch and Events

**Metal roof in desperate need of repair! Look out below!**





Current roof patch

Cars arrived via our private road and currently parked on BLM.

4:06 pm March 25, 2026



Mar 24, 2026 1:4  
Cheyenne, Laramie Coun  
Unite





00:02.94

00:12



03/26/2026 12:31:25 PM 71 F

VOSKER

Our gate is on the prop line.

REIDEL  
VENTURES

BLM  
LAND



**Unknown trespasser off our road and on our property.**





**Dear Laramie County Planning Commission and County Commissioners,**

My name is Erich Zimmerman. I am an adjacent property owner and the husband of Kelly Zimmerman. Our family has lived at and cared for our property at 484 Happy Jack Road for nearly 40 years, and we have deep roots in this land. I respectfully request denial of Riedel Ventures DBA Bit o Wyo 470 Happy Jack Rd. conditional use permit.

I want to emphasize that I have always been a strong supporter of individual property rights. I grew up in large-scale horse and cattle ranching and grain farming, and I understand firsthand how to run operations without infringing on my neighbors. That is why this situation has been so upsetting for our family and our community. What is being proposed does not respect the boundaries or rights of the people who have lived here for decades.

**1. Most proposed activities would not occur on Ms. Riedel's property**

Many of the activities listed in her application, hiking, biking, trail rides, guided tours, and parking, have historically taken place on our property or on BLM land. The 40-acre parcel at 470 Happy Jack Road is mostly steep mountainside, with the remaining portion lying in a floodplain along the creek. There is simply no realistic way for her to conduct these activities without using adjoining private property or federal land.

For years, Dennis Steele used our property to support his minimal business activities. He also used BLM land without permission, and now we are facing the same issue again. It leaves us feeling as though our own property rights, rights we have held for nearly 40 years, are suddenly being pushed aside. It puts us in a serious liability and safety predicament, and frankly, it feels like we are losing control over land we have worked hard to maintain. So I ask you when do my property rights start?

**2. Access and federal requirements**

BLM requirements for constructing access roads on federal land are extremely strict. Research shows that approval can take anywhere from 2 to 12 years or more. The Brush Creek area is one of the most beautiful and untouched parts of southern Wyoming, with wildlife, mountains, and natural springs.

Entering Brush Creek from the Table Mountain side requires crossing a wash, followed by several additional washes and springs that feed the creek. Anyone who has been out there knows how rugged and sensitive that terrain is. The idea of carving out a legal roadway through that area, one that meets county emergency access standards; seems nearly impossible. The steep inclines and a 100yd plus bridge over the wash so as to not flood our property would be a major disturbance and irreparable harm to the land and our property.

**3. Environmental and community impact**

A roadway or increased traffic in this area would significantly affect adjoining properties and the broader community. The meadow in the middle of our 80 acres nestled in BLM land supports a

large deer, antelope and other game population and is heavily used by hunters. Increased activity would disrupt wildlife patterns and damage the natural character of the area that we all value so deeply.

#### **4. Impact on property values and community character**

Allowing a Class C conditional permit for an event-based business would harm surrounding property values and destroy the peace and quiet that define this community. We live here because it is rural, agricultural, and peaceful. If any of us wanted to live next to an event center, we would have bought near the fairgrounds. This area is meant for ranching, agriculture, and the kind of sunsets that make Wyoming special.

#### **5. Prior knowledge of access limitations**

It is important to note that Ms. Riedel was informed months before purchasing 470 Happy Jack Road that she would not have business access for the project she envisioned. She chose to purchase the property anyway. The frustration you are hearing from the community is not sudden or unreasonable; it comes from her disregard for the limitations of the land and for the rights of the neighbors she now seeks to impact.

For all these reasons, I respectfully request that you deny this conditional use permit. This proposal threatens our property rights, our safety, our wildlife, and the character of the community we have built over decades.

If any commissioners would like to visit the area to see the terrain and access issues firsthand, we would be more than willing to show you.

Thank you for your time and consideration.

**Sincerely,**

**Erich Zimmerman**

**484 Happy Jack Rd**

**602-697-6069**

WindRiders has been a huge part of my life, and I know I wouldn't be the person I am today without it. It's where I learned to let my feelings out in a safe way, where I learned to be comfortable on a stage, and where I found my voice. Camp was one of the first places I truly felt safe and that is one of the biggest reasons I kept coming back. I started going to camp when I was seven, way back in the second summer it was running; back before the skywalk and the gazebo; back when there were only four principles; back when there was a fire pit by the archery range and when Doc would come to campfire and read us stories about cowboys with all our names added in; back when they would make us hike the long way to the barn (sometimes blindfolded) just to eat breakfast and if you needed something from up at the house you had to clamber up a steep, rocky, cactus lined path just to go get it; back when Sundance, and Cody, and Chugwater and so many other horses were still there. I kept coming back year after year because WindRiders is something magical. WindRiders is the place I learned to be myself and found people who would accept me for it. I have felt the magic of WindRiders as a camper and watched it as a councilor over and over again. The magic where a group of kids (many of whom have never met before) go from disjointed to a tight knit team tackling ropes courses and keeping each other safe on giant hikes in just seven days.

A huge part of the magic of WindRiders has always been the ranch. The entire place was built with so much love, and you can feel it in every rock and tree and bumblebee you come across. From going all the way through Lost Canyon for the first time and trail blazing The Cliffs of Insanity, to afternoons spent at the creek aka "Windtopia" and evenings spent atop the rocks at Inspiration Point, I have probably seen every inch of the ranch more times than I can count. And yet, every time I am there it never fails to take my breath away. The ranch has always felt like a second home to me, even if I only spent a week or two a year there. Every time I left the ranch, I couldn't wait to come back—back to the place where the cold wind felt like a warm hug, and I was allowed to just be.

Katharine "Kacie" Miller

Windrider!

2007-2020



Visit Cheyenne  
121 W. 15<sup>th</sup> Street, Suite 202  
Cheyenne, WY 82001  
(307)778-3133

Laramie County Board of Commissioners  
310 W. 19<sup>th</sup> Street, Suite 320  
Cheyenne, WY 82001

March 9, 2026

**Subject: Letter of Support – Bit-O-Wyo Ranch**

Dear Laramie County Commissioners,

On behalf of Visit Cheyenne, I am writing to express our strong support for the Bit-O-Wyo Ranch and the Riedel's efforts to reopen and revitalize this historic property in Laramie County.

The Bit-O-Wyo Ranch has been a recognizable and meaningful part of our region's tourism and cultural landscape for decades. Since its closure nearly three years ago, our organization continues to receive frequent inquiries from visitors asking about the ranch and whether it will reopen, demonstrating a lasting impression the property has made on travelers to the area.

We are very encouraged by the plans to bring new life to the ranch through the development of wedding and event space, as well as activities that take advantage of its proximity to Curt Gowdy State Park. Experiences like these align well with the type of authentic Western and outdoor recreation opportunities visitors actively seek when traveling to Cheyenne and Laramie County.

The reopening of the Bit-O-Wyo Ranch would be a meaningful asset for our community, strengthening our tourism offerings, supporting local economic activity, and preserving an important piece of the area's heritage. We are excited to see the renewed investment in the property and look forward to the role it can once again play in welcoming visitors to our region.

For these reasons, Visit Cheyenne strongly supports the efforts to move this project forward. We appreciate your consideration and thank you for your continued work supporting responsible growth and development within Laramie County.

Sincerely,



Amber Trevizo  
Director of Visitor Experience  
Visit Cheyenne

## Sonny Pourchot

---

**From:** Adonia <a@jimdeakin.com>  
**Sent:** Friday, March 27, 2026 6:30 AM  
**To:** akauppila@blm.gov  
**Cc:** c75fiedo@blm.gov; Planning  
**Subject:** PZ-26-00010

**Categories:** SONNY

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

I vehemently oppose routing another HOAs traffic through first my neighborhood which lacks sidewalks, speed enforcement, pavement, AND in some areas 2 lanes ( 1 for coming and 1 for going.

If Bit O Wyo was so revered, why then do THEIR own neighbors in THEIR own neighborhood, BLOCKED them from traveling 3 blocks.

Table Mountain Ranches, are all privately owned property boarding the roads. Therefore the only place for me to push a stroller is in the street.

But to also expect us taxpayers to PAY FOR 1 person? Destroy natural resources for the wildlife like Golden Eagles, Endangered Sage Grouse, Mountain Lions, Bears, Deer, Antelopes, Jackrabbits, and Bees, for a parking lot?!?! Seriously?

They are only going to spread trash as well as increase the risk to livestock and residents.

I strongly suggest the owners pay their HOA neighbors to resume their nuisance through their neighborhood. No means NO!

Adonia Deakin  
875 Latigo Loop  
Cheyenne Wy 82009  
307-757-7286

## Sonny Pourchot

---

**From:** Adonia <a@jimdeakin.com>  
**Sent:** Friday, March 27, 2026 9:46 AM  
**To:** Commissioners; c75fiedo@blm.gov  
**Cc:** Planning; akauppila@blm.gov  
**Subject:** PZ-26-00010 against

**Categories:** SONNY

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

I OPPOSE routing another HOAs traffic through my neighborhood and BLM land. An area which lacks sidewalks, speed enforcement, pavement, AND includes narrow dirt roads and a significant amount of wildlife, antelope, mule deer, white tail deer, rabbits, ground squirrels even a Bear and Mountain Lion have been spotted.

Bit O Wyo's neighbors in THEIR HOA neighborhood, BLOCKED them from traveling less than 1/2 mile. Necessitating this request to travel 5+ miles through our neighborhood and additional several miles through BLM land, public lands, intended for public use, not private development.

You must ask yourselves why did their HOA do this? It's because it is a nuisance. It does not belong in a residential area.

Table Mountain Ranches, are all privately owned property bordering the roads. The only place for me to push a stroller is in the street.

We also ride our bikes in the street we ride our horses in the street. Sometimes our goats get loose. Sometimes our cows get loose. The increase in traffic will greatly impact and harm our lives.

Approval will result in destruction of natural resources for the wildlife like Golden Eagles, Endangered Sage Grouse, Mountain Lions, Bears, Deer, Antelopes, Jackrabbits, and Bees, for a parking lot?!?!

The increase in traffic from city residents and travelers/visitors will spread trash as well as increase the risk to livestock and residents.

I strongly suggest the owners of Bit-O-Wyo pay their HOA neighbors to resume their nuisance through their neighborhood.

PS

As I understand it from last night's meeting, they changed their business plans three times in last night's meetings of what they're going to do and how they're gonna do it and as I also understand, it's going to be their responsibility to pay and actually complete the widening Brush Creek Rd the widening Valley View and the widening and opening up the BLM land and creating a bridge. We're talking millions of dollars of roadwork. You need to really check to make sure they have that kind of funding behind them to operate and do this before you just give them a blanket approval to screw with our lives. Because I guarantee you, the residence are going to be calling you on a daily basis to complain.

Adonia Deakin  
875 Latigo Loop

Cheyenne Wy 82009  
307-757-7286

Adonia

## Sonny Pourchot

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**From:** Adonia <a@jimdeakin.com>  
**Sent:** Wednesday, March 18, 2026 9:45 AM  
**To:** Planning  
**Subject:** PZ-26-00010

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 just looked and did not see my letter(s) to the county, they are not posted. PZ-26-00010

I vehemently oppose routing another HOAs traffic through first my neighborhood which lacks sidewalks, speed enforcement, pavement, AND in some areas 2 lanes ( 1 for coming and 1 for going.

It's all privately owned property boarding the roads. Therefore the only place for me to push a stroller is in the street. But to also expect us taxpayers to PAY FOR 1 person? Destroy natural resources for the wildlife like Golden Eagles, Endangered Sage Grouse, Mountain Lions, Bears, Deer, Antelopes, Jackrabbits, and Bees, for a parking lot?!?! Seriously?

They are only going to spread trash as well as increase the risk to livestock and residents.

I strongly suggest the owners pay their HOA neighbors to resume their nuisance through their neighborhood. No means NO!

Adonia Deakin  
875 Latigo Loop  
Cheyenne Wy 82009  
307-757-7286

## Sonny Pourchot

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**From:** Jim D <jimd@jimdeakin.com>  
**Sent:** Friday, March 27, 2026 8:37 AM  
**To:** Adonia  
**Cc:** akauppila@blm.gov; c75fiedo@blm.gov; Planning  
**Subject:** PZ-26-00010

**Categories:** SONNY

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

I OPPOSE routing another HOAs traffic through my neighborhood and BLM land. An area which lacks sidewalks, speed enforcement, pavement, AND includes narrow dirt roads and a significant amount of wildlife, antelope, mule deer, white tail deer, rabbits, ground squirrels even a Bear and Mountain Lion have been spotted.

Bit O Wyo's neighbors in THEIR HOA neighborhood, BLOCKED them from traveling less than 1/2 mile. Necessitating this request to travel 5+ miles through our neighborhood and additional several miles through BLM land, public lands, intended for public use, not private development.

Table Mountain Ranches, are all privately owned property bordering the roads. The only place for me to push a stroller is in the street.

Also, for them to expect taxpayers to PAY FOR a private entity is wrong. Approval will result in destruction of natural resources for the wildlife like Golden Eagles, Endangered Sage Grouse, Mountain Lions, Bears, Deer, Antelopes, Jackrabbits, and Bees, for a parking lot?!?!

The increase in traffic from city residents and travelers/visitors will spread trash as well as increase the risk to livestock and residents.

I strongly suggest the owners of Bit-O-Wyo pay their HOA neighbors to resume their nuisance through their neighborhood.

Jim Deakin  
875 Latigo Loop  
Cheyenne Wy 82009  
307-757-7286

On Mar 27, 2026 5:30 AM, Adonia <a@jimdeakin.com> wrote:

I vehemently oppose routing another HOAs traffic through first my neighborhood which lacks sidewalks, speed enforcement, pavement, AND in some areas 2 lanes ( 1 for coming and 1 for going.

If Bit O Wyo was so revered, why then do THEIR own neighbors in THEIR own neighborhood, BLOCKED them from traveling 3 blocks.

Table Mountain Ranches, are all privately owned property boarding the roads. Therefore the only place for me to push a stroller is in the street.

But to also expect us taxpayers to PAY FOR 1 person? Destroy natural resources for the wildlife like Golden Eagles, Endangered Sage Grouse, Mountain Lions, Bears, Deer, Antelopes, Jackrabbits, and Bees, for a parking lot?!?! Seriously?

They are only going to spread trash as well as increase the risk to livestock and residents.

I strongly suggest the owners pay their HOA neighbors to resume their nuisance through their neighborhood.

No means NO!

Adonia Deakin  
875 Latigo Loop  
Cheyenne Wy 82009  
307-757-7286

## Sonny Pourchot

---

**From:** Justin Lambert <justin.rice.lambert@gmail.com>  
**Sent:** Friday, March 20, 2026 4:59 PM  
**To:** Planning; commissioners@laramiecounty.gov  
**Subject:** Case # Bit-O-Wyo PZ-26-00010

**Categories:** SONNY

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

Good evening,

I am writing this as a concerned neighbor to the proposed business venture at the Bit-O-Wyo ranch. I live at the corner of Brush Creek and Valley View Rd. I am highly OPPOSED to the access plans for this project. I have a few reasons for this that I will explain below.

1. I think the planning vote is premature. The latest information on the BLM website shows that the application for the Road & Parking lot is still only in the initial environmental analysis phase. I don't think the planning approval for this access should get a vote until the BLM approves the request first.
2. The amount of traffic that this will generate is not in line with the maintenance/condition of the roads that will be used. CR 109 which you have already approved as access to the White Antelope Venue will see a significant increase in traffic. White Antelope, which is not yet operational, has a capacity of 150 add 125 for the Bit-O-Wyo. That equates to potentially 550 more vehicles/day for 3-4 days of the week. That number is only representative of the indoor maximum capacities of the sites. Double, triple or quadruple that number if the event will be held outdoors with no maximum number of attendants. CR 109 is barely an all-weather road as it is. The county barely maintains the road as it is, and we only see the grader once during the summer months when school is not in session. That amount of traffic combined with weather will most certainly make this road near impassable at times.
3. The other roads to access are even narrower and less improved/maintained than 109. Hyde Merrit, Crow Creek and Valley View are essentially residential dirt roads that might see a grader twice a year. They will certainly not hold up to the increase in traffic. In some areas two cars are a tight fit to pass each other. There are blind hills and curves, heavy washboards and rocks sticking out of the driving surface. The reality is that someone driving drunk, we all know it happens, will kill themselves or someone else on these roads. I cannot in good conscience sit back and let this go knowing I am putting my family in more danger by just driving home.
4. This area is not easily navigable. I wonder how many vehicles will end up at our houses asking where to find the wedding venue. I did not purchase this property to give out directions and do traffic control for a wedding venue. This also poses an issue for emergency services personnel and their vehicles. Will they be able to have access on the new road? Will services to our houses be delayed because of the increased traffic on the roads?
5. The other issue is the BLM land. I know this is not the purview of the county commissioners, but you are also residents of the state and the county. You have the power to stop this also. That BLM land is used by the residents of this community, the other communities of HWY 210 and residents of Cheyenne



and Laramie to hunt, hike and camp. Our quiet, out of the way recreation area will be destroyed with a two lane road and a parking lot being constructed. The road in question is currently a 4-wheel drive road that will need major improvements for the traffic they are considering. What impact will that have on the wildlife, habitat and the watershed in this area?

I will be at the planning commission's meeting on Thursday and am more than willing to offer personal testimony on this matter.

Thankyou for your attention,  
Justin Lambert  
515 Valley View Dr  
Cheyenne, WY 82009

## Sonny Pourchot

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**From:** Kristina Behringer <kilikinastina@gmail.com>  
**Sent:** Thursday, March 26, 2026 12:28 PM  
**To:** Commissioners; Planning  
**Subject:** Opposition to Riedel use of TMR and BLM for access  
  
**Categories:** SONNY

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

Dear Commissioners and Laramie County Planning Committee,

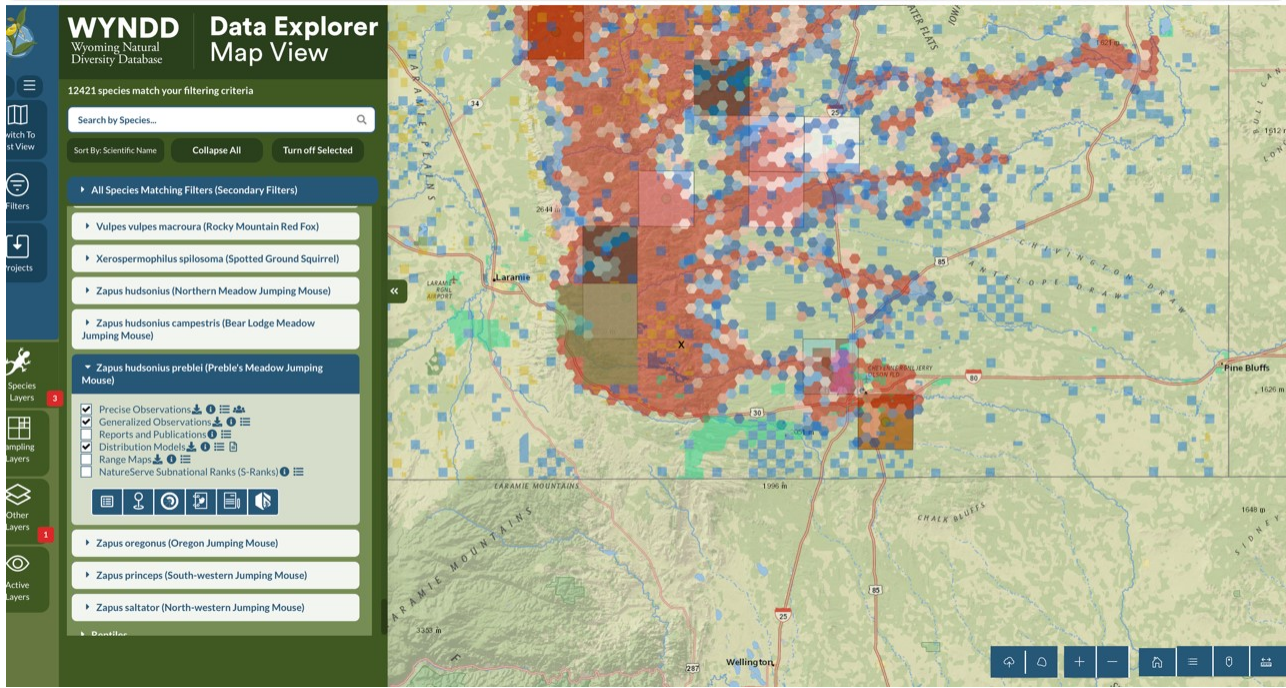
I am submitting a photograph showing the dust plume created by a single passing vehicle on the existing road. The amount of airborne dust from one vehicle is already significant. What specific measures will be required to mitigate the health hazards created by hundreds of vehicles, vendor trucks, employee and/or passenger shuttle busses?

In addition, the portion of BLM land directly where the road expansion is proposed appears to pass through a riparian area and associated floodplain. Riparian corridors are known habitat for the federally protected Preble's meadow jumping mouse. Any widening of the road in this location would involve disturbance within a floodplain and potential habitat area, which requires careful review and coordination with federal agencies before proceeding.

How will dust impacts be mitigated, and how will potential impacts to protected habitat and floodplain areas be evaluated before approval of this expansion?

Sincerely,

Kristina Behringer



**WYNDD** Wyoming Natural Diversity Database  
**Data Explorer**  
Map View

12421 species match your filtering criteria

Search by Species...

Sort By: Scientific Name Collapse All Turn off Selected

All Species Matching Filters (Secondary Filters)

- Vulpes vulpes macroura (Rocky Mountain Red Fox)
- Xerospermophilus spilosoma (Spotted Ground Squirrel)
- Zapus hudsonius (Northern Meadow Jumping Mouse)
- Zapus hudsonius campestris (Bear Lodge Meadow Jumping Mouse)
- Zapus hudsonius preblei (Preble's Meadow Jumping Mouse)
  - Precise Observations
  - Generalized Observations
  - Reports and Publications
  - Distribution Models
  - Range Maps
  - NatureServe Subnational Ranks (S-Ranks)
- Zapus oregonus (Oregon Jumping Mouse)
- Zapus princeps (South-western Jumping Mouse)
- Zapus saltator (North-western Jumping Mouse)

BLM  
Riedel Property x  
Brush Creek-massive road widening



## Sonny Pourchot

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**From:** Prudy Marshall <prudymarshall@gmail.com>  
**Sent:** Tuesday, March 17, 2026 12:50 PM  
**To:** Planning; Prudy Marshall  
**Subject:** OPPOSITION TO BIT-O-WYO PROPOSED LAND DEVELOPMENT #PZ-26-00010

**Categories:** SONNY

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

I am VERY STRONGLY OPPOSED to the BIT-O-WYO land development plan. I have owned a home for 35-years in Table Mountain Ranches. It is a small, minimally-developed rural community with narrow gravel roads and lots of wildlife. Table Mountain Ranches supports runners, walkers, horse-back riders and bicyclists daily. There are no street lamps and it is very dark at night with wild animals constantly on the roads. All Table Mountain Ranches homeowners attending a general meeting on the Bit-O-WY project OPPOSED the project.

Here are some reasons I oppose the proposed project:

- Profits for a private money-making business, BIT-O-WYO, occurs at the increased expense of Laramie County tax-payers, Table Mountain homeowners, and the environment, including wildlife
- Profits for BIT-O-WYO would considerably increase the work and responsibilities of Laramie County i.e. increased road maintenance, sheriff duties, emergency vehicles, etc.
- Increased safety risks, including risk of death for event-attendees, residents, pedestrians, horseback riders, and bicyclists on narrow, dark gravel roads, due to increased traffic and alcohol/drug use of event attendees; there is an abundance of wildlife on the roads, day and night; occasional travelers will not have the knowledge or the experience to avoid running into the animals;

There, also, will be an increased risk of crime with so many event attendees/strangers moving through the minimally-policed area.

- The risk of wildfires increases with the event center and increase in numbers of partying people driving through Table Mountain Ranches and BLM land; this will be a difficult fire management area compared to the recent fire east of the Bunkhouse Bar that burned all the way to northwest Cheyenne

- Increased noise pollution due to traffic, live music concerts and alcohol/drug-impaired event attendees; this impacts the health of wildlife, as well as the health of community members
- Water table losses will likely worsen; two small lakes in TMR have already dried up; their beauty and recreational/wildlife use had been a part of Table Mountain Ranches for over 30 years
- Increased impact on the fragile aquifer that supports Table Mountain Ranches; in a region with limited well resources for residential water usage
- Residential values of Table Mountain properties would likely plummet due to increased traffic, crime, fire risks, water/air pollution, and decreased quality of life, etc., costing tens of thousands to innocent local residents
- Homeowners' insurance cost increases are already being threatened by insurance companies
- Vehicle insurance costs for increased rates of accidents, especially caused by alcohol/drug use of event attendees, traffic on gravel roads causing vehicular damage, including broken windshields

Thank you for your consideration of this very important matter.

Pru Marshall, Ph.D.  
714 Hyde Merritt Rd  
Cheyenne, WY 82009

## Sonny Pourchot

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**From:** Tom Bougsty <tombougsty@gmail.com>  
**Sent:** Tuesday, March 17, 2026 12:24 PM  
**To:** Planning  
**Subject:** Bit-O-Wyo Opposition Comments #PZ-26-00010

**Categories:** SONNY

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

To: Laramie County Planning Commission

From: Tom Bougsty

Re: Laramie County Notice of Development Action: Bit-O-Wyo Proposal PE#: PZ-26-00010

I oppose this development!

To use Laramie County and Wyoming State money, resources, and personnel supporting a part-time private business to make money for themselves at the expense of the County, the State, and all Table Mountain Ranches property owners and residents seems contrary to the important mission to use public monies responsibly.

Costs to Laramie County and the State of Wyoming may include:

Roads: Construction in widening roads; repairing roads and shoulder drop-offs; eliminating head-on collisions on blind hills, especially with inebriated drivers from these events; grading and repairs; plowing; and road signage.

Sheriff: Accidents and Fatalities; Speeding; Reckless driving; Break-ins; Trespassing; other Law breaking and safety issues.

Emergency Management Agency; 911 services; Ambulance services; Towing services

Ambulance rescues; Emergency room services; Memorial Hospital emergency usage.

Fire Warden; Volunteer and paid firefighters; Special planning as TMR is downwind from this proposed project (the recent Bunkhouse Bar to north Cheyenne fire demonstrated how nearly all TMR buildings and residents appear at high risk of death and destruction).

County Attorney Office -- managing legal conflicts and damages to property owners and residents.

Wyoming Game and Fish patrolling and arresting hunting, fishing, and trespassers.



County Assessor – reappraising property values that likely will be negatively affected by the intrusion and difficulties presented for local residents who live here day and night versus party-goers who temporarily intrude in our residents’ lives.

Public Health – manage water usage and waste water (two ponds have already gone dry in the last two years on the creek in Table Mountain Ranches and new well drilling for household water that costs residents thousands of dollars have recently been happening).

Table Mountain Resident costs from this private money-making project may include: the loss of life on the roads (for residents – driving, hiking, biking, children, as well to pets, deer, antelope, and other wildlife); house, property, and physical death losses in increasingly likely wildfires.

Table Mountain Residents have chosen this quiet, peaceful, off-the-beaten path place to live 30-minute drive from town to keep away from such activities that this private firm wants to force upon us (I have lived here peacefully for 34 years). Apparently they do not even care about the damages they will do to already established residents and County coffers, as if their only goals are to temporarily entertain other people and make money.

Respectfully,

Tom Bougsty

## Sonny Pourchot

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**From:** Ashley Cuevas <ashleyrcuevas@gmail.com>  
**Sent:** Saturday, February 28, 2026 1:52 PM  
**To:** Planning; Commissioners  
**Subject:** Case number: Bit-O-Wyo PZ-26-00010

**Categories:** SONNY

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

Dear Commissioners,

I am writing as a resident of the Table Mountain Ranch subdivision regarding the proposed conditional use permit and expansion of Bit-O-Wyo.

Our neighborhood was designed and developed as a quiet rural residential and equestrian community. The roads in our subdivision are narrow dirt roads. In some stretches, they are only approximately one and a half car widths wide. Bit-O-Wyo plans to direct traffic through my road, Valley View Drive, which has limited visibility, no shoulders, and no engineered infrastructure to support sustained, high-volume traffic.

We recently received notice from Bit-O-Wyo's owners stating that guests would be routed through the Table Mountain Ranch subdivision with shuttles transporting attendees to the venue. This mention of a shuttle left many of us residents feeling relieved. However, further information indicates that a 150 car parking lot is being constructed, suggesting the shuttle would not be transporting all of the guests through our neighborhood. This would direct a substantial number of vehicles through my residential road.

I oppose this due to the following safety concerns:

1. Our roads do not safely accommodate two vehicles passing in all areas, especially when muddy. Recently, a horse was struck in a low-visibility area on Valley View Drive. Increased traffic would significantly raise the risk of collision. Our neighborhood is full of deer and pronghorn that cross Valley View Drive every day.
2. Passing vehicles often generate heavy dust clouds that reduce visibility. In event-level traffic, this could create dangerous driving conditions.
3. Residents of this neighborhood already experience frequent windshield damage from rocks thrown by passing vehicles. Higher traffic volume will inevitably increase this risk.
4. There is a horse arena owned by Table Mountain Ranch along the route planned by Bit-O-Wyo. Horses are frequently ridden along or near the roadways to the arena. Introducing large volumes of unfamiliar drivers poses significant risk to both riders and horses.

5. These roads were designed for rural residential use, not for recurring commercial event traffic. Children will no longer be safe to walk to visit friends in the neighborhood once we have event traffic directed through the subdivision.

Additionally, I am concerned about the proposal to utilize BLM land for access. Public lands managed by the Bureau of Land Management are intended for multiple public uses, not to function as de facto access corridors that primarily benefit a single private commercial enterprise.

**If a private business expansion depends on routing event traffic through rural residential roads and across federal public land in order to operate at scale, it raises serious questions about whether the site is appropriate for that level of commercial activity.**

Allowing a private event venue to externalize its access burden onto rural residential roads not designed for commercial traffic, and public lands intended for shared public use, creates a precedent where private profit is supported by infrastructure and land that were never intended for that purpose. I respectfully request that the county carefully evaluate whether commercial-scale reliance on BLM land for primary access is appropriate or consistent with public land use principles.

We chose to live in this rural area because it is quiet, safe, and equestrian friendly. I ask that you consider whether this proposed expansion is compatible with the surrounding land uses and infrastructure before granting approval.

Thank you for your time and consideration.

Sincerely,  
Ashley Cuevas  
800 Valley View Drive, Cheyenne, WY 82009

## Sonny Pourchot

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**From:** Autumn Rath <autumn.n.turley.sc@gmail.com>  
**Sent:** Wednesday, March 11, 2026 2:21 PM  
**To:** Planning; Commissioners  
**Subject:** Case number: Bit-O-Wyo

**Categories:** SONNY

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

Hello,

I am reaching out to advise against the traffic being routed through 109 for the wedding venue going up. We do not need more traffic and drunk drivers on our already very poorly maintained roads.

Thank you,  
Autumn Rath

Case number: Bit-O-Wyo  
PZ-26-00010

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**Joan P. Zimmerman**

1370 Wildcat Trail  
Cheyenne, WY 82009  
(307) 365-9591  
jozimmerman61@gmail.com

25 February 2026

**Laramie County Planning Commission**

RE: Bit-O-Wyo Venue Plan

Dear Commissioners,

I strongly urge you to disapprove any plans from Reidel LLC to use the old Bit-O-Wyo ranch as any sort of event venue.

This is a quiet mountain community with narrow and steep gravel roads, unspoiled natural areas and abundant wildlife. We value the peace and quiet here and an event venue would drastically (and negatively) impact the neighborhood, our property values, and the rural mountain idyll we came to find.

The roads here are not meant to support hundreds of cars a day, The noise of events will echo through the hills and canyons and disturb the peace. Wildlife that regularly meander through the neighborhood will likely disappear from the constant disturbance.

I humbly beg, beg, beg you to not allow this plan to go forward and forever ruin this little slice of heaven me and my neighbors love so dearly.

Sincerely,

Joan P. Zimmerman

Dear County Planning Commission and County Commissioners,

I am writing as an adjacent property owner who will be directly and significantly impacted by the proposed conditional use permit for the Bit-O-Wyo event center. I respectfully and urgently ask that you deny this permit.

This proposal presents extraordinary and unacceptable risks to public safety, emergency responders, neighboring landowners, and the surrounding environment.

The proposed access route is a narrow two-track road with a steep drop-off and two water crossings. It requires four-wheel drive and experienced drivers even in ideal daylight conditions. It is not suitable for low-clearance SUVs or inexperienced drivers.

This road is dangerous during the day. At night — especially after alcohol consumption — it becomes extraordinarily hazardous. The applicant already holds a conditional liquor permit. The idea of guests navigating this road after drinking is deeply concerning.

There is no cell phone service in the canyon. In the event of an accident, injured individuals would have to walk out or wait for someone to discover them. Emergency response would be delayed and extremely difficult.

Our area has been identified as the highest fire risk zone in the entire county by Black Hills Energy. Black Hills has identified our area as so dangerous that they shut off the power during high fire risk days to decrease the risk of fire. We average one fire risk related power outage a month.

There is no safe evacuation plan for 125 guests and staff. There is simply no way to evacuate that number of people while simultaneously allowing emergency vehicles to enter. The road is narrow, steep, and cannot safely accommodate two-way emergency traffic. It is barely a single vehicle road.

A firefighter who previously commanded a grass fire at this exact location told me repeatedly that he was terrified of sending a truck full of firefighters into that canyon because he feared they would become trapped and killed. There is no safe turnaround for fire trucks; they must back out. In a smoke filled fire event this can be deadly. The wind funnels up the canyon directly toward the proposed event site, pushing fire straight toward it.

This is already the highest fire-risk area in the county. Approving this permit would knowingly increase the likelihood of mass casualty events involving both civilians and firefighters.

My husband is a firefighter. I would personally live with the knowledge that he could be dispatched into a preventable, high-risk situation created by this approval. I ask you to consider what you are authorizing.

I invite any member of the Planning Commission or Commissioners' office to come see this road firsthand. I will personally meet you and drive you through it so you can fully understand the severity of the danger. You may not want to risk your vehicle on the road.

When Bit-O-Wyo previously operated, it encompassed nearly 400 acres. The current owners possess approximately 40 acres, much of which consists of cliff walls and canyon hillside. This is not the same ranch as it was decades ago.

They do not own:

- \* The original access road (now owned by three separate landowners with an easement restricted to residential use only — no business access)
- \* The pond formerly used for kayaking
- \* Many of the historic riding trails, which cross neighboring private land

They have applied for a Right-of-Way across land managed by the Bureau of Land Management, but that application is still in process and has not been approved. There is no guarantee it will be approved. Without that approval, they do not have confirmed legal access sufficient for this proposed use.

Additionally, they have requested parking on BLM land because they do not have enough usable space on their own property. If they do not have sufficient land to park vehicles, they do not have sufficient land to regularly host 125 people.

Different neighborhoods received different letters describing different business uses. The adjacent land owners were told that this would be a small wedding and event venue. The Table Mountain neighborhood was told it would involve concerts and larger events. This inconsistency raises serious concerns about transparency and good faith.

The road owners have repeatedly asked the applicants to close the access gate. They refuse to do so. In Wyoming, it is common etiquette — and basic respect — that if you pass through a gate on private property, you close it.

They have also provided the lock combination to dozens of construction workers and tradespeople without informing the gate owner or seeking permission. This demonstrates a disregard for private property rights and for cooperative neighbor relations.

They have been asked to change their listed address so that lost traffic does not enter via the Happy Jack entrance. They have failed to do so, resulting in ongoing confusion and misdirected traffic.

With only six households currently using the private access road which is 13% grade hill, it requires grading once per month. We share maintenance responsibilities equally. The applicants have already sent dozens of vehicles and heavy equipment down the road, causing damage without contributing to maintenance. This shows us clearly what kind of neighbors they will be under expanded commercial use.

The business plan references shuttle services, but the language has been vague and inconsistent. The venue is approximately 45 minutes from town. A round-trip shuttle would likely take two hours.

Guests will not tolerate that delay. In practice, many will choose to drive themselves — especially after events involving alcohol. Occasional or partial shuttle service does not meaningfully mitigate the safety risk.

The shuttle service causes serious concerns about the evacuation of the venue. Enough shuttles would have to be sitting idle at any given time in order to provide evacuation. A fast moving wildfire will offer 15 minutes or less to evacuate. If guests have to attempt this evacuation on foot the terrain is rough and largely uphill.

This is not a small daytime business. A concert venue fundamentally changes the character of this peaceful residential canyon.

Noise will disrupt wildlife and residents alike. Increased traffic will impact the natural creek and drainage patterns. The environmental consequences of dramatically intensified road use and commercial activity have not been adequately studied.

Neighbors will be forced to construct fencing at personal expense to prevent trespassing. This unfairly shifts the burden of this commercial venture onto surrounding property owners.

This proposal is not feasible. It is not safe. It lacks secure legal access. It presents extreme fire danger with no viable evacuation plan. It places civilians and firefighters at unacceptable risk. It imposes financial and environmental burdens on neighbors. It has been presented inconsistently and without full transparency.

The residents who live here — the people who know this area intimately — are unified in telling you how dangerous this is.

I respectfully ask you to deny this conditional use permit.

Please come see the road. See the canyon. Experience firsthand what you are being asked to approve.

The safety of civilians, neighbors, and firefighters depends on this decision.

Respectfully,

Kathleen Perino  
468 Happy Jack Road  
Cheyenne WY 82009



Summer 2014

Hello Bit-O-Wyo Team!

I wanted to write and thank you for the opportunity to enjoy your beautiful spaces. It was truly an honor to *retreat* on your grounds. I don't have access to this type of beauty where I am from. I just loved everything the ranch had to offer and it's access to surrounding amenities – the Bunkhouse Bar & Grill and Curt Gowdy State Park. I look forward to visiting again someday.

With gratitude,

Elaine Sloan Huie

# Sparrow Solutions

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1/31/26

## Letter of Reference – Bit-O-Wyo Ranch 470 Happy Jack Rd, Cheyenne, WY 82009

To Whom It May Concern,

My name is Nancy Sparrow. I am a Denver-based business owner, entrepreneur, and certified life coach, and I have been involved in leadership development, coaching, and community-focused work for many years. I am writing to express my strong support for the Bit-O-Wyo Ranch and to speak to its long-standing and significant influence on families, individuals, and the greater Cheyenne and surrounding communities.

Over the years, the Bit-O-Wyo Ranch has meant a great deal to me both personally and professionally. I had the privilege of helping run WindRiders Adventure Camp at the ranch, where children and teens were given opportunities to grow in confidence, leadership, and self-awareness through outdoor adventure, teamwork, and creative expression. The ranch provided a unique and powerful setting for young people to step outside their comfort zones in a safe, supportive, and values-driven environment.

In addition to WindRiders, I was also involved in programming at the ranch for adults, including the Just Us Couples Retreat, which focused on helping couples grow together, strengthen their connection, and heal. The ranch also served as a meaningful location for the Legacy Life Coach Certification Program, where future coaches were trained in leadership, communication, and personal transformation. The natural setting of the ranch played a vital role in the depth and success of this work, offering space for reflection, growth, and genuine human connection.

Bit-O-Wyo Ranch has long been a place where families, children, and adults could come together to learn, heal, and build stronger relationships. Its impact extends far beyond the ranch itself. It has been a trusted and valued resource for the Cheyenne area and surrounding communities, not only in fostering personal growth, leadership, but also community connection for generations experiencing trail rides and their summer series barn shows..

Because of this history and impact, I strongly support the new owner's efforts to continue operating a business at the ranch that aligns with its legacy of service, education, and community enrichment. Granting the easements and accommodations needed will allow this property to continue being used in a way that benefits families, individuals, and the broader community—just as it has for many years.

The Bit-O-Wyo Ranch is not simply a piece of land; it is a place with deep roots and proven positive influence.



# Sparrow Solutions

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Thank you for your time and consideration.

Sincerely,

**Nancy Sparrow**

Business Owner & Life Coach

Denver, Colorado



March 7, 2026

Ashley Smith  
[amsmit121@gmail.com](mailto:amsmit121@gmail.com)

Re: PZ#: PZ-26-00010

Dear County Planning Commission and County Commissioners,

It is with great enthusiasm that I submit this letter in support of Bit-O-Wyo Ranch and Events and their mission to provide a venue that enhances tourism, preserves Wyoming's western heritage, and contributes meaningfully to the economic vitality and cultural landscape of Laramie County.

I have had the privilege of knowing members of the Bit-O-Wyo Ranch and Events team for the past three years. During this time, they have consistently demonstrated an exceptional commitment to community engagement, service, and advocacy. Their dedication to strengthening and giving back to the community is evident not only in their professional roles but also in their personal pursuits. The diligence and care that the Bit-O-Wyo Ranch and Events team has applied toward fulfilling all regulatory requirements further reinforces my confidence that they will maintain and operate this venue responsibly and in full compliance with all standards.

The benefits that this venue brings to Laramie County are substantial. Bit-O-Wyo Ranch and Events will help increase local, regional and country-wide tourism which invites visitors to experience Wyoming's vast landscapes, wildlife, and support of local businesses. Moreover, the venue addresses a current gap by offering a unique and much-needed space for community gatherings, educational programming, and outreach activities to take place.

Importantly, the positive impact of the proposed venue extends beyond tourism and event hosting as Bit-O-Wyo Ranch and Events aims to reinvest profits back into Laramie County through donations to organizations serving veterans, youth, animals, and individuals in need.

In summary, Bit-O-Wyo Ranch and Events is poised to make a meaningful and lasting contribution to Laramie County through a mission-driven approach rooted in genuine service and community uplift. I believe the venue space owned and operated by Bit-O-Wyo Ranch and Events will achieve this contribution by promoting responsible recreation, enhancing tourism, and supporting local businesses and organizations. Please feel free to contact me if you would like further information.

Sincerely,  
Ashley Smith

## Sonny Pourchot

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**From:** BONNIE DENNIS LYONS <bon\_404@msn.com>  
**Sent:** Thursday, March 5, 2026 6:50 PM  
**To:** Sonny Pourchot; Justine.arnold@laramiecountywy.gov  
**Subject:** Property Dispute

**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 LARAMIE COUNTY PLANNING COMMISSIONERS:

My name is Bonnie Lyons. I am the sister of Linda Steele and sister-in-law of Derril Steele, both deceased.

My family has been working with you to settle a dispute relative to their Wyoming property. I know that you have the necessary input from the current owners (daughters of Linda and Derril) to review and decide the outcome of the dispute from a practical and safe perspective. My input will be personal and perhaps emotional.

Linda and Derril owned the property for 40 years. They built the cabin and barn on the property themselves, and cared for, enjoyed and maintained the property for 3 generations. They welcomed visitors from family and friends who enjoyed the peace it provided as well the beautiful views and wildlife that roam freely on the land.

I have no financial interest in the property; however, I have great concern and sadness with regard to the "creeping development" of the precious land in our country. What is taken away cannot be replaced.

I am confident you will give careful thought to the decision you make regarding this land development. Our family is proud and grateful to know it has been cared for and enjoyed by us for decades. We are committed to continue guarding the land and the animals making certain it is a safe place to gather.

Bonnie Lyons  
435-215-7435

RE: Bitowyo Ranch  
470 Happy Jack Road  
Cheyenne, Wyoming 82009

To Whom It May Concern:

My family, led by my father Dennis Steele, dreamed of, built, and created the Bit-O-Wyo Ranch. We moved in during the fall of my fifth grade year, and I lived there through my senior year in high school. I returned during the summers during my college years to work for my family's business as a singer while helping my dad, Dennis Steele, continue his lifelong dream of hosting tourists and locals alike for trail rides, dinner theater shows, and live entertainment. I returned again to perform in the summer of 2009 with my dad, my sister, my brother, and my brother-in-law in the dinner show my dad had conceived and created in our barn.

I could speak to the magic, the community, and the family that I come from for pages and pages and pages. However, to be more succinct, I will simply say that what my dad envisioned for his home, his family and for his community was nothing short of wondrous. I am beyond proud to come from a family who was so willing to work harder than anyone I know to create something bigger than any of us knew it would be. I

believe there is something spiritual and healing in the land that my dad found to build his dream, and I know my dad's impact on his community was deeply felt with every handshake, smile, and welcoming embrace that he so freely gave to anyone he encountered. He believed in the land, the people, and in our family.

My sister, Heather Steele, contributed to that vision by creating Windriders, a summer adventure camp for kids. She created, produced, and facilitated the camp for many years at our Bit-O-Wyo, and both my daughters were able to experience the growth, empowerment, leadership training, and community that Heather nurtured through her camp, with my dad always dropping in to tell stories and assist. So many kids and families have been uplifted by the camp, the land, my dad, and of course Heather.

My dad left a legacy that will live beyond all of our lifetimes. Following his passing, I am so grateful his dream was sold to an owner who understands it, believes in it, and plans to nurture it herself along with her family while holding the same values and hopes for an impactful and embracing future for her family and the community.

I understand the value of a good neighbor. A contributing community member. An entrepreneur with

a vision that uplifts people. My dad gave me this example. As has my sister. The Bit-O-Wyo is now in extremely generous, capable, and skillful hands and we the Steele family are beyond grateful and looking forward to witnessing this new chapter with full support for all that is possible for the community.

The Bit-O-Wyo Ranch has a legacy and lifetime of community engagement, personal growth and empowerment, and deep family roots that will forever enrich the land and all who find the joy, abundance, and rest it provides.

Thank you for recognizing my dad's dream, its impact, its continued possibilities, and the strength connecting generations and families who know how to work hard for the families and communities we love.

Best,  
Shannan Steele  
Daughter of Dennis Steele, first owner/creator/  
developer of The Bit-O-Wyo Ranch and Bit-O-Wyo  
Ranch, Inc.



## Regarding the Bit-O-Wyo Ranch and the Legacy of Dennis and Derril Steele

Dennis is my Dad and Derril was my favorite uncle. They were close in age and best buds their whole lives. They bought and managed the ranch together with the hope of making it a legacy for their kids and grand kids. Derril and Linda both died of cancer before my Dad passed. It is a disgrace to their love and legacy that their bitter daughters tried to steal and landlock my Dad's half of the ranch. None of this honors their dad or the ranch he and my dad created. It was a cattle ranch when my dad bought it from Hyde and DeeDee Merritt in the around 1980, it was a horse ranch that offered trail rides, barn shows, camps, retreats and weddings for decades. None of this is new. Lisa Steele's wedding was at the BitOWyo.

Here's pics of her wedding on the property and her parents enjoying the property. Their claims are false and an insult to the legacy both our dads tried to leave us.

Here's Lisa and our dads at her wedding at the Bit-O-Wyo barn.



My dad, Dennis Steele, officiated her wedding on our property. Ironic or psychotic?



Here are both her deceased parents enjoying family at the ranch.  
No clue what selfish angry people they raised. Sad.



And so, not only did Kelly and Lisa do everything in their power to force their cousins out of the ranch (and did) and were disappointed they couldn't buy it at auction. Now they're harassing the new owner for no reason. They grew up in California and it shows. For them, this is a land grab and nothing more. They need rode out on a rail.

Sincerely,

Chad Steele  
Their favorite cousin

## Sonny Pourchot

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**From:** Chloe Zimmerman <chloerz.425@gmail.com>  
**Sent:** Thursday, February 26, 2026 3:38 PM  
**To:** Planning  
**Subject:** Chloe Zimmerman's Objection to Ms. Riedel's Event Center

**Categories:** SONNY

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

Dear Laramie County Planning Commission and County Commissioners,

My name is Chloe Zimmerman. I am the daughter of Kelly and Erich Zimmerman and the granddaughter of Derril and Linda Steele, the original owners of 484 Happy Jack Road. My grandfather was born and raised in Cheyenne, and when my mom was young, he purchased this property and built a cabin so our family would always have a place to gather, to be in nature, and to create memories together.

For as long as I can remember, this land has been a place where my family comes together, spend summers with my grandparents, have dinners with neighbors, and enjoy time with my aunts, uncles, and cousins. It is not just a piece of property to us. It is part of our family history, and it holds the memories of the people we love and the Wyoming landscape we cherish.

Because of this, I respectfully ask that you deny Ms. Riedel's permit for an event center at 470 Happy Jack Road.

As the granddaughter of Derril and Linda Steele, it would break my heart to see this beautiful and meaningful area turned into a site filled with traffic, construction, and crowds. This land has always been quiet, peaceful, and full of wildlife. It is where my grandparents taught me to appreciate Wyoming's natural beauty, and where we spent countless evenings watching the sun set over the hills.

One of the most special places on our property is what we call Inspiration Point; a cliffside overlook that is breathtaking, but also dangerous due to high winds and steep drops. Inspiration Point directly borders Ms. Riedel's proposed access roadway from BLM land, making it extremely easy for visitors from her event center to wander onto it without realizing the danger. My grandparents took me there many times to watch the sunset, and those moments are some of my most treasured memories. The idea of unfamiliar guests accidentally walking into that area is not only unsafe, but deeply upsetting to me personally.

An event center would fundamentally change the nature of this area. It would bring noise, traffic, and disruption to a place that has always been defined by its quiet beauty. This land deserves to be protected, not commercialized. It is not just another location for parties, weddings, or events; it is part of Wyoming's natural heritage and part of my family's legacy.

I am now 21 years old and in school to be a teacher; my hope is that one day I will have children of my own. My dream is that they will be able to experience this land the way I did: untouched, peaceful, full of wildlife, and rich with family history. Allowing an event center here would take that away, not just from my family but from the entire community.

Approving this permit would be the first step toward urbanizing a part of Wyoming that has remained natural and protected for generations. Quiet, untouched places like Brush Creek are becoming rarer every year. Once they are changed, they cannot be restored.

For all these reasons, and out of love for my grandparents and the land they cared for, I respectfully ask that you deny this permit so that our family's property, and the surrounding area, can remain preserved for future generations.

Blessings,

Chloe Zimmerman

(602) 469-9967

## Sonny Pourchot

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**From:** Christine Christiansen <huntin4cjc@gmail.com>  
**Sent:** Wednesday, March 11, 2026 7:15 PM  
**To:** Planning  
**Subject:** Bit-o-Wyo Event Center

**Categories:** SONNY

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

Planning Commission,

The purpose of this correspondence is to express my concern regarding the plans for the access to this property through a residential community. I cannot express my fears loud enough. I have lived in this community for over 30 years and seen so many different weather pattern shifts, animal pattern changes, the addition of a recreation site, increased traffic, accidents, animal patterns, speeders, reckless driving and now the possibility of many drivers who have been drinking alcohol while attending the event center activities. I cannot stress how the narrow and curvy roads will be challenging for drunk drivers and a hazard to those of us who reside here. There are kids riding bikes and horses on these roads. They walk on these roads. We all know they are out there and know to watch for them. But hundreds of strangers don't. These roads will not withstand the impact of the increased traffic. They barely hold up with residential traffic and the few visitors to the wood house recreation area.

I live on Hyde Merritt Road which is the other road that will be used for access along with Crow Creek. We are on the opposite side of the green belt and intersect with Crow Creek Road to the west. We are the designated road for the Woodhouse recreation area. There are a large amount of deer herds on the Hyde Merritt side. They are on the road often as they go to the creek in the green belt. Again, we all know the crossing areas and know how to be safe. We know their habits and routines.

You are asking us as a community to give up our way of live here. For many many of us we have lived here for several decades. Our children grew up here and now our grandchildren are. We are a quiet and peaceful community. How is it right to ask us to tolerate hundreds of vehicles traveling through our neighborhoods, causing more damage to our roads, disrupting the wildlife and the use by the kids of the roads, having to hear the noise coming from the event center when we are use to quiet evenings out here?

There has to be a better way for them to access this property than through a community of families that put all of us at risk. Please consider voting against this proposal and keep our community safe.

Thank you in advance for your time and attention to this matter.

Respectfully,

Christine Christiansen  
764 Hyde Merritt Rd, Cheyenne, WY 82009  
307-640-0302



## Sonny Pourchot

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**From:** Colin Cummins <colincummins55@gmail.com>  
**Sent:** Thursday, February 26, 2026 2:17 PM  
**To:** Planning  
**Subject:** NO: Reidel Venture/Bit-O-Wyo event center

**Categories:** SONNY

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

Dear Laramie County Commissioners,

My name is Colin Cummins, I am 26 years old, daughter of Lisa L, grandson of Derril and Linda Steele. I was raised visiting, living on, and working at my grandparents' ranch known as 484 Happy Jack and Brush Creek.

I am very concerned about the proposed business operations of Reidel Ventures, LLC, for several reasons.

### Impact on Brush Creek & Inspiration Point

Our 80-acre parcel known as Brush Creek has always been my favorite part of the property. It is almost completely surrounded by BLM land and contains lush green meadows, a private canyon, abundant wildlife, and our family's Inspiration Point - a place where my family has shared cherished moments for decades.

Approval of a commercial event center would have significant impacts:

- **Noise Pollution:** Music and large gatherings would carry to Inspiration Point, disrupting its peace and solitude.
- **Traffic Impacts:** Increased vehicle traffic will create noise, dust, and congestion, diminishing the natural environment.
- **Trespassing and Safety Risks:** Guests will trespass by vehicle and on foot. In addition to violating our property rights, this terrain is dangerous for unfamiliar visitors.
- **Light Pollution:** Artificial lighting from evening events will degrade the dark skies and natural character of the area.

- Wildlife Disruption: Increased activity will scare away wildlife that has long inhabited the property.
- Impact on Hunting: The presence of frequent events and increased traffic will effectively eliminate the hunting opportunities that have historically been part of this land and surrounding BLM areas.

Brush Creek has long been a place of family heritage, quiet recreation, and connection to nature. The proposed commercial event center, would permanently alter its character and safety. I urge you to deny Reidel Ventures, LLC proposed commercial event center.

Thank you for your consideration.  
Sincerely,

Colin Cummins

## Sonny Pourchot

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**From:** Cindy Lozier <cindy\_lozier1@yahoo.com>  
**Sent:** Wednesday, March 11, 2026 2:11 PM  
**To:** Planning; Commissioners  
**Subject:** Fw: Wedding Venue BitOWyo PZ 26-00010

**Categories:** SONNY

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

To the County Planning Committee and Commissioners,

I reside in TMR and have lived here since 2020. When I first purchased my home, I was captivated by the neighborhood and the property—the tranquility, the night skies, stargazing, the quiet community, the wildlife, the view of Table Mountain, and the fact that I was miles from the city.

Allowing the approval of this wedding venue will jeopardize all of these cherished qualities.

It must have been a fortunate day because I did not initially realize how utterly atrocious the roads were. Over the past six years, it has become painfully evident that the roads are in deplorable condition. My family and friends refuse to visit because they refuse to endure the dangerous, damaged roads.

In six years, I have experienced more flat tires than in my entire life due to the negligent road maintenance. When the roads are graded, they simply dump debris from the borrow ditch—nails, screws, metal pieces, rocks—without proper rolling or watering. This debris becomes lodged in my tires, leading to costly repairs. The roads are never properly maintained; instead, they're repeatedly left in the same poor condition as before.

I have had to replace numerous tires, sometimes entire sets, because debris lodged in the sidewalls made repairs impossible. This has cost me significant money and time. When I complain, I am told there are personnel shortages, lack of funding, or inadequate equipment—excuses that do nothing to address the real issue.

Furthermore, traffic has exponentially increased over the past six years. Now, you propose to add even more traffic to roads that are already overwhelmed and badly maintained. I have been informed that they will never be paved. This means more congestion and, predictably, more intoxicated drivers, especially more drivers who DON'T care how they affect our roads, making travel even more dangerous for the residents and wildlife who live in this neighborhood.

Passing this wedding venue will threaten our wildlife, destroy our peace and quiet, threaten our night skies, depreciate property values, and further degrade our roads—an unacceptable outcome. My neighbors and I strongly oppose this proposal!!!

Respectfully,

TMR Resident,

Cynthia Stull-Lozier

715 N. Table Mtn Loop, Chey, WY 82009

## Sonny Pourchot

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**From:** Dale Ammerman <dammerman@lcfawy.com>  
**Sent:** Wednesday, March 11, 2026 1:50 PM  
**To:** Planning  
**Subject:** Bit-O-Wyo BLM access

**Categories:** SONNY

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

I am AGAINST approval for Bit-O-Wyo access in the Table Mountain Ranches Subdivision. There is access through her neighborhood off happy jack road. The owner of the wedding venue needs to work things out with her HOA. I know the roads are public, but the impact will cause further damage to the roads.

This is a ridiculous business plan on her part. Are we as residents here in TMR to pay the price when her plan fails?

The lasting impact on the area will take years to repair.

Please vote NO ACCESS...thank you for what you do for us.

Dale Ammerman, Captain LCFA 307-477-0708

## Sonny Pourchot

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**From:** dixie.wood15@gmail.com  
**Sent:** Wednesday, March 4, 2026 9:29 AM  
**To:** Planning  
**Subject:** Bit-O-Wyo PZ-26-000010

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.

My name is Dixie Wood and live in the Table Mountain Ranch area for many years. We love the peaceful atmosphere and quiet surroundings. I strongly urge you to not approve of the Wedding Venue the people of Bit-O-Wyo is planning.

The amount of traffic is a real concern. The roads are not able to handle the increase volume. It is a safety issue. The roads are dark with turns and blind spots. Add drinking and a lot of guest and it becomes very dangerous.

The other concern that I have is using BLM land for access to the venue. The beauty and untouched land should be kept that way for the wildlife and future generations.

Please consider the neighbors in your decision to approve the Wedding Venue. We are asking to deny this permit.

Sincerely  
Dixie Wood

# Donna Perino

1645 Main Street  
P O Box 1  
Silverton, CO. 81433

March 14, 2026

Laramie County Planning Department

Dear Laramie County Planning Department

I am writing to ask you to deny the application for the proposed Bit-of-Wyo wedding and event venue. I have family who own a home and acreage in the area.

It is delightful to visit with them as the setting they now live in is completely rural. We can saddle up the horses and ride in any direction, without worrying about road traffic, noise, commercial vehicles delivering large amounts of food and alcohol. If you allow this venue you will affect the quality of life the residents of this area now have.

We see small herds of deer roaming freely through the area, many sightings of various bird species flying and landing close by. We hear the coyotes calling through out the land. The proposed venue would have a negative impact on all of the wildlife in the area.

Bit-of-Wyo's commercial history has been for small groups of horse back riders enjoying exactly what this area's residents are hoping to maintain. If this was what Bit-of-Wyo was trying to recreate, there would be no opposition to their request. If you allow large numbers of visitors here, drinking, partying and then traveling these very narrow roads you will be destroying what all the resident have established in this rural community.

It is your responsibility as the Planning Department to consider the long term impacts of the residents who already live in this area.

I thank you for your consideration in this matter.

Respectfully,

Donna L. Perino



Explore Eagle Models

Map of Conservation Value 1

- Nesting
- Non-nesting
- Fall Migration
- Spring Migration

Explore proportion of predicted locations 2

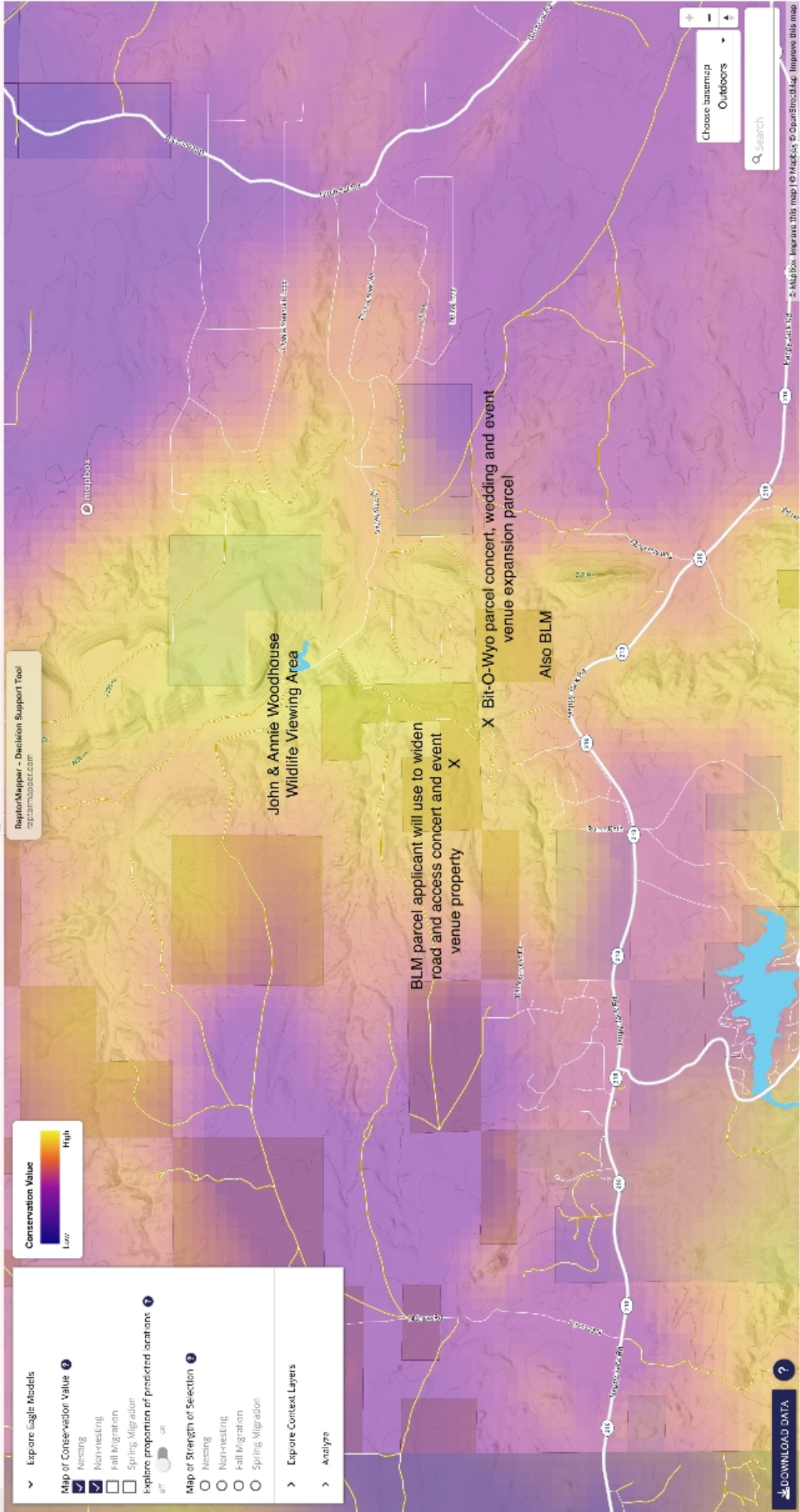
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Map of Strength of Selection 3

- Nesting
- Non-nesting
- Fall Migration
- Spring Migration

Explore Context Layers

Analyze





## Sonny Pourchot

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**From:** Eric Lorensen <lorenseneric998@gmail.com>  
**Sent:** Thursday, March 12, 2026 9:59 AM  
**To:** Planning; Commissioners  
**Subject:** Case# Bit-O-Wyo PZ-26-00010

**Categories:** SONNY

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

To Whom It May Concern,

I am writing to formally petition against the approval of the permit to open Bit-O-Wyo Ranch as an event venue and to allow the use of County Road 109 as a primary access route to this location.

Our community chose to live in this area because of its quiet, rural character and its distance from heavy public activity. Many residents specifically moved here seeking peace, safety, and a close connection with the surrounding land and wildlife. Allowing a high-traffic event venue to operate in this location would fundamentally change the nature of our neighborhood and impose significant burdens on the residents who live here year-round.

First and foremost, the impact on wildlife in this area would be substantial. This region supports a variety of animals that rely on the quiet and low human disturbance that currently exists. Increased vehicle traffic, loud events, lights, and large gatherings will inevitably disrupt wildlife movement patterns and habitats. The presence of frequent events will push animals away from their natural ranges and create additional hazards as wildlife attempts to cross roads that suddenly see much heavier traffic.

Second, the increased wear on County Road 109 would be unavoidable. This road was not designed to handle the level of traffic associated with large events. Frequent heavy vehicle use will accelerate deterioration, increasing maintenance costs that will likely fall on taxpayers/HOA. In addition, the extra traffic will create significantly more dust, which affects air quality, visibility, and the quality of life for nearby residents.

Noise is another serious concern. Rural areas are valued for their quiet. Events involving large groups, amplified music, and late-night activity would carry across the landscape and disrupt the peace that residents depend on. What may be occasional entertainment for visitors becomes a constant disturbance for those who live here.

Safety concerns also cannot be ignored. Increased traffic on a rural road with challenging conditions significantly raises the risk of accidents. County Road 109 already presents hazards in certain areas, and adding large numbers of unfamiliar drivers—especially during events—creates an increased risk for residents, visitors, and wildlife. Collisions with wildlife, vehicles leaving the roadway, and congestion during events are all real possibilities.

Fire risk is another critical issue. Events that involve alcohol, fireworks, or careless behavior present a serious threat in a rural environment where emergency response times can be longer and where surrounding land may be vulnerable to wildfire. Even well-intentioned individuals can make poor decisions when alcohol and large gatherings are involved, and the consequences of one mistake could be devastating for the entire area.

Personally, I have seen what can happen at events like this. Good people can make impulsive or irresponsible decisions in the moment—especially when alcohol is involved—and those decisions can result in accidents, fires, or situations that change lives forever. The potential consequences simply do not belong in a quiet residential rural setting.

Most importantly, this community did not choose to live next to a public entertainment venue. Residents moved here precisely to avoid the constant influx of outside traffic, noise, and activity. Approving this permit would place the burden of that decision directly on the people who already live here and who have invested in maintaining the peaceful character of this area.

For all of these reasons—including the impacts on wildlife, increased road wear, dust, noise, safety risks, fire danger, and the fundamental change to the character of this rural neighborhood—I respectfully urge the county to deny the permit for the operation of Bit-O-Wyo Ranch as an event venue and to reconsider allowing County Road 109 to be used for this purpose.

Thank you for your time and consideration.

Sincerely,

Eric Lorensen  
753 N. Table Mountain Loop  
Cheyenne, WY 82009

## Sonny Pourchot

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**From:** Dennis Cuevas <dhcuv@gmail.com>  
**Sent:** Saturday, February 28, 2026 2:30 PM  
**To:** Planning; Commissioners  
**Subject:** Bit-O-Wyo case # PZ-26-00010

**Categories:** SONNY

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

Dear Commissioners,

I am writing as a resident of the Table Mountain Ranch subdivision regarding the proposed conditional use permit and expansion of Bit-O-Wyo.

Our neighborhood was designed and developed as a quiet rural residential and equestrian community. The roads in our subdivision are narrow dirt roads. In some stretches, they are only approximately one and a half car widths wide. Bit-O-Wyo plans to direct traffic through my road, Valley View Drive, which has limited visibility, no shoulders, and no engineered infrastructure to support sustained, high-volume traffic.

We recently received notice from Bit-O-Wyo's owners stating that guests would be routed through the Table Mountain Ranch subdivision with shuttles transporting attendees to the venue. This mention of a shuttle left many of us residents feeling relieved. However, further information indicates that a 150 car parking lot is being constructed, suggesting the shuttle would not be transporting all of the guests through our neighborhood. This would direct a substantial number of vehicles through my residential road.

I oppose this due to the following safety concerns:

1. Our roads do not safely accommodate two vehicles passing in all areas, especially when muddy. Recently, a horse was struck in a low-visibility area on Valley View Drive. Increased traffic would significantly raise the risk of collision. Our neighborhood is full of deer and pronghorn that cross Valley View Drive every day.
2. Passing vehicles often generate heavy dust clouds that reduce visibility. In event-level traffic, this could create dangerous driving conditions.
3. Residents of this neighborhood already experience frequent windshield damage from rocks thrown by passing vehicles. Higher traffic volume will inevitably increase this risk.
4. There is a horse arena owned by Table Mountain Ranch along the route planned by Bit-O-Wyo. Horses are frequently ridden along or near the roadways to the arena. Introducing large volumes of unfamiliar drivers poses significant risk to both riders and horses.

5. These roads were designed for rural residential use, not for recurring commercial event traffic. Children will no longer be safe to walk to visit friends in the neighborhood once we have event traffic directed through the subdivision.

Additionally, I am concerned about the proposal to utilize BLM land for access. Public lands managed by the Bureau of Land Management are intended for multiple public uses, not to function as de facto access corridors that primarily benefit a single private commercial enterprise.

**If a private business expansion depends on routing event traffic through rural residential roads and across federal public land in order to operate at scale, it raises serious questions about whether the site is appropriate for that level of commercial activity.**

Allowing a private event venue to externalize its access burden onto rural residential roads not designed for commercial traffic, and public lands intended for shared public use, creates a precedent where private profit is supported by infrastructure and land that were never intended for that purpose. I respectfully request that the county carefully evaluate whether commercial-scale reliance on BLM land for primary access is appropriate or consistent with public land use principles.

We chose to live in this rural area because it is quiet, safe, and equestrian friendly. I ask that you consider whether this proposed expansion is compatible with the surrounding land uses and infrastructure before granting approval.

Thank you for your time and consideration.

Sincerely,  
Hank Cuevas  
800 valley View Dr, Cheyenne, WY 82009

I am a member of the family that owns 484 Happy Jack and Brush Creek. I am writing to protest any permit issuance to Reidel Ventures, LLC. In my opinion the owners of Reidel Ventures would be unable to operate their event center without doing significant damage to any access roads used by their business or to adjacent property owned by individuals in my family or by the Bureau of Land Management. I ask that you deny the business application by Reidel Ventures, LLC for their event center. Thank you for your consideration.

Helen J. Cummins

To the Members of the Board,

I am writing to advocate for the good character of Austin Coward and the Riedel family. I offer this letter so that the Board has a clear view on the kind of people Austin and the Riedels are: thoughtful, community-minded, hardworking, and deeply committed to having a positive impact on the places in which they live and work. I believe the proposed Bit-O Wyo venue would reflect this.

I have known Austin since he was in elementary school. He was raised in a family that consistently demonstrates an appreciation for public service, professionalism, and civic responsibility. His father served as a county judge in rural North Carolina, thoughtfully interpreting the law through the lens of a man who understood and respected the culture of the rural community he served, and had a strong grasp on what was in the public's best interest as a result. His mother served as one of few area attorneys, providing an important local resource for legal matters to those in the area. Their family was not only respected in the community, but actively involved in it, striving to contribute in meaningful ways. In all the years I have known him, Austin has adhered to these principals, exhibiting a clear respect for both the people and the land in each place he has lived. Austin and his family's contributions to his home town as small business owners and civic leaders exemplifies the character traits that protect the cultural fabric of small town communities. This set of values is exemplified by Austin's recent involvement in the local animal shelter.

After Austin married into the Riedel family, I quickly realized he had joined a family that shared these same virtues. Their roots in Laramie County and Cheyenne go back for generations and speak for themselves. Families who remain invested in a place for generations tend to understand something important: that long-term success only comes when you respect the land, your neighbors, and the broader community. The Riedels are the perfect example of that ethic. They are the furthest thing from the newcomer corporate types that would put profit in front of people. They are a family with deep local ties who are seeking to continue a legacy of meaningful contribution through small, grassroots business grounded in western heritage, stewardship, and hospitality.

Based on tireless work I have seen them put in, I know this proposed venue would be operated with seriousness, care, and respect for the surrounding area: limited hours, limited frequency, respect for the land, safety planning, sound-conscious design, wildlife awareness, and coordination with relevant agencies and experts. That is not the conduct of people acting carelessly or casually. It is the conduct of people who

understand the weight of community trust and intend to honor it.

I will leave you with this. Austin's family has owned a tract of beautiful, forested lands in the rural area he grew up in for countless generations. It is expensive to care for the land, and comes at a financial burden, yet the family refuses to sell to developers who would buy it, bull-doze it, and destroy it's beauty and the culture of the local community with it. This is concrete proof that Austin and the Riedels aren't the type to destroy a community for profit; in fact, they will make personal sacrifices to protect it. I am certain Austin and the Riedels will exercise responsible stewardship of the land and preserve the community in which they operate, all while generating tax revenue to support local government and services, and providing a boost for other local businesses. These are good people, and I know they're the type I would want operating a small business in my community.

Kind Regards,

Jack Hain

## Sonny Pourchot

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**From:** Jake Behringer <jakebehringer@yahoo.com>  
**Sent:** Thursday, February 26, 2026 9:28 PM  
**To:** Planning  
**Subject:** Bit-O' WYO wedding venue

**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 evening, ladies and gentlemen,

I am writing to express my concerns about the proposed wedding venue at the Bit O' Wyo property west of Cheyenne, off Happy Jack Rd. My wife and I have received mailings announcing Ms. Riedel's plans to utilize Rd 109, Valley View Dr, and Crow Creek Rd, as well as Brush Creek Rd through the BLM tract.

My wife and I are opposed to her plans to use these dirt roads to access her property. We live in the Table Mountain Ranches community, where the atmosphere is peaceful and generally quiet. Our children, as well as our neighbors, ride bicycles or horses in the roadways; residents walk and jog along the roads.

As we live in a relatively dry, windy climate, and on dirt roads, dust is frequently a problem, even at our current traffic levels. With the increase in traffic due to the proposed 2 events per week from May to October, the dust will certainly become a much larger problem. Additionally, we have concerns about the safety of the neighborhood roads with the addition of all the proposed event-related traffic, including the likelihood of event guests driving under the influence of alcohol.

While I support entrepreneurship, I believe that routing traffic for this business venture through a covenanted community is inappropriate.

Thank you for your time.

COL J. Behringer, MD  
State Surgeon  
Wyoming Army National Guard



To Whom It May Concern:

I am writing to express my support for the proposed Bit-O-Wyo Ranch and Events venue in Cheyenne, Wyoming.

As a small business owner and contractor based in Cheyenne, I spend a great deal of time working throughout our community and the surrounding area. I am also a certified mountain bike coach on the core team at Wyoming MTB Camps, helping young riders develop skills and a lasting appreciation for outdoor recreation. I care deeply about how land and community spaces are used and stewarded.

The Riedel family has taken a thoughtful and responsible approach to this proposal. Their plans demonstrate an awareness of both the wellbeing of their neighbors and the land on which the venue sits. They have included limited hours of operation, professionally designed indoor sound management to minimize local noise pollution, a commitment to maintaining local infrastructure such as access roads and gates, and coordination with local agencies to ensure safe and responsible land use.

I especially appreciate the way this project highlights the value of outdoor recreation and open spaces in our region. Thoughtfully managed venues like this *encourage* people to spend more time outdoors, connect with Wyoming's landscape, and strengthen appreciation for the land that makes our corner of the state the best corner.

For these reasons, I respectfully support the approval of this application.

Sincerely,  
Jake Marlow  
Owner, High Plains Craftsmen LLC  
Cheyenne, Wyoming

3/4/26

To: Laramie County Planning Commission  
Laramie County Commissioners  
Re: Bit-O-Wyo Event Center

I am writing in response to the proposed Bit-O-Wyo event center. As an adjacent property owner (468 Happy Jack Rd.) I have significant concerns that center around the safety of this proposed project.

For reference History, in 1973 Hyde Merritt built my current house (only house for miles) on his very large ranch. The ranch extended from road 109 to Happy jack Road (Table Mountain Ranchettes) west to my current location. By 1983, the ranch was purchased and subdivided as Bit-O-Wyo. By 1987 the original ranch was subdivided. This would become the home of Bit-O-Wyo. Bit-O-Wyo would operate for the next 30+ years offering summer kids camps, horseback rides and canoeing, along with the Saturday night western dinner show. Through those years Dennis's brother would purchase acreage from Dennis to provide financial stability to Bit-O-Wyo. Over the years Bit-O-Wyo would be reduced to 40 acres. As the lots were sold off new houses were built in what is now known as Cheyenne Pass HOA.

The comparison to what Bit-O-Wyo was and what is now proposed are significantly different. The original Bit-O-Wyo was focused on the western lifestyle sharing opportunities for children to learn western skills and for families to experience the western dinner show. There was no alcohol or concerts, these were very quiet small events.

The current Bit-O-Wyo proposal is for wedding venue, concerts and larger events. In addition, the liquor license changes the demographics and community impact. This is not the same Bit-O-Wyo nor is the community that surrounds it the same due to the addition of 100's of homes over the last 40 years.

As an advocate for private landowners' rights, I understand and respect this landowners right to pursue their dreams. However, there are certain conditions that impact legal landowner rights one of the most significant is PUBLIC SAFETY.

I have been in Emergency Services for over 30 years, serving as a Sheriff's Deputy and as a firefighter. I have been a Fire Chief for 23 years 16 of them here in Laramie County. In my professional opinion there are significant safety concerns with placing an event center on this property. The bulk of the safety concerns are centered around safe public access to the property. Please see the following bullet points and pictures centered around the current access to this property.

## Safety Concerns for Bit-O-Wyo

### Safe Public Access:

#### **Access point #1 Wildcat Trail:**

- Current property is situated 1.5 miles off Happy Jack and 1.1 miles off Brush Creek Road.
- Wildcat Trail is HOA access that is very steep, narrow and consists of blind corners. Average width of Wildcat is 10.8' wide.
- Private Easement that creates the dam and pond associated with Brush Creek; this easement is also 10' wide with steep drop off into the pond on both sides of the dam. Balance of easement consists of steep narrow road 10' wide on average.
- Numerous ingress and egress issues in evacuating citizens with emergency response vehicles trying to enter the area.
- Numerous civil issues centered around private easements and HOA access.
- This is a one-lane access, two-way traffic must pull off the road to get past each other.



#### **Access #2 Brush Creek Road:**

1. Brush Creek is a county road located off Valley View Road in the Table Mountain Ranch Subdivision. The proposed property is 1.1 miles across BLM land.
2. Brush Creek road currently would be considered abandoned, The existing driveway for 516 Brush Creek Road serves as the road.
3. Brush Creek Road connects to the BLM access point through a very narrow two track with steep drop off to a seasonal creek bed.
4. Property must be addressed as Brush Creek Road instead of Happy Jack. This will allow first responders the correct routing to the venue.



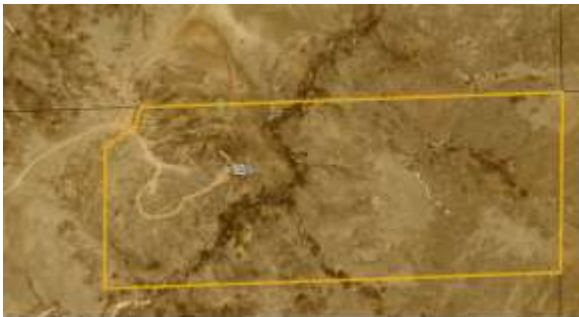
5. BLM access consists of a two-track access that crosses three drainages or creek beds which fill with water in spring and rainy season. To exit the drainage there is an approximate 3' shoreline. Four-wheel drive is required to drive this stretch of the BLM access.
6. The balance of this two-track is steep, rocky and runs the ridgeline with steep drop offs on each side, again 4x4 required for an UTV to get through.



7. Access in this current state would require four-wheel drive.
8. BLM acceptance of lease for road improvements needed.
9. Drainage control measures and drainage plan needed.
10. Brush Creek built to county specifications for the LCLUR.

Alcohol License Permit Location and Application:

1. Application is for a horse barn that is built non-conforming and arguably located partially on BLM land.



2. Attached Facility defined in the application does not address parking nor has it been reviewed by the Chief Building Official or Fire Official.
3. Current stated occupancy of 124 seated spaces as stated on application is one seat short of requiring additional regulation based on the uniformed fire code for assembly and event facilities, as you can see there is more space available than just the 124 seats.
4. Date range for operations states May – October but the license application is 10/25 to 6/26

In addition to the lack of safe public access, I want to highlight two additional safety points. The first is centered around the risk of wildfire. The property is adjacent to a large BLM open space and the Lorenz Ranch consisting of 1000's of Acres without any fuel breaks. Meaning even small fire will grow rapidly. The area has been Identified by Black Hills Energy as an Extreme Fire Risk and the most dangerous area in Laramie County. To the point that Black Hills Energy turns power off in this area during high-risk fire conditions. This occurs almost monthly. Secondly, The Laramie County Community Wildland Protection Plan highlights this area also as a significant threat for public safety due to wildfire. This specific property has an additional risk due to the "Box Canyon" impact on fire growth and spread. The box canyon creates a dead-end trapping guest in the canyon do to one way in one way out. Secondly, slope and elevation of the canyon walls increases the speed of the fire growth making a small fire grow rapidly preventing escape or evacuation. The proposed project states they will use shuttle services for some events. This is not reasonable in the event of evacuation because the shuttles could not carry all guest out in a timely manner. Plus, the shuttles would clog the access for emergency vehicles. In closing, for this project to be approved the safety concerns centered around public access need to be addressed.

1. Brush Creek road must be rebuilt to county specifications.
2. BLM Road and parking permit must be approved.
3. BLM special permit must be approved for commercial use of land.
4. BLM access road must be built to county road specifications
5. Parking area must be built to provide fire and EMS lanes for access per the unified fire code.
6. Address must be changed from Happy Jack to Brush Creek, providing seamless response of first responders.

I respectfully ask that you deny this project until the applicant has addressed the above safety concerns. The focus is on the approval of BLM road improvement and the completion of the rebuilding of Brush Creek Road. Safe public access is required for the project to move forward.

Sincerely,

Jason Caughey  
468 Happy Jack Road

## Sonny Pourchot

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**From:** Jeffrey Dierksen <dierksenjm@gmail.com>  
**Sent:** Tuesday, March 3, 2026 3:31 PM  
**To:** Planning  
**Cc:** commisioners@laramiecountywy.gov  
**Subject:** Bit-O-Wyo Ranch and Events Case PZ-26-00010

**Categories:** SONNY

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

Dear Planning Commission,

I am writing in opposition to the proposal before you for the Bit-O-Wyo Ranch and Events Case PZ-26-00010. The plan for this venue requires vehicular access via CO Rd 109 (Gilchrist Rd), Valley View Dr, and yet to be established access through BLM land. This access plan is terrible for a number of reasons.

The entire length is gravel and dirt. The Valley View Dr portion passes through the Table Mountain Ranches residential community and is not intended, nor has the capability, to support the volume of traffic expected with the proposed venue. The road is narrow and has numerous turns and hills with poor visibility. The dirt can be treacherous when wet and muddy, and impassable with winter snow. Large trucks used by commercial vendors in support of the venue will create a dangerous situation for everyone using Valley View Dr in even the best conditions.

The volume and type of traffic will also have a very significant impact on the quality of life for Table Mountain Ranches residents on Valley View Dr as well as Gilchrist Rd. The increased dust and noise are not consistent with the rural, tranquil character of the community, not to mention the dangers I mentioned previously. These dangers are also a threat to event goers as they transit the area, particularly if some drivers are inebriated.

The negatives of this proposal, especially the safety considerations, far outweigh any positives. I urge you to deny it, or any modification, that involves access through Table Mountain Ranches.

Thank you for your consideration,

Jeffrey Dierksen  
824 N Table Mtn Loop  
Cheyenne, WY 82009

## Sonny Pourchot

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**From:** Maureen di Stasio <moslabradors@gmail.com>  
**Sent:** Thursday, March 12, 2026 9:06 AM  
**To:** Planning; Commissioners  
**Subject:** Letter from Table Mountain Resident

**Categories:** SONNY

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

Subject:  
Case number PZ-26-00010  
(Bit-of-wym)

To whom it may concern.

Let me introduce myself. My name is John di Stasio, residing at 1404 Rd 109, Cheyenne, Wy. 82009. Our subdivision is referred to as Table Mountain Ranches.

I'm writing the County Planning Committee to express comments and concerns over the "wedding and event venue" presently being proposed by a new proposed business (DBA) - "Bit-of-Wym".

Although the proposed business site is not located in Table Mountain Ranches, the proposed site is adjacent to Table Mountain Ranches.

The only dirt road leading to the proposed site off of Happy Jack is County Rd 109. Rd 109 runs through the middle of Table Mountain Ranches.

County Rd. 109 is a poorly maintained dirt road that's always in need of repair. According to the fire department that serves Table Mountain Ranches and the surrounding area, more than 500 vehicles travel that dirt road daily.

There are times that because of weather - rain - snow - wind - heavy 18 wheeler usage each day..... the County must grade that road sometimes twice a week.

At times the dirt road is so rippled, vehicles must slow to a crawl for safety reasons and to preserve the shocks on their vehicles. This is the norm and not the exception.

This chronic nuisance and maintenance cost is an obvious manpower and budget burden on the County.

The long term solution for the County would be to pave Rd 109. My understanding is that paving Rd 109 is for now "cost prohibited."



If that's the case, (budgetary constraints keeps Rd 109 from being paved), THEN why would the County want to exacerbate the maintenance problem by sanctioning a business in the area that would greatly increase vehicle traffic ?

This doesn't make sense, especially when the County is currently challenged just maintaining the existing road .

My suggestion would be to deny, for now, ANY business proposal in this area that would significantly increase traffic UNTIL the road issues have been resolved.

One last thought:

It appears that (bit-of-wym) is asking all of us that live in Table Mountain Ranches ....

(AS TAXPAYERS) to subsidize their business by absorbing the increased maintenance cost on Rd 109.

I'm not anti-business, but I don't want to financially subsidize someone else's business by potentially paying higher taxes for road upkeep because of their business ... that doesn't sound equitable.

Rd 109 cannot withstand any more increases in traffic without proportionally increasing maintenance. Can the County absorb this increase cost to maintain Rd 109 without increasing taxes?

Thank you for hearing me out on this issue;

Regards:

John di Stasio

1404 Rd 109

Cheyenne, Wy

82009

Dear County Planning Commission and County Commissioners,

I am writing as the President of the Cheyenne Pass Homeowners Association (CPHOA), who are adjacent property owners who will be directly and significantly impacted by the proposed conditional use permit for the Bit-O-Wyo Event Center. I respectfully and urgently ask that you deny this permit. This proposal presents extraordinary and unacceptable risks to public safety, emergency responders, all property owners in the CPHOA, other property owners bordering and in proximity of this Center and the surrounding pristine environment.

While this response is lengthy, I implore you to please read it, in its entirety.

While there is a plethora of concerns regarding this project, I want to direct your attention to the most significant and impactful concerns.

1. If approved, the project **expansions** proposed for this project will forever impact the beauty and natural wonders of this area. The proposal states they simply want to “restore and update the existing facilities for continued use as a public event and recreational venue”. This is patently untrue as the Bit O Wyo Ranch did **not** offer most of the events proposed by Reidell Ventures LLC. Events such as “reunions, graduations, birthdays, retreats, weddings, concerts or entertainment events, fundraisers, and club or organizational gatherings” along with the serving of alcohol, **were not offered**. Since inception, the Bit O Wyo Ranch simply offered horseback riding and very small, “invitation only” dinner events limited to no more than approximately 20 guests. The proposed permit represents a substantial increase in events, traffic, noise, nuisances, and impact on the environment and natural beauty of this area.
2. The proposed access route is a narrow two-track road with a steep drop-off and two water crossings. It requires four-wheel drive and experienced drivers even in ideal daylight conditions. It is not suitable for low-clearance SUVs or inexperienced drivers. This road is dangerous during the day. At night — especially after alcohol consumption — it becomes extraordinarily hazardous. The applicant already holds a conditional liquor permit. The idea of guests navigating this road after drinking is deeply concerning.
3. The weather conditions in our area are extremely unpredictable. While conditions may be favorable in town or even at Table Mountain, it can often be quite different and hazardous just the few miles up the hill to this venue. It is not uncommon for this area to receive snow and other hazardous weather during almost every month of the proposed operations. This only exacerbates emergency evacuations, and services.

4. While the permit application describes a shuttle service for all guests, it would be dangerous to assume that all guests will actually use this service. We believe many guests will drive their personal vehicles on these dangerous routes for their personal convenience. Additionally, many guests will route their travel via our **Private** roads. I will expound on this issue next. While the business plan references shuttle services, the language has been vague and inconsistent. The venue is approximately 45 minutes from town. A round-trip shuttle would likely take two hours. Guests will not tolerate that delay. In practice, many will choose to drive themselves — especially after events involving alcohol. Occasional or partial shuttle service does not meaningfully mitigate this safety risk. The shuttle service causes serious concerns about the evacuation of the venue. Enough shuttles would have to be sitting idle at any given time in order to provide evacuation. A fast-moving wildfire will offer 15 minutes or less to evacuate. If guests have to attempt this evacuation on foot the terrain is rough and largely uphill, with guests not dressed or prepared for this evacuation. This is **not** a small daytime business.
5. Wildcat Trail is CPHOA's private road, which is the most direct access route to this venue. However, Reidell Ventures LLC. **does not** have permission to use this road. This road is for the exclusive use of our members and those with existing easements for ingress and egress to their properties. This is a very narrow road with extreme slopes and tight turns. GPS routing will automatically route guests and staff via our Wildcat Trail. The proposal does not address how to stop this access. Most importantly, the past actions of Reidell Ventures LLC has shown complete disregard for this trespass on our road. Despite several direct communications with them, they and their employees, contractors, etc. have continued to use this road and have caused significant erosion and damage. We have little faith and assurance that they will abide by any future agreements of requirements. We have already incurred significant legal expenses to address this issue.
6. The CPHOA is covered by our general liability insurance which is exclusive coverage for our members, invited guests, and easement holders. Our premiums will increase exponentially as we must inform our carrier of the increased traffic and the consumption of alcohol. This will certainly impact the finances of all our members.
7. There is no cell phone service in the canyon. In the event of an accident, injured individuals would have to walk out or wait for someone to discover them. Emergency response would be delayed and extremely difficult. Our area has been identified as the highest fire risk zone in the entire county by Black Hills Energy. Black Hills has identified our area as so dangerous that they shut off the power during high fire risk days to decrease the risk of fire. We average one fire risk related power outage a month. There is no safe evacuation plan for 125 guests in addition

to staff. There is simply no way to evacuate that number of people while simultaneously allowing emergency vehicles to enter. The road is narrow, steep, and cannot safely accommodate two-way emergency traffic. It is barely a single vehicle road. A firefighter who previously commanded a grass fire at this exact location told me repeatedly that he was terrified of sending a truck full of firefighters into that canyon because he feared they would become trapped and killed. There is no safe turnaround for fire trucks; they must back out. In a smoke-filled fire event this can be deadly. The wind funnels up the canyon directly toward the proposed event site, pushing fire straight toward it. This is already the highest fire-risk area in the county. Approving this permit would **knowingly** increase the likelihood of mass casualty events involving both civilians and firefighters. I am a firefighter with significant wildland fire experience; I can testify that this is an extremely hazardous scenario which can be prevented.

8. When Bit-O-Wyo previously operated, it encompassed nearly 400 acres. The current owners possess approximately 40 acres, much of which consists of cliff walls and canyon hillsides. **This is not the same ranch** as it was decades ago. They do not own:
  - a. \* The original access road (now owned by three separate landowners with an easement restricted to residential use only — no business access)
  - b. \* The pond which was formerly used for kayaking
  - c. \* Many of the historic riding trails, which cross neighboring private lands.
9. They have simply applied for a Right-of-Way access across land managed by the Bureau of Land Management. However, that application is still in process and has not been approved. There is no guarantee it will be approved. Without that approval, they do not have confirmed legal access sufficient for this proposed use. Additionally, they have requested parking on BLM land because they do not have enough usable space on their own property. If they do not have sufficient land to park vehicles, they do not have sufficient land to regularly host 125+ people.
10. Different neighborhoods received different letters describing different business uses. The adjacent land owners were told that this would be a small wedding and event venue. The Table Mountain neighborhood was told it would involve concerts and larger events. This inconsistency raises serious concerns about transparency and good faith. The road owners have repeatedly asked the applicants to close the access gate. They refuse to do so. In Wyoming, it is common etiquette — and basic respect — that if you pass through a gate on private property, you close it. They have also provided the lock combination to dozens of construction workers and tradespeople without informing the gate owner or seeking permission. This demonstrates a disregard for private property rights and for cooperative neighborly

relations. They have been asked to change their listed address so that lost traffic does not enter via the Happy Jack entrance. They have failed to do so, resulting in ongoing confusion and misdirected traffic. With only six households currently using the private access road which is a 13% grade hill, it requires grading once per month. We share maintenance responsibilities equally. The applicants have already sent dozens of vehicles and heavy equipment down the road, causing damage without contributing to maintenance. This shows us clearly what kind of neighbors they will be under expanded commercial use. Increased traffic will impact the natural creek and drainage patterns. The environmental consequences of dramatically intensified road use and commercial activity have not been adequately studied. Neighbors will be forced to construct fencing at personal expense to prevent further trespassing. This unfairly shifts the burden of this commercial venture to the surrounding property owners.

11. The public notices which were sent out were not all inclusive of all impacted property owners. For example, the CPHOA simply received one notice to one person and the physical notice sign was not posted in our area. It was simply posted on the Table Mountain side which is approximately 15 miles away. This was not adequate notice for our members. It has been presented inconsistently and without full transparency.
12. Several of our members live in close proximity to the proposed venue. Several of the expanded events would be a clear nuisance to all of our members. For example:
  - a. They propose hosting concerts. We have members who live less than ¼ mile away from the venue and this would be extremely disruptive, not only for members who directly border the proposed venue, but for all of our members. We take pride in hearing coyotes calling, Elk mewing, as well as the sights and sounds of many other wildlife. Simply put, a concert would be very disruptive and not in keeping with the area.
13. I ask you to carefully consider what you are authorizing. I invite any member of the Planning Commission or Commissioners' Office to come experience these roads firsthand. I will personally meet you and drive you through it so you can fully understand the severity of the danger. You may not want to risk your vehicle on the road.

As a last resort, should you approve this venue, we respectfully ask, at a minimum, for you to apply the following conditions:

1. No fireworks, regardless of fire conditions
2. No loud noise after 9:00 pm
3. No concerts

4. Change the venue address to a Brush Creek address to help route traffic via Brush Creek and not Wildcat Trail
5. Pay for the installation of an electronic gate at the intersection of Happy Jack Rd and Wildcat Trail. The CPHOA will administer the access of this gate and installation and construction of this gate. This should be installed prior to the beginning of construction so as to route construction traffic away from Wildcat Trail.
6. Repair existing road damage which has been caused by their negligence thus far.

The residents who live here — the people who know this area intimately — are unified in telling you how dangerous this is. I respectfully ask you to deny this conditional use permit. Please come see the road. See the canyon. Experience firsthand what you are being asked to approve. The safety of civilians, neighbors, and firefighters depends on this decision.

Respectfully submitted for your consideration.

John Ysebaert  
President, CPHOA

## Sonny Pourchot

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**From:** Justin Arnold  
**Sent:** Monday, March 9, 2026 4:45 PM  
**To:** 'Karen Kroon'; Commissioners  
**Cc:** Sonny Pourchot  
**Subject:** RE: Riedel wedding venue opposition

Good afternoon Ms. Kroon,

Thank you for providing your public comment regarding the Bit-O-Wyo project. I have included the project planner in this string so that your feedback can be placed in the staff report package. Have a good evening.

Regards,

**Justin Arnold**

Program Manager  
Laramie County Planning and Development  
3966 Archer Parkway  
Cheyenne, WY 82009  
Phone: (307) 633-4523

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**From:** Karen Kroon <karenruthkroon@gmail.com>  
**Sent:** Monday, March 9, 2026 10:44 AM  
**To:** Commissioners <Commissioners@laramiecountywy.gov>; Justin Arnold <justin.arnold@laramiecountywy.gov>  
**Subject:** Riedel wedding venue opposition

**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.

Laramie County Commissioners:

I am writing to you to oppose the proposed Riedel wedding venue on Happy Jack Road. As a resident of Table Mountain Ranches I am concerned about the proposed access through our development. The increased traffic on 109 would be significant, especially considering the granting of the alcohol permit.

I don't believe the shuttle bus solution was well thought out. How many buses would be required to get 120 people to the location for the same start time? Where is the parking lot? What company will provide them? Are they all 4 wheel drive? Will people dressed up for a wedding want to stop and wait for a shuttle, and then leave when the shuttle is available? What about people coming from Laramie or from the north? My belief is that most would end up driving themselves.

This increased traffic, with the increased risk of inebriation, would adversely and seriously affect the welfare of the nearby residents, especially those closest to the proposed access road. That road will require extensive improvements which will also negatively impact those nearby the most.

In addition, with the proposed pavement of 109 in the future (which I am also opposed to) residents can expect a lengthy time of delays and detours during that project. This is not a time to add more traffic.

I strongly encourage you to deny this project unless they obtain access directly off of Happy Jack. If this operated as a business previously, and had access off of Happy Jack, I don't understand why they can't work something out to obtain similar access.

Thank you for your time and consideration.

Karen Kroon



**Dear Commissioners,**

While this response is lengthy, I respectfully ask that you read it in its entirety. The proposal before you has significant implications for the people who live in the Table Mountain Ranch community and for anyone who would be traveling these roads. At its core, this issue is about **public safety and the real impact this decision will have on residents and travelers if the Conditional Use Permit for the Bit-O-WYO event venue expansion by Riedel Ventures is approved.**

I am writing to express my strong opposition to routing event traffic through the Table Mountain Ranch community. The proposed access route is already difficult and hazardous under normal conditions. Introducing regular commercial event traffic would dramatically increase the risks for everyone who uses these roads.

The route begins on County Road 109, a dirt road that is heavily wash boarded year-round. The County already struggles to keep up with maintenance due to constant wind and existing traffic levels. Recently, there was a rollover accident on CR109. The washboards are severe enough that vehicles frequently lose traction. When it rains, the clay soil turns to mud and the road can become extremely difficult to navigate, even for vehicles equipped with all-wheel drive.

From CR109, traffic would turn onto Valley View Drive, where road conditions deteriorate further. There are washouts, heavy wash boarding, and a section near the top of the hill that regularly becomes a deep mud pit after rain. These roads already present challenges for residents who drive them daily and understand their conditions. Adding large volumes of unfamiliar drivers traveling to events would significantly increase the likelihood of accidents while also accelerating the deterioration of the road.

Continuing from Valley View Drive to Crow Creek Road and the proposed BLM access route, the roadway effectively becomes a two-track trail across public land. My family has hunted and recreated in that area, and the route more closely resembles a rough forest access trail than a road designed to support regular traffic. Expecting hundreds of vehicles to safely navigate this terrain every weekend is unrealistic and would place both visitors and residents at risk.

While the proposal mentions the possibility of shuttle buses transporting guests, this does not resolve the safety concerns. In practice, many guests will drive themselves. Even if shuttle services are used, substantial traffic will still be directed through our neighborhood to reach parking areas and access points.

Table Mountain Ranch is a rural residential community where daily life occurs along these roads. Residents walk their dogs, jog, ride bicycles, and ride horses along the roadways. There are **no sidewalks, no shoulders, limited visibility in many areas, and stretches where two vehicles cannot easily pass.** Introducing event traffic would significantly increase the risk of collisions involving pedestrians, cyclists, horseback riders, and vehicles.

There is also a horse arena that this proposed route would pass directly by. Residents frequently ride horses along the road to reach the arena. Increased traffic creates serious safety concerns for

riders. Horses can be easily startled by vehicles, dust clouds, or unfamiliar noise. A startled horse can result in a rider being thrown or a horse entering the roadway unexpectedly, placing both riders and drivers at risk.

Dust is already a constant issue on these unpaved roads due to the dry and windy climate. Passing vehicles create heavy dust clouds that reduce visibility for drivers. Event-level traffic would dramatically increase dust levels, creating dangerous driving conditions and further impacting the health and quality of life of residents who live along these roads.

Wildlife is another major factor in this area. Deer, antelope, and occasionally elk frequently cross these roads. Wildlife collisions already occur on rural roads, particularly at night. Increasing traffic levels—especially at night following events—would increase the likelihood of collisions that could result in serious injury or death for drivers and passengers.

Beyond the roadway impacts, the increased noise, lighting, and traffic associated with a commercial event venue would also affect the surrounding natural environment, including the nearby **John & Annie Woodhouse Wildlife Habitat Management Area**. The increased vehicle and human activity would inevitably disrupt wildlife patterns and degrade a habitat area intended to preserve these resources.

Another serious safety concern involves the service of alcohol at the proposed venue. Events where alcohol is served inevitably increase the risk that some individuals will drive while impaired. These narrow, unlit rural roads already require careful driving even for experienced local residents. Late-night traffic involving drivers who may have consumed alcohol dramatically increases the risk of serious accidents occurring on roads that were never designed to support this type of traffic.

Historically, the Bit-O-Wyo Ranch operated as a small, quiet daytime activity offering horseback riding and occasional gatherings of approximately twenty guests. The current proposal would transform that modest operation into a large commercial venue hosting weddings, concerts, and other events with up to 125 guests, not including staff and vendors. This represents a significant increase in traffic, nighttime activity, and overall safety risk.

Weather conditions in this area can also change quickly. While conditions may be mild in Cheyenne, roads near the proposed venue can quickly become hazardous due to snow, rain, or mud. Visitors unfamiliar with these conditions could easily encounter dangerous driving situations, particularly at night when leaving events.

Cell phone service in the canyon is unreliable or nonexistent. In the event of an accident, drivers or passengers may not be able to contact emergency services. This delay in communication could significantly increase the severity of injuries if an accident occurs.

Additionally, the proposal relies in part on access across land managed by the Bureau of Land Management. That access has not yet been approved. Without confirmed legal access capable of supporting the proposed traffic, approving this permit would create further uncertainty and potential safety complications.

Residents chose to live in Table Mountain Ranch because it offers a rural environment where families can safely walk, ride horses, bike, and enjoy the outdoors. Routing commercial event traffic through this residential neighborhood would fundamentally change that environment and introduce substantial and unnecessary safety risks.

Our neighborhood HOA does not always agree on every issue, but residents are united in their opposition to routing commercial event traffic through our community.

Those of us who live here understand these roads and their limitations because we drive them every day. Based on that experience, we firmly believe that routing large-scale commercial event traffic through this area would place both residents and visitors at unacceptable risk.

Your decision on this permit will directly affect the safety of the people who live here and the travelers who would be expected to navigate these roads. For these reasons, I respectfully urge you to **deny the requested Conditional Use Permit.**

Thank you for your time and consideration.

Respectfully,

**Kenneth J. Cullen**

Table Mountain Ranch Resident

## Sonny Pourchot

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**From:** Kodi Johnson <kodij88@gmail.com>  
**Sent:** Wednesday, February 25, 2026 8:44 AM  
**To:** Planning  
**Subject:** Proposed Event Venue West of Cheyenne

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 planning commission,

I am writing to voice my serious concern with the proposed event venue by Riedel Ventures. The proposed route through the Table Mountain Ranch community to this venue is nearly impossible to reach. The route starts on CR109. This dirt county road is a year round washboard. The county cannot keep up with the maintenance currently with the heavy wind and volume of traffic that it has now. My husband was driving home Saturday night and witnessed a rollover accident on 109. The washboards are so bad you lose traction and certainly contributed to this accident. Once you turn up Valley View Drive the road gets even worse. There are washouts, washboards and a section right before the top of the hill that turns into a full mud pit with any rain.

Once you drive down valley view to crow creek road to the BLM access the path is a literal 2 track road through the BLM. We were fortunate enough to harvest a white tail deer up there on the BLM and I thought it was essentially a forest road. There is no way hundreds of vehicles every weekend will be able to make it. The claim that the venue is going to bus people is totally unrealistic. We all know that Wyomingites will want to drive themselves. Also, the proposed location for the parking is still all the way to the BLM so hundreds of cars will be on the county road.

Another major concern is that having a venue with sound systems, service workers like catering, trash and sanitation, event equipment etc. will completely ruin the rural wilderness that we who live there enjoy and pay property tax for. There are many deer, antelope, and even Elk in that area. They will certainly leave if that kind of traffic, noise and disruption is happening. We live out here for the convenience of being close enough to Cheyenne and Laramie but mostly to have our small slice of peace, tranquility, safety and outdoor recreation. I love it here and feel like I am in a dream. I don't complain about the terrible road conditions because I know that is the tradeoff for getting to be here but this venue would ruin that. I walk with my small kids and dog on that road and I would not feel safe to do that this summer with the traffic that is expected.

All of the concerns above exist without the even bigger concern that this venue will be able to serve alcohol. This makes the concerns exponentially greater. We witnessed a roll over accident Saturday with a young driver who was not under the influence. Wyoming is a scary place to be on roads at night. Drunk driving is a problem and it is about to be a problem driving by my front door all spring, summer and fall...The venue themselves is saying they plan to have hundreds of people every weekend.

I'm frustrated, scared, and angry about this proposal because the original route from Happy Jack was met with such opposition from that neighborhood the Reidel just claims that they will use a different route and bus people in. We all know the bussing isn't going to happen. Even they know it isn't going to happen because they are building a parking lot.

Our neighborhood HOA can't agree on much but one thing that they are united on is that this venue cannot be allowed to operate through our neighborhood. The road and bridge office should expect non stop calls all spring summer and fall, and the Sheriff's department should expect the same for calls about drunk driving, trespassing

and noise.

Thank you for taking the time to read this and please seriously consider the people living out there who have always fended for themselves, helped their neighbors and paid our taxes to live away from the event venues and the big crowds.

I have attached some recent pictures of the road conditions on Valley View Drive to verify that I am not exaggerating on how bad the roads are on a regular basis.











## Sonny Pourchot

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**From:** Justin Arnold  
**Sent:** Wednesday, March 4, 2026 12:41 PM  
**To:** Kristina Behringer; Sonny Pourchot  
**Subject:** Re: Bit-O-Wyo/Riedel Venture Concern

Good afternoon Ms. Behringer,

Thank you for passing your public comment along. I have included the project planner so that it can be included in the staff reports for the governing bodies. Have a good day.

Regards,

Justin Arnold

Sent from my iPad

On Mar 3, 2026, at 3:03 PM, Kristina Behringer <kilikinastina@gmail.com> wrote:

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 Mr. Arnold,

Thank you for taking the time to hear out my concerns about the proposed expansion plans submitted by Bit-O-Wyo/Riedel Ventures.

I have lived in the Table Mountain Ranches neighborhood for 9 years and enjoy the peace and safety of our quiet community. We enjoy the short drive to the John and Annie Woodhouse wildlife viewing area and love that the wildlife are abundant and so close by.

As you know, the Bit-O-Wyo is an established small venue in the next subdivision over from mine and because of their proposed significant increase in use and traffic, their neighbors did not approve. Let me clarify "neighbors" for a minute, the Riedels don't even live on that property, they live in Cheyenne and bought the property for commercial purposes. I digress, so they were not given the go ahead and now propose to route significant traffic, vendors, employees etc through our current covenanted with active HOA neighborhood and then through BLM land to their property.

They intend to hold the following type events: weddings, youth programs, concerts, retreats, corporate gatherings, camps and per their letter "etc". This letter was sent to our community as notification.

They intend to have music events and to aim their speakers into the valley, which would bounce off of the cliff sides, and echo throughout. I find this is not consistent with land and animal

preservation and will cause considerable stress to various animal populations that use and migrate through that area. A recent FB shows that they are potentially planning a potentially large concert with Ian Munsick, who has previously performed during CFD. (See below)

Additionally, there is a tremendous fire concern in this area and as it is now, the response time is very slow, for emergency crews. Any spark, flicked cigarette butts, vehicle exhaust, sparks in any way, not only risk the lives of their guests (to include children), their direct neighbors, and our downwind neighborhood.

There are additional considerations of waste, garbage, crow creek tributaries that would be crossed/altered and potentially contaminated.

There is the additional consideration of all of the residents who enjoy walking, biking, riding horses, and peaceful rural residential life, that will have to bear the impact of a huge surge of traffic. We of course have no sidewalks, crosswalks or road shoulders. We also have bus stops along the proposed route, affecting all grades from kindergartners attending Gilchrist Elementary, up to high school kids. These kids do actually get off the bus and walk alongside the road to go home.

As a physician, I have additional concerns regarding the ill effects this number of vehicles coming in a surge will have on cardiopulmonary health, as well as the increased risk of alcohol related motor vehicle incidents. The increased dust makes it hard to see. We have abundant wildlife crossing the roads. An impaired driving could potentially swerve to miss wildlife and rollover. Because of the distance, emergency response times lag. We have already had a horse hit in front of our home and it was a fatality. There are also rollovers on Happy Jack road as well as fatal accidents.

Their current, and historic small use appears reasonable, however the significant expansion in number and frequency should be seriously evaluated. Ultimately, the decision impacts not just BLM land but an entire community. This issue should preserve the safety and peace of mind of the residents in the neighborhoods that are affected and not decisioned around the veneer of Wyo Ranch charm. I have also recently learned that the Riedels don't even live on the property in question. It appears this is entirely commercial.

I appreciate all that you and your staff do on behalf of Laramie County and all people affected by their proposal.

With respect,

Kristina Behringer  
810 Valley View Drive  
Cheyenne WY 82009

307-757-7915



Lacey Mae Coward is with Macy Riedel and 2 others.



3h · 🌐

IYKYK. Big things coming.



Kaleigh Hamp + 24

5 comments



Like



Comment



Share



Kirsten Malm · 3h

Yes!!!!!!!!!!!!!! Oh I know what this means...I mean I hope I know!

Reply



## Sonny Pourchot

---

**From:** Kristina Behringer <kilikinastina@gmail.com>  
**Sent:** Thursday, March 12, 2026 9:54 AM  
**To:** Commissioners; Planning  
**Cc:** Justin Arnold; Gunnar Malm  
**Subject:** Public Comment & New Biological Evidence: Riedel/Bit-O-Wyo Project Land Use Change and Road Expansion  
**Attachments:** Eagle Raptor Mapper Labelled.pdf; We sent you safe versions of your files  
**Categories:** SONNY

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

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To the Laramie County Commissioners and Planning Committee,

I am writing to share new, substantive observations regarding the presence of Golden Eagles (in addition to other protected raptor populations) in the direct vicinity of the proposed Riedel/Bit-O-Wyo road expansion and commercial venue, Case number: Bit-O-Wyo PZ-26-00010.

Attached are photographs taken on March 10th, 2026, from a respectful distance. It shows a Golden Eagle on a cliff face marked with extensive "whitewash" (white vertical streaking). In raptor biology, this level of buildup typically indicates a long-term, high-use territory that has been established over many years.

Because the proposed venue—(125+ guests, plus employees and vendors, traffic and amplified music) and the significant 20+ foot road expansion project—sit in the direct line-of-sight of this cliff, and within a 1 mile buffer zone, I am concerned about the project's alignment with federal wildlife protections. Under the Bald and Golden Eagle Protection Act, "disturbance" that leads to nest abandonment can be considered a "take," which carries significant legal implications for both the applicant and the permitting agencies.

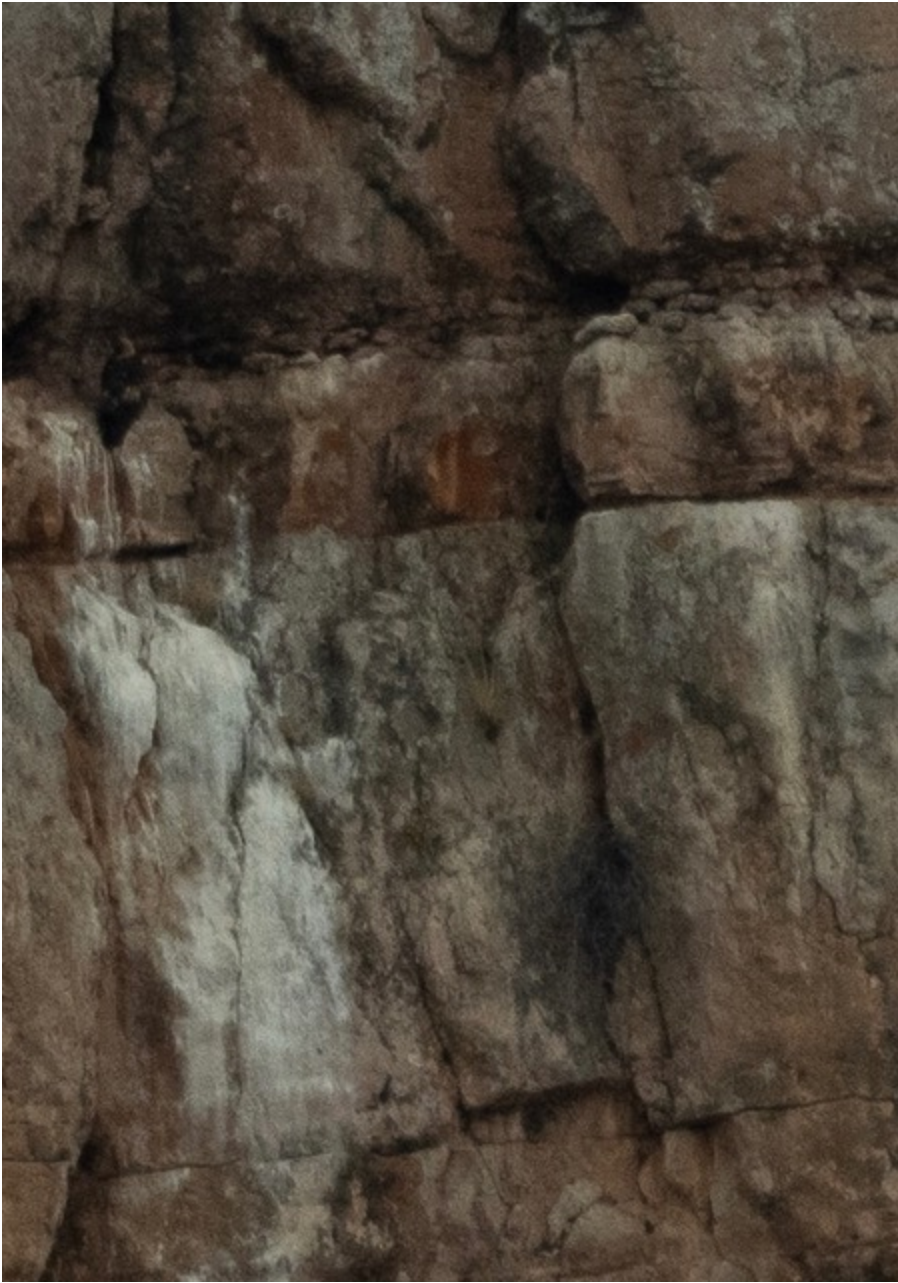
In light of this evidence, I respectfully request that the Commission consider the following as part of their due diligence:

1. Administrative Record: Please include these photos in the official project file so they may be reviewed by the appropriate staff and state biologists.
2. Agency Coordination: We ask that the County verify with the U.S. Fish and Wildlife Service (USFWS) whether a 125-guest commercial operation, and massive road expansion during nesting season (May–August) meets the required "no-disturbance" buffers for a line-of-sight nesting territory.
3. Biological Review: I suggest that a formal decision on the land-use change be stayed until a multi-season raptor survey confirms the status of this specific site, ensuring the County's decision is fully informed and compliant with federal standards.

This information is shared in the interest of ensuring that Laramie County's land-use decisions are based on the most current biological data and protect the unique natural character of our region. A high-volume commercial venue and a 20+ foot wide road on federal land appear fundamentally incompatible with the survival of the Golden Eagle habitats and habitats of other federally protected raptors and species.

Sincerely,  
Kristina Behringer  
810 Valley View Drive  
Cheyenne, WY 82009





## Sonny Pourchot

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**From:** Kristina Behringer <kilikinastina@gmail.com>  
**Sent:** Friday, February 27, 2026 1:49 PM  
**To:** Planning  
**Subject:** Bit-O-Wyo PZ-26-00010  
  
**Categories:** SONNY

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

Hello Laramie County Commissioners,

My name is Kristina Behringer, MD. I am past President of Wyoming Academy of Family Physicians, past Vice-President of Wyoming Medical Society and a former member on the CDC Mine Health and Safety Committee.

I am writing you today in opposition of the expansion of the Bit-O-Wyo and their request for a conditional use permit.

As you know, the former owners had a lovely, small, quaint day-time operation with a max number of participants of 25 people. They did not serve alcohol. As a graduate of the UW Family Medicine residency program, I have actually been there, as a small group. It was peaceful and felt very heritage western.

The current owner is seeking to expand this small operation into a full-blown commercial wedding and music event venue and increase the capacity to 125 guests and does not appear to include the staff and vendors. This appears to be a 5-fold increase in activity.

Unfortunately, their aspirations have been met with understandable opposition by their neighbors, as this property is located within a residential neighborhood. The road is privately owned, and they have not been granted approval to use the road, for understandable reasons.

Creatively so, they have sought to re-route their entire commercial business operation through an adjacent residential neighborhood, Table Mountain Ranches. Table Mountain Ranches is a small neighborhood but is bustling with friendly neighbors of all ages, families with children, professionals, working families, retired law enforcement and veterans.

The plan, as I'm sure you are aware, is to have their event venue participants and all needed construction and vendor traffic travel through Table Mountain Ranches residential neighborhood, twice weekly, May through October and as late as 11pm.

You are also likely aware they have been granted a liquor license.



I would hope you could please consider the following concerns regarding this large surge of vehicles twice daily (incoming/outgoing cars, vendor trucks, employees) every week, during six months of the year.

1-Table Mountain Ranches is a covenanted residential neighborhood with an active home owners association. People bought property here expecting rural residential use, not twice-weekly commercial event traffic. Approval would turn a residential road into a commercial event corridor.

2-We have a centrally located and well-loved riding arena that attracts adult and child horse riders who ride their horses along the road from their homes to the arena. The proposed route will intersect with people riding their horses. A spooked horse can bolt into traffic. A rider can be thrown. A vehicle can strike a horse.

3-Part of the proposed route travels along a school bus route, serving all grade levels, including 5 year old kindergarteners. Parents often meet their kids at the bus stop, but when the weather is nice, those kids walk home along the side of the road. We do not have cross walks. We do not have side walks. Rural bus stops have higher pedestrian risk because there are no protected waiting areas. Children are most at risk when crossing roads near buses.

4-Our roads are county maintained dirt roads. This neighborhood has a quiet stream of cars-generally people going to work and home but is generally so quiet you cannot hear cars or see other cars. There is one stop sign. There are no street lights. There are steep drop offs. There are blind and winding curves. There are no designated road shoulders. The road is 1.5 cars wide in some places. Dust also significantly reduces visibility. Two vehicles meeting at speed can cause a driver to edge too far over and roll down a drop-off. A driver who swerves for wildlife can lose control. A distracted or impaired driver can easily drift off the edge and flip. Rollover crashes are more common on rural roads and are more likely to be fatal. Rural crash deaths are more likely to be severe or fatal.

5-Wildlife collision risk-Deer and antelope are common in this area. Wildlife crashes are more common on rural roads and at night. Wildlife collisions can cause rollovers and serious injury. Increased traffic increases the chance of wildlife strikes.

5-Residents enjoy walking their dogs along the proposed route. Children ride their bicycles or dirt bikes along the proposed route. People jog along the proposed route. Again, no crosswalks, no sidewalks. People walk and jog in the roadway because there is nowhere else to go.

6-The surge of cars will create increased levels of dust and particulate matter that is proven to cause asthma, COPD, other pulmonary disease as well as heart and lung disease. For those with pulmonary disease, the increased level of dust can cause an emergency exacerbation of these conditions requiring emergency care.

7-The fire risk is real. Our area experiences frequent red-flag conditions that support wildfire spread. Wind-driven embers are a major cause of homes igniting during wildfires. Now imagine a cigarette is dropped or vehicle exhaust on dry grass or generators and cooking equipment. The grass ignites, winds are high, roads are filled with vehicles and residents cannot evacuate quickly. There are no alternate routes. Emergency response will be delayed.

8-Mental Health and Rural Stability considerations-Wyoming has one of the highest suicide rates in the country. Rural areas and veterans have higher suicide risk. Environmental noise and sleep disruption increase stress. Rural quiet and predictability and stabilizing for many residents. People bought property here expecting rural residential use, not twice-weekly commercial event traffic.

This is a covenant-protected residential community on a narrow dirt road with steep drop-offs and no lighting. A twice-weekly alcohol-serving commercial venue is incompatible with that setting.

Denial of their permit is suggested. An entire communities safety should not be risked at the desire of Riedel Ventures profit margin.

Thank you for your time,

Kristina Behringer, MD

810 Valley View Drive

Cheyenne WY 82009

307-757-7915

Dear County Planning Commission and County Commissioners,

My name is Lacey Coward and I am a member of Riedel Ventures LLC. I am also Tania Riedel's daughter, who owns the property at TBD Brush Creek Rd.

My family represents six generations of Wyomingites and many years of small business ownership here in Cheyenne. Bit-O-Wyo Ranch isn't just a property to us — it's heritage, responsibility, and legacy. We were raised with Wyoming values: hard work, respect, and integrity. What we're trying to build at the ranch isn't just a business for us — it's something meaningful that honors where we come from and contributes positively to our community. We care about preserving its character while creating something our children and future generations can be proud of.

You may remember the ranch when it opened back in the 1980s. We've come across many people who either worked or visited the ranch during its operation and have fond memories of their time spent there. We hope to take the foundation and legacy the Steele family started and give it new life. We aim to keep many of the activities they came to be known for such as: horseback riding, kids camps, dinners or shows, weddings, retreats and events. We also want to introduce mountain bike riding, date nights, family nights, and a flexible space to host non profits and other businesses. And, we hope to see these offerings evolve as we do.

We believe Bit-O-Wyo Ranch can become a true staple in this community — not just another venue, but a place that represents who we are and what Wyoming stands for. A place where families gather, where milestones are celebrated, and where visitors experience the authenticity of our area instead of something manufactured or out of state.

This isn't about bringing something in from the outside. It's about building something from within — owned, operated, and cared for by people who have deep roots here. When we encourage locals to invest — whether that's through partnerships, services, or support — that money stays here. It supports our restaurants, our small businesses, our community.

In short, we have an opportunity to create something that strengthens our local economy, showcases our heritage, and gives people a reason to gather right here in Cheyenne. We want to work toward something lasting and meaningful, and something this community can truly call its own.

We look forward to addressing many, if not all, of the concerns (and some misinformation) voiced by the public at both of our hearings.

With all of this said, we humbly ask that the planning commission recommend approval for our conditional use permit.

Thank you,

Lacey Coward

Larry Perino  
PO Box 1  
Silverton, CO 81433

RE: Bit-O-Wyo Venue Plan  
Record Number PZ-26-00010

Dear Laramie County Commissioners:

I am writing these comments because of family that will likely be negatively impacted by approval of this permit and operation of the venue on the scale being proposed.

A venue of the proposed size will create potential trespass issues, noise disturbances, decrease area safety (road and fire) on a scale that has never existed in this area before. It is not a reopening of a previous operation but a whole new concept with different parameters that has not been vetted for compatibility with the neighborhood.

The access issues alone are a major issue that cannot be easily addressed with just a permit application without a preliminary design so everyone can understand the scope of the project and what the impacts will be.

It appears that the permit application is premature and should be tabled until enough information is submitted to allow a fair judgement of the true impacts to the area – both to the neighborhood and the land.

While I am a devout supporter of owner's rights, I believe that exercising those rights should not drastically impact neighbors without agreement and a thorough understanding of the impacts to the community (both private and Public). A piece-meal approach does not allow good decisions for either the owner or the neighbors and could end up with something that nobody can live with or easily correct.

Therefore, I request that this permit application be denied.

Respectively submitted:  
Larry Perino

Dear Laramie County Planning Commission and County Commissioners,

My name is Lisa Losee. My sister, Kelly Zimmerman, and I own 484 Happy Jack Rd (160-acres) and Brush Creek (80-acres). Our properties substantially surround 470 Happy Jack Road, event center proposed in permit PZ-26-00010 submitted by Tania Riedel for Riedel Ventures LLC, dba Bit O Wyo Ranch and Events.

The proposed event facility will negatively impact our surrounding properties and there are no reasonable conditions that would mitigate the impacts. We therefore ask that you **DENY the conditional use permit pursuant to Laramie County Land Use Regulation 2-3-102(h)**.

Without a complete site plan and additional details, all the negative on my property are unknown. However, I respectfully submit the following known **unmitigable impacts which support permit denial**:

### **1. Trespassing on my Brush Creek Property**

- a. *Event center guests will trespass in their vehicles:*** In search of and when leaving events, guests will purposely or inadvertently drive onto my property. Per county regulations, the required access route through BLM will require more than doubling the width of the existing 2 track road. This road is directly adjacent to my Brush Creek property and my connecting 2 track road.
- b. *Event center guests will trespass on foot:*** Our inspiration point will entice party goers and no amount of No Trespassing signs will deter them, especially those whose judgement has been impaired by alcohol consumption. This terrain is dangerous and poses serious safety hazards for unfamiliar visitors. Impaired motor skills from alcohol consumption exponentially increases these safety issues.
- c. *Proposed services literally invites people to trespass on my property:*** Horseback riding, mountain biking, and nature hiking is not viable on 470 Happy Jack as the property is extremely rough terrain made up of steep and loose rock landscape. This poses serious safety risks, especially for those considered to have novice experience, which will be the typical patron. Historically, because of this inability to provide for a safe environment for patron activities, horseback riding and hiking were done on my property (mountain biking was not offered). Event center visitors will defer to using my trails as these are the safest, not to mention the allure of having the best views in the area.

### **2. Trespassing on my 484 Happy Jack Property**

- a. *Current and Continued Breach of Private Road Easements:*** 470 Happy Jack is subject to 3 recorded private easements - 1 with Cheyenne Pass HOA, and 2 on my 484 Happy Jack property. All 3 easements explicitly prohibit business or commercial use. The applicant knowingly purchased the property with full knowledge of these restrictions and immediately began renovations. By doing this, she has encouraged trespassing on our land by her contractors. Granting permission for her commercial event center would significantly increase trespassing traffic in direct violation of these easements. Current trespassing traffic has already resulted in:
  - Excess wear on my private road, including unauthorized off-road travel by unknown persons
  - Excess dust and increased noise
  - Gates being left open and ignored, causing multiple instances of trespassing by unknown persons
  - Gate lock codes given to contractors and other unknown persons
  - Safety and privacy concerns for my family and property
- b. *Event Center Buildings Only Have Access From Our Property:*** Applicant's concept plan clearly identifies all buildings and structures on the property are included for the event center's commercial use. Regardless of which direction you enter, via Wildcat Trail and my private property or through Table Mountain Ranches and BLM, 470 Happy Jack has no vehicle access to reach the main house, garage, cabin and bunk house other than on my private road. Without alternate access to 4 of the 5

buildings, trespassing on my property is a guarantee. This is blatant disregard and breach of my private land rights and recorded easements.

### **3. Transportation and Navigation Limitations**

#### **a. *GPS Services and People Will Use Our Road for Event Center Access:***

Regardless of the proposed address change, Google maps', Apple maps' and other GPS Services' navigation behavior will always show our private road as a route to the proposed event center. Our private road cannot be used, but these navigation systems do not take into account easement restrictions and do not route through BLM roads as these are federal lands and not part of standard navigation systems. Further, guests, vendors, staff, and emergency services will continually attempt to access the event center via Wild Cat Trail and our private property because looking at a map shows our access route easiest. The proposed event center cannot prevent trespassing on my private property.

**d. *Access Road Compliance and Concerns:*** Applicant has not been given permission by BLM to lease the road or make county required improvements. In addition, per my recent consultation with BLM, the event center's current BLM right of way applications do not divulge what is actually needed for the road to be a Laramie County commercial compliant road. It should be further noted:

- The BLM Brush Creek road is UNSAFE! I encourage the commissioners to take a drive. I would be happy to grant access through my property for your convenience. Please call: 435-602-9121 for gate codes.

- Our private road is not built to commercial standards and would pose a major safety risk for unfamiliar drivers. While we agree it shouldn't be used, we also know it is a guarantee it will be trespassed upon.

### **Public Safety and Environmental Risks**

**1. Alcohol Consumption** – Alcohol was NEVER served or offered at any Bit-O-Wyo event. Alcohol consumption amplifies every single concern!!

**2. Noise Pollution:** Many of Reidel Ventures proposed events will require the amplification of music or noise which will echo throughout the surrounding area. This will disrupt our peaceful enjoyment of our property, ruin natural wildlife travels and forever negatively alter how the surrounding BLM lands are used.

**3. Light pollution:** Many of Reidel Ventures proposed events would occur in the evening and require substantial artificial lighting. Our area is valued for its exceptional Wyoming night skies and light pollution from a commercial event center would permanently degrade this resource.

In closing, approval of this commercial event center will violate recorded easements and promote trespassing, create extensive damage to private property and federal land, cause noise and light pollution, forever alter long standing wildlife routes, and irreparably harm the quiet rural character of private and federal lands, and put the lives of the public and our emergency responders in unnecessary danger.

As ambassador of Laramie County roads, law enforcement, public services, public safety and infrastructure, **I urge you to realize the proposed event center at this location only presents harm to the community and conclude to DENY the PERMIT under Regulation 2-3-102(h).**

Thank you for taking the time regarding this matter.

Lisa Losee  
435-602-9121  
[Lisacummins@mac.com](mailto:Lisacummins@mac.com)

Dear County Planning Commission and County Commissioners,

My name is Kelly Zimmerman and, with my sister Lisa Losee, I am the owner of the properties located at 484 Happy Jack Road (160 acres) and Brush Creek (80 acres). As the most immediate and directly adjacent neighbors to the proposed site, I urgently request the **denial** of the Conditional Use Class C permit for an Event Center at 470 Happy Jack Road.

The proposed Event Center has too many negative impacts on my properties and the properties of the surrounding neighbors. There are no reasonable conditions that would mitigate the impacts and insurmountable hurdles regarding legal access, public safety, and environmental preservation. We therefore ask that you deny the conditional use permit pursuant to **Laramie County Land Use Regulation 2-3-102(h)**.

### **Lack of Legal Access & Inter-Agency Coordination**

- **Easement Restrictions:** The current private access is subject to three recorded easements that strictly prohibit business use. We have denied requests to alter these roads for commercial compliance.
- **BLM Discrepancies:** The applicant's current cost-recovery status (Categories 2 & 3) was obtained without disclosing the full scope of the required road project. Per our consultation with Andrew Kauppila (BLM), a full **Environmental Impact Statement (EIS)**, Category 6, will be required for the necessary road improvements. This process takes years and offers no guarantee of approval.
- **Request for Coordination: Has Laramie County Planning and Development formally coordinated with the BLM regarding this application?** If not, are there immediate plans to do so? Given that legal access is a prerequisite for this permit, the County must reconcile the applicant's claims with BLM's actual requirements for Environmental Impact Statements (EIS).

### **Physical Impact of Commercial Road Construction**

It is vital to acknowledge that bringing a road up to Laramie County Commercial Standards across BLM land is not a minor adjustment. It would be devastating to the local landscape and adversely effects our property.

- **Massive Excavation, Land Degradation and Irreversible Damage:** To meet grade and safety requirements for emergency vehicles and event traffic, massive excavation, widening, and grading would be required. This will destroy natural drainage and cause **permanent scarring** of the natural topography.
- **Wildlife Disruption:** Construction and subsequent high-volume traffic would create a permanent barrier to wildlife migration and habitat, specifically affecting the abundance of species that residents and the hunting community value. Once the BLM land is excavated for a commercial road, the wildlife habitat is **forever diminished and changed**. This is an unacceptable price to pay for one individual's private business venture.
- **Direct Impact on Our Property:** This "industrialized" road would sit directly against our property line, replacing the silence and tranquility we highly value with the roar of commercial traffic, as well as resulting in increased dust upheaval. This road and event center destroys the rural character and privacy of our 160-acre and 80-acre parcels, in addition to no doubt decreasing our property values and adversely affecting our resale viability.

## Trespassing and the "GPS Reality"

Regardless of the designated address, patrons and vendors will use the most efficient path shown on digital maps. Google and Apple Maps and other GPS services currently direct traffic to our private road and will continue to do so regardless of the proposed alternate road as GPS services do not route travelers on or through BLM land.

- **Ignored Easement Restrictions:** Our private road is subject to recorded easements that strictly prohibit business use. The applicant's proposed use of shuttles to decrease traffic is unrealistic. It is simply not a viable or practical solution. Natural human behavior dictates the majority of event guests will prefer to be in control of their own transportation and will ignore using shuttle service.
- **Incurable Trespassing:** We have already experienced trespassing by the applicant's contractors. With a high-volume event center, this will become a constant, unmanageable breach of our property rights. Signage cannot override the "shortest route" logic of GPS or the behavior of hundreds of event guests.

## Critical Public Safety & Emergency Risks

- **Fire Hazard:** The property sits in the **highest fire risk zone** in Laramie County. A single spark in this terrain threatens the lives of residents and first responders.
- **Emergency Response:** Spotty communication/cellular service and treacherous terrain make timely emergency intervention nearly impossible, particularly at night or following alcohol consumption at events.
- **Dangerous Navigation:** Expecting intoxicated or unfamiliar patrons to navigate these roads in the "pitch black" is a recipe for a life-threatening accident.

## Environmental & Community Impact

- **Over-Reliance on Public Land:** The applicant's private acreage is insufficient for the proposed activities. Most business operations, including parking and trails, would be shifted to BLM land, threatening wildlife and local hunting grounds.
- **Infrastructure Burden:** Increased traffic will lead to excessive road wear. We object to Laramie County tax dollars being diverted to maintain roads for an unwanted commercial venture.
- **Noise & Nuisance:** Sound travels significantly in this landscape as the canyon acts as a natural amplifier. Events with loud music, such as concerts, weddings, and celebratory parties, will fundamentally alter the peace and character of our residential community. My home and properties, in particular, will be stripped of our quiet enjoyment as we are forcibly subjected to bothersome noise and event disruptions.

## Alcohol: An Unmitigable Risk

- **Historic Context:** The "Bit O Wyo" historically **never involved alcohol service**. This proposal is not a resurrection of my Uncle's Bit O Wyo, which would not have existed without the financial support of my parents and the use of our land. Rather, it is a radical departure from the area's heritage.
- **Compounded Liabilities & Trespassing Issues:** Alcohol consumption compounds the risks and dangers and negative impacts already being pushed on the entire community by this business



venture. Specifically effecting my sister and I, event guests will notice the supreme spots our properties offer to take in the views, explore and watch a sunset. Intoxicated patrons with impaired judgement (and sober patrons swept up in the excitement), whether on foot or in vehicles, will trespass onto my property, placing undue and unfair liabilities and burdens on us.

- **Safety Concerns:** There are no conditions the Commission can impose to mitigate the risk of alcohol consumption combined with pitch-black, treacherous rural roads. The diminished capacity of intoxicated patrons can have devastating and life altering consequences, including death. This is a fundamental public safety flaw that Regulation 2-3-102(h) is designed to prevent.

### Transparency, Disregard for Regulations & Incomplete Site Plan

- **Transparency Concerns:** What was initially proposed to my sister and I as a limited small wedding venue without liquor service is now a full-blown event center with a liquor license which was applied for within days of Ms. Riedel's purchase of the property. This raises serious concerns about honest intent.
- **Compliance History:** Given that renovations began *before* contacting the County, restricted private roads are still being used for construction traffic in **blatant breach** of the recorded easements, and applicant repeatedly leaves access gates open, already resulting in trespassing on my property, what "good faith" assurances has the Planning staff received that show future permit stipulations will be followed?
- **Incomplete Site Plan:** The current proposal lacks specific engineering information for traffic control and physical barriers to prevent our private road from being used as a thoroughfare and to protect our properties from trespassers. Without a complete, finalized site plan, it is impossible for us, or the Commission, to fully understand the negative effects on our property and the community. Approving a permit based on "half-truths" and missing details is a violation of due process.

### CONCLUSION

- Under Regulation 2-3-102(h), if the impacts cannot be mitigated, the permit **must be denied**. The combination of alcohol-related safety risks, inevitable trespassing, and irreversible destruction of our Wyoming landscape and community properties makes this project a permanent threat to our community.

I humbly ask the Commission to carefully reflect and prioritize the safety of the residents, the integrity of the land, and what is best for the community by **denying this permit**.

Thank you for your time and consideration.

Sincerely,



Kelly Zimmerman  
484 Happy Jack Road and Brush Creek Properties  
krziskrzz@msn.com  
(480) 734-0519

## **Letter of Reference – Bit-O-Wyo Ranch**

To Whom It May Concern,

My name is Chloe Scruggs, and I am 24 years old. I attended WindRiders Adventure Camp at the Bit-O-Wyo Ranch from the ages of 8 to 14, and I can honestly say that my time there had a huge impact on my childhood and who I am today.

WindRiders was more than just a summer camp. It was a place where kids were encouraged to try new things, build confidence, and learn how to work with others. Through activities like ropes courses, backpacking, horseback riding, theater, camping, and nights around the campfire, I learned leadership skills, independence, and how to step outside my comfort zone in a supportive environment. The ranch felt safe, welcoming, and full of opportunities to grow.

Bit-O-Wyo Ranch was also an important part of the community. Families trusted the ranch with their kids, and it showed in the long-lasting relationships and memories that were created there. Campers came from Cheyenne and surrounding areas, and for many of us, WindRiders became something we looked forward to all year. The ranch brought families and kids together in a positive way.

Now that I'm older, I can see how much those experiences mattered. The confidence and leadership skills I gained at WindRiders have stayed with me into adulthood. Bit-O-Wyo Ranch truly made a difference in my life and in the lives of so many other kids who grew up attending camp there.

I believe the ranch has always been a special place for families and children in the community, and its impact is real and lasting. I'm grateful for the experiences I had there and for the role Bit-O-Wyo Ranch played in shaping my childhood.

Thank you for taking the time to consider my experience.

Sincerely,  
Chloe Scruggs

**Always a Windrider!**

## Sonny Pourchot

---

**From:** Lindy Rose <lindyfrose@gmail.com>  
**Sent:** Sunday, March 8, 2026 8:12 PM  
**To:** Commissioners; Planning  
**Subject:** Objection to Bit-O-Wyo Proposed Traffic Access via Brush Creek/Table Mountain Community

**Categories:** SONNY

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

To Whom It May Concern,

My husband and I are writing as concerned property owners in the Table Mountain Ranches community regarding the proposed traffic and access plans for the Bit-O-Wyo venue. While we hold no personal objection to the Bit-O-Wyo owners or their business aspirations—we are deeply concerned about the access planning and the broader impact this venue will have on our rural neighborhood.

Having watched the October and November meetings and heard the heartfelt concerns of many residents, we feel compelled to voice our objection. Specifically, we ask:

- Why is expanding the venue's traffic access into the broader Table Mountain community via the Brush Creek connection considered the next right step when the travel for guests will be longer and more at risk?
- Is it truly in the county's best interest to move forward when the vast majority of surrounding residents either oppose the plan or feel they lack sufficient information?

We have numerous unanswered questions that deserve thoughtful consideration:

- Can Bit-O-Wyo realistically prevent guests from driving their own vehicles, especially on significant occasions like weddings when guests may miss shuttles or prefer personal transportation?
- How many shuttle trips per week should Table Mountain residents expect? Will it be one or two shuttles making multiple passes, or five or more?
- Who ensures that guests remain on designated routes and do not trespass on private property or stop for photos along the way?
- What recourse do homeowners have if property values decline due to increased traffic highly visible with event shuttles during peak real estate season, especially when showing homes to potential buyers seeking a quiet, rural lifestyle?
- What impact will increased activity have on local wildlife—pronghorn, deer, moose, elk, and mountain lions—and on the hunting and recreation areas we cherish, that surround and intertwine with Table Mountain?
- What happens when shuttles encounter wildlife or emergencies in areas with no cell service? Will neighbors become de facto first responders until first responders can arrive?

- Can Bit-O-Wyo guarantee that no intoxicated guests will drive through our roads during or after events, especially given the challenging weather and road conditions we often face?
- What about future expansions? Rumors of larger outdoor events, new parking lots, and increased vendor traffic raise serious concerns. Will these vendors such as musicians, florists, DJs, caterers etc. also use shuttles? What routes will they take?
- Has there been any discussion of light and sound pollution, or the impact of event-related equipment and service vehicles?
- Will Bit-O-Wyo contribute to the maintenance of roads that already receive minimal upkeep beyond the occasional grading, which often doesn't last?

Many of us invested our life savings into these properties with the expectation of a quiet, rural lifestyle. That expectation is now under threat.

At a previous meeting, it was stated that this venue would be “good for the community.” But we ask: good for which community? Those who live in town—or those of us who live here?

Bit-O-Wyo is indeed a special property. But the business it may generate cannot come at the cost of the quality of life, safety, and values of the surrounding residents.

We respectfully urge you: please do not approve Bit-O-Wyo traffic through the Table Mountain community. Please do the right thing—even if it is hard.

Sincerely,

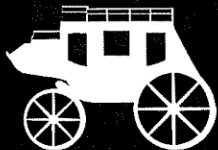
Lindy Rose

1461 Mountain View Loop

Cheyenne, WY 82009

(919) 414-7696

*(If you would be so kind as to confirm receipt of this email, it would be truly appreciated so that I know I've sent this to the correct address).*



March 05, 2027

**Letter of Support for Bit-O-Wyo Ranch**

**Reference: PZ #: PZ-26-00010**

Dear County Planning Commission and County Commissioners,

On behalf of the Cheyenne Frontier Days Old West Museum, I am pleased to offer our enthusiastic support for the Bit-O-Wyo Ranch as it seeks to establish itself as a community event center and tourist destination in Cheyenne.

For generations, Bit-O-Wyo Ranch has represented the authentic spirit of the American West. Its historic setting and longstanding connection to Western heritage make it uniquely positioned to offer residents and visitors alike an experience that celebrates the traditions, stories, and cultural identity that define our region.

As an organization dedicated to preserving and interpreting the history and legacy of the West, our Museum recognizes the tremendous value that venues like Bit-O-Wyo Ranch bring to our community. Under new ownership's vision, the ranch has the potential to become a vibrant gathering place where Western heritage is not only preserved, but actively experienced through cultural events, educational programming, community celebrations, and tourism-driven activities that showcase the best of Wyoming's history and hospitality.

Cheyenne Frontier Days™ has long been known as the "Daddy of 'em All," home to Cheyenne, and visitors from around the world come here seeking authentic Western experiences. Expanding opportunities for visitors to engage in Western culture beyond Frontier Days strengthens our tourism economy while deepening the community's connection to its heritage.

Bit-O-Wyo Ranch also offers a wonderful opportunity for couples and families to celebrate life's most meaningful moments in an authentic Western setting. From weddings and anniversaries to family gatherings and special celebrations, the ranch provides a setting where guests can experience the charm, hospitality, and traditions of the West in a way that is both memorable and uniquely Wyoming. Experiences like these allow visitors to form lasting connections to our culture while sharing it with friends and family from around the country and the world.

In addition to its cultural value, the ranch has the potential to make a meaningful contribution to Cheyenne's local economy. By attracting visitors, hosting events, and creating new tourism experiences, Bit-O-Wyo Ranch will help draw guests who support local hotels, restaurants, retail businesses, and

**PLEASE CONSIDER A LEGACY GIFT TO THE CFD OLD WEST MUSEUM**

Founded in 1978, the Cheyenne Frontier Days™ Old West Museum is a 501(c)3 private non-profit organization whose mission is to cultivate a rich educational space for the diverse, international community served by, and rooted in, the American Western legacy of Cheyenne Frontier Days™.

cultural institutions. Investments in heritage tourism strengthen our community by encouraging visitors to stay longer, explore more deeply, and return again in the future.

Bit-O-Wyo Ranch represents exactly the type of initiative that helps preserve our Western identity while creating meaningful economic and cultural benefits for our region. By welcoming guests, hosting events, and sharing the stories of the West in an immersive setting, the ranch will serve as an important cultural asset for Cheyenne.

We are particularly excited about the opportunity to collaborate as community partners. The Old West Museum looks forward to working alongside Bit-O-Wyo Ranch in the future to support programming, community gatherings, and heritage-based events that celebrate our shared mission of honoring and preserving the culture of the American West.

Projects like this help ensure that future generations will not only learn about Western history but also experience it firsthand.

We strongly support Bit-O-Wyo Ranch's efforts and believe it will become an important destination that enhances Cheyenne's cultural landscape, strengthens tourism, and enriches the community we are proud to serve.

Thank you for your thoughtful consideration.

Sincerely,



Lonnie Reese

Development Manager  
Cheyenne Frontier Day™ Old West Museum

To the Laramie County Board and Planning Commission,

As you know Laramie County has always stood for something bigger than development alone. We stand for heritage. We stand for stewardship. We stand for "Ride for the Brand." The proposed Bit-O-Wyo Ranch and Events on Brush Creek Road represents those values in action.

This project is not a revival of the past - it is a forward-thinking, responsibly managed western venue rooted in a sixth-generation Laramie County family whose livelihood, identity, and legacy are inseparable from this community. For generations, the Riedel family has contributed to Cheyenne's economy, culture, and reputation as the beating heart of the American West. This proposal continues that legacy with structure, accountability, and full regulatory compliance that proves the Reidel family is committed to preserving western identity; not replacing it.

Cheyenne is known worldwide because of the Cheyenne Frontier Days - a celebration that brings thousands to Laramie County to experience authentic western culture. That brand does not exist by accident. It exists because local families, ranchers, and entrepreneurs have protected and lived it year-round. Bit-O-Wyo Ranch and Events strengthens that identity.

Approving this project is not approving sprawl. It is affirming Laramie County's western heritage and protecting the authenticity that drives our tourism economy.

Tourism is one of Wyoming's most powerful economic drivers. According to the Wyoming Office of Tourism, visitors seek authentic, land-based experiences rooted in culture and history. Bit-O-Wyo Ranch aligns perfectly with that demand.

In my opinion this venue will:

- Support local hospitality businesses
- Create seasonal employment opportunities
- Generate tax revenue
- Strengthen Cheyenne's reputation as a year-round western destination
- Encourage responsible use of open spaces rather than unmanaged recreation

When visitors come to Laramie County, they expect more than scenery. They expect stewardship. They expect safety. They expect authenticity. This project delivers all three. The Riedel family has not approached this project casually. They have proactively worked with:

- The Bureau of Land Management
- Laramie County officials
- Health and safety agencies
- The Laramie County Conservation District
- The County Fire Warden
- Recreation permitting authorities

They have submitted a comprehensive, gold-standard recreation permit and have carefully designed transportation management, defined event hours, emergency access standards, and responsible alcohol management protocols.

Sound mitigation has been engineered thoughtfully. The indoor venue space (approximately 1,500 square feet) is surrounded on three sides by firewalls and positioned significant distances from neighboring residences — including properties located 1,192 feet to over 6,200 feet away. Only an indoor sound system will be utilized, designed in consultation with local sound professionals to ensure minimal impact.

Their commitment to land stewardship, public safety, and western authenticity is not an afterthought approach it is layered, documented, and proactive. Their level of planning exceeds baseline compliance - it reflects leadership. True western values require more than opportunity - they require responsibility.

The Riedel family actively stewards 1,700 acres of grazing rights and has sought expert evaluation of land management practices during drought conditions. They have engaged conservation professionals to ensure responsible land use and fire safety protocols.

This project demonstrates how private enterprise and conservation can coexist. Rather than unmanaged use of public lands, this proposal channels recreation into a structured, monitored, safety-first environment. It protects neighboring landowners, protects wildlife, and protects the land itself.

In my opinion the question before the board...

Is not whether this family has demonstrated care.

They have.

It is not whether safety has been addressed.

It has been — exhaustively.

It is not whether tourism and western heritage align with Laramie County's identity.

They are foundational to it.

The real question is whether Laramie County will support a multi-generation local family who is choosing to invest here responsibly, transparently, and in alignment with our shared values rather than taking those talents and resources elsewhere.

Approving Bit-O-Wyo Ranch and Events says:

- We support generational ranch families.
- We believe in structured, safe rural enterprise.
- We protect western culture.
- We strengthen tourism responsibly.
- We Ride for the Brand.



For these reasons, I strongly urge approval of this application. It is thoughtful. It is compliant. It is values-driven. And it reflects exactly the kind of community-rooted development Laramie County should champion.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Upton", with a long horizontal flourish extending to the right.

Michael Upton  
Concerned Wyoming Native

## Sonny Pourchot

---

**From:** Nancy <slepenan@icloud.com>  
**Sent:** Friday, February 27, 2026 3:11 PM  
**To:** Planning  
**Subject:** Fwd: Bit-O-Ranch wedding venue: the traffic routing plans through Table Mtn Ranches.  
**Categories:** SONNY

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

Planning Commission,

I wanted to make sure the Planning Commission was aware of my concerns. All the residences here at Table Mountain feel the same way. Nobody at TMROA wants this access through our community.

Thank you,

Nancy Sleper

----- Forwarded Message -----

**Subject:**Bit-O-Ranch wedding venue: the traffic routing plans through Table Mtn Ranches.

**Date:**Fri, 19 Dec 2025 13:22:16 -0700

**From:**Nancy <slepenan@icloud.com>

**To:**[commissioners@laramiecountywy.gov](mailto:commissioners@laramiecountywy.gov)

Commissioners Malm, Thompson, Hollingshead, Heath and Zwonitzer,

I am opposed to the Riedel Family's request to route through Table Mountain Ranches, my neighborhood. It will disrupt our natural surroundings in a big way.

It is a brazen and thoughtless request that would indeed change the character of our quiet and rural community. I attended the last TMROA meeting, and NO MEMBERS want this access going through our community.

TMROA members ask, why doesn't the Riedel family get their OWN access through their OWN community? We are told there are private easements in place in their own neighborhood that prevent direct access from Happy Jack Road.

This easement issue is NOT a Table Mountain Ranches problem, but the Riedels' are making it our

problem. We shouldn't have to have our neighborhood disrupted.

The sobriety of drivers leaving the venue would be in question, due to the fact that a liquor license was conditionally granted,.

Even if the Riedel family offered to pave our gravel roads as incentive to garner our support, we would MUCH RATHER have the gravel roads and have less traffic: traffic that is not even from our own neighborhood!

The Riedel family's investment is better spent on solving their access problem within their own community.

Regards,

Nancy Sleper

10 year resident at 811 Latigo Loop

## Sonny Pourchot

---

**From:** Nancy <slepenan@icloud.com>  
**Sent:** Friday, February 27, 2026 3:14 PM  
**To:** Planning  
**Subject:** Fwd: Bit-O-Wyo Ranch wedding venue: the traffic routing plans through Table Mtn Ranches.

**Categories:** SONNY

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

Planning Commission,

Another letter of my concerns.

Thank you,

Nancy Sleper

----- Forwarded Message -----

**Subject:**Bit-O-Wyo Ranch wedding venue: the traffic routing plans through Table Mtn Ranches.

**Date:**Mon, 5 Jan 2026 14:03:22 -0700

**From:**Nancy <[slepenan@icloud.com](mailto:slepenan@icloud.com)>

**To:**[commissioners@laramiecountywy.gov](mailto:commissioners@laramiecountywy.gov)

Commissioners Malm, Thompson, Hollingshead, Heath and Zwonitzer,

I am again corresponding with you because of the Riedel Family's request to route through Table Mountain Ranches, my community.

Nobody in TMROA wants this access to ruin our quiet, rural community.

The December letter that the Riedel family sent to all the residents here was polite, for sure. But the letter had a glaring absence of details about the proposed routing. Any Table Mtn resident would be appalled the Riedel's family proposed routing. It would greatly disturb *our* community.

If the owners want to restore the Bit-O-Wyo Ranch with their *own* access, that is *their* business with *their* land. But NOT at the expense of disrupting the quiet character of *our* Table Mtn Ranch community.

This easement issue is NOT a Table Mountain Ranches problem, but the Riedels' trying to make it our problem.

There is no "improvement", including road improvement, that the Riedel family can offer the Table Mtn community that we desire. We highly value peace and quiet here.

Again, even if the Riedel family offered to pave our gravel roads as incentive to garner our support, we would MUCH RATHER have the gravel roads and have less traffic: traffic that is not even from our own community!

Again, the Riedel family's investment is better spent on solving their access problem within their own community.

Regards,

Nancy Sleper  
20 (corrected) year resident  
811 Latigo Loop

## Sonny Pourchot

---

**From:** Nancy <slepenan@icloud.com>  
**Sent:** Friday, February 27, 2026 3:17 PM  
**To:** Planning  
**Subject:** Fwd: proposed Bit-O-Wyo Ranch wedding venue routing through Table Mtn Ranches community

**Categories:** SONNY

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

Planning Commission,

Another letter of my concerns.

Thank you,

Nancy Sleper

----- Forwarded Message -----

**Subject:** proposed Bit-O-Wyo Ranch wedding venue routing through Table Mtn Ranches community

**Date:** Mon, 26 Jan 2026 13:21:22 -0700

**From:** Nancy <[slepenan@icloud.com](mailto:slepenan@icloud.com)>

**To:** [commissioners@laramiecountyyw.gov](mailto:commissioners@laramiecountyyw.gov)

Commissioners Malm, Thompson, Hollingshead, Heath, and Zwonitzer,

I am continuing to keep in touch with you regarding the Riedel Family's request to route through Table Mountain Ranches, my community.

I am very, very opposed to it, and think it is wrong for the Riedel Family to even suggest disturbing *our* community for *their* venue. The routing will not benefit our community in any way. It will only degrade our quiet community.

It is safe to say no one in Table Mountain Ranches community wants the routing through our sweet community. We greatly value our peace and quiet.

Sincerely,

Nancy Sleper

20 year resident of 811 Latigo Loop

## Sonny Pourchot

---

**From:** Nancy <slepenan@icloud.com>  
**Sent:** Friday, February 27, 2026 3:20 PM  
**To:** Planning  
**Subject:** Fwd: proposed Bit-O-Wyo Ranch wedding venue routing through Table Mtn Ranches community

**Categories:** SONNY

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

Planning Commission,

The last of the 4 letters I have sent to the County Commissioners.

From now on, I will send my concerns to both departments.

Thank you,

Nancy Sleper

----- Forwarded Message -----

**Subject:** proposed Bit-O-Wyo Ranch wedding venue routing through Table Mtn Ranches community

**Date:** Sat, 14 Feb 2026 14:59:10 -0700

**From:** Nancy <slepenan@icloud.com>

**To:** [commissioners@laramiecountywy.gov](mailto:commissioners@laramiecountywy.gov)

Respectfully Commissioners Malm, Thompson, Hollingshead, Heath, and Zwonitzer,

This is another letter to express my opposition to *any* plans to route the Riedel Family's wedding venue through our community.

It is wrong, and those plans need to be halted. It will disturb our community, and change its quiet character.

Let the Riedel family work out their *own* access with *their* community.

We greatly value our peace and quiet here at Table Mountain Ranches.

Sincerely,



Nancy Sleper

20 year resident of 811 Latigo Loop

## Sonny Pourchot

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**From:** melody lawhead <Info@northpointradon.com>  
**Sent:** Thursday, March 5, 2026 8:17 PM  
**To:** Planning  
**Subject:** PZ-26-00010

**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 County Planning Commission and County Commissioners,  
I am writing to express my strong support for the Bit-O-Wyo Ranch and Events project on Brush Creek Road in Laramie County, as well as my support for the new owners, Austin and Lacey.

My family and I have the privilege of knowing Austin and Lacey personally and professionally, and I can confidently speak to their character. They are hardworking, respectful, and community-minded people who genuinely care about doing things the right way. They are exactly the kind of people you want investing in and stewarding property in Laramie County.

Austin and Lacey have shown a deep respect for neighbors, the land, and the local community. From my experience with them, they are thoughtful in their decision making and committed to operating in a responsible and respectful manner. I have no doubt they will take the concerns of the surrounding community seriously and work diligently to ensure their venue operates in a way that fits the rural character of the area.

Beyond their personal character, I believe this project represents a positive opportunity for Laramie County. A venue like Bit-O-Wyo Ranch and Events supports Wyoming's western heritage, provides a unique place for families and community gatherings, and contributes to local economic activity while preserving the rural setting that makes this area special.

Austin and Lacey are not outside developers looking to exploit the land—they are people who care deeply about the community and want to create something that reflects the values and traditions of Wyoming. I fully trust their intentions and their ability to manage this property responsibly.

For these reasons, I encourage the County Planning Commission and County Commissioners to approve the application for Bit-O-Wyo Ranch and Events.

Nick and Melody lawhead  
Owners North Point Radon  
534 Chimney Rock Loop  
Granite Canon, Wyoming  
82059

**Melody Lawhead**  
**Office & Marketing Manager**  
[Northpointradon.com](http://Northpointradon.com)



**To:** Laramie County Planning Commission and County Commissioners

**Re:** Opposition to Conditional Use Permit **PZ-26-00010** (Bit O Wyo Ranch and Events)

Dear Commissioners,

I respectfully oppose the approval of the Bit O Wyo's event center and urge you to **DENY** the conditional use permit pursuant to **Laramie County Land Use Regulation 2-3-102(h)**. There are no reasonable conditions that could mitigate the negative impacts which would be imposed upon my family's properties and the surrounding community.

My name is Robert Blount. I am Lisa Losee's and Kelly Zimmerman's uncle. Their mother Linda Steele was my sister and her husband Derril Steele was my brother-in-law. They were residents of Wyoming and lived on their property at least 6 months out of the year. They owned 484 Happy Jack Rd and Brush Creek property for roughly 35 years until Lisa and Kelly inherited the properties after they both passed away in 2019 and 2021. Over the years, I have spent a substantial amount of time living at, visiting and working to help build up my family's property.

My nieces' property surrounds the event facility's proposed location at 470 Happy Jack Road. As a contractor by trade who owned my own construction company, I understand full well what the ramifications of an event center at this location will be on the surrounding land and neighbors. I can expertly say there are no conditions to be made which can overcome the infrastructure challenges, public safety risks and overall well-being of the surrounding community. Per Ms. Riedel's application submittals and project description, I find the following to be the unmitigable conditions on which you must base your decision for denial of the proposed permit:

### **1. Transportation and Infrastructure Limitations**

- **BLM Compliance:** The applicant has not secured permission from BLM to make the county-required commercial improvements to the access road. As it stands, the BLM Brush Creek road is unsafe for high-volume commercial use.
- **GPS Misdirection:** Standard navigation services (Google/Apple Maps) will default to Wildcat Trail and my nieces' private road because they do not recognize BLM roads as primary routes. This will funnel all guest, vendor, and staff traffic directly onto the HOA's and my niece's private driveway.

## 2. Unauthorized Use of Private Easements (484 Happy Jack)

- **Breach of Recorded Easements:** The property at 470 Happy Jack is subject to three recorded private easements that explicitly prohibit business or commercial use. Granting this permit would facilitate a direct violation of these legal property rights.
- **Lack of Internal Access:** The applicant's concept plan shows that four of the five buildings on-site have no viable vehicle access except via my niece's private road. Approving this permit essentially guarantees daily trespassing on their land to reach their commercial structures.

## 3. Trespassing and Operational Incompatibility (Brush Creek)

- **Inherent Attraction to Private Land:** The "inspiration point" on my nieces' property will entice guests, and "No Trespassing" signs will not deter individuals, especially those with impaired judgment.
- **Unsafe Service Offerings:** 470 Happy Jack is largely steep, loose rock unsuitable for these activities. Historically, these services relied on the private trails located on my nieces' property, and this permit will only formalize that unauthorized encroachment.

## 4. Public Safety & Alcohol-Related Endangerment

The consumption of alcohol at this specific location poses a severe threat to public safety and creates unmanageable liability:

- **Extreme Terrain Hazards:** The 470 Happy Jack property and surrounding areas consist of steep, loose rock and cliffs. Alcohol consumption exponentially increases the

risk of falls and serious injury for guests unfamiliar with this dangerous landscape.

- **Impaired Navigation & Trespassing:** Impaired guests are significantly more likely to ignore "No Trespassing" signs and wander onto my nieces' private property or into protected BLM areas where they may become lost or injured after dark.
- **DUI Risks on Substandard Roads:** Even with Laramie County regulations being met on the proposed BLM access route, I assume it will only be improved to the minimum standards and will remain narrow, unpaved, and technically challenging. Event guests, many of whom may be impaired, navigating this route or my nieces' commercially noncompliant private road is a recipe for catastrophic accidents.
- **Emergency Response Strain:** This remote location means significantly delayed response times. Alcohol-related medical emergencies or DUI collisions will place an undue burden on Laramie County first responders.

#### **5. Environmental and Rural Character Impact**

- **Pollution:** Amplified music will echo through the canyon, disrupting the "peaceful enjoyment" of the area. Artificial lighting required for evening events will permanently degrade the "dark sky" resources valued by the community.
- **Wildlife:** The increased noise and traffic will disrupt long-standing wildlife migratory routes that cross through these properties.
- **Landscape:** Improving the current 2-track road on the BLM access route and the increased activity and traffic, including inevitable off-road excursions, will do permanent damage to the landscape.

**In Conclusion,** approval of this permit will violate recorded easements violating the land rights of surrounding properties, promote illegal actions of trespassing, do irreversible harm to surrounding landscapes, and put the public in increased danger. I urge the Commission to conclude that this location is fundamentally incompatible with a commercial event center and **DENY Permit PZ-26-00010.**

Sincerely,  
**Robert Blount**

rdblount@sss.com

## Sonny Pourchot

---

**From:** Ralph Caldin <rcaldin@gmail.com>  
**Sent:** Tuesday, March 3, 2026 4:56 PM  
**To:** Planning  
**Subject:** Fwd: Reference PZ#: PZ-26-00010

**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 the County Planning Commission and County Commissioners

Re: Support for Bit-O-Ranch and Events Center – Brush Creek Road

Dear Commissioners,

My wife and I are writing to express our strong support for the proposed Bit-O-Ranch and Events Center to be located on Brush Creek Road in Cheyenne.

As active members of this community, we care deeply about the social and civic vitality of Laramie County. We volunteer with CASA of Laramie County, Cheyenne Animal Shelter, COMEA House, and Needs Inc.. In addition, through our private foundation, we are committed to seeing Cheyenne prosper socially and continue to grow in ways that strengthen families, support local organizations, and create gathering spaces that bring people together.

We believe the Bit-O-Ranch and Events Center represents exactly that kind of opportunity. Thoughtfully developed community spaces can enhance quality of life, attract visitors, support local businesses, and create new avenues for charitable and civic engagement. From our understanding, Riedel Ventures has conducted thorough due diligence in coordination with the County, the Bureau of Land Management, and other key stakeholders. It is encouraging to know that the appropriate reviews and conversations have taken place to ensure responsible development.

Cheyenne thrives when we balance growth with stewardship and vision. We believe this project aligns with that balance and will become a valued part of the community for years to come.

Thank you for your time, consideration, and service to Laramie County. We respectfully encourage your support of the Bit-O-Ranch and Events Center proposal.

Sincerely,

Ralph & Valere Caldin

6405 Saykally Rd

Cheyene, WY 82009



# RAY & SIDNA ADAMS

January 31, 2026

To WHOM IT MAY CONCERN:

**RE. BIT-O-WYO RANCH, WINDRIDERS HIGH ADVENTURE CAMP AND LEGACY COACHING**

We write in support of the above enterprises and their founder, Heather Steele.

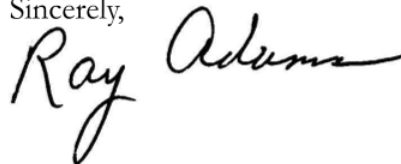
Our family visited Bit-O-Wyo Ranch many times while our children were growing up. Our experiences with the Steele family and others being in the mountains of Wyoming, riding horses, singing by the campfire and in the horse barn, canoeing, shooting bows and arrows, climbing on rocks and trees, and swimming in the lake were all instrumental in crafting memories that we still cherish today.

Both Sidna and I were involved on the staff of Windriders High Adventure Camp multiple times and witnessed first-hand the very positive impact created by Heather and her team of professionals on the young lives who were campers and also on the staff.

Sidna is a graduate of Legacy Life Coaching and continues to provide warm and welcoming listening and coaching skills which she magnified and developed as a result of her Legacy Training.

We recommend all of them without hesitation.

Sincerely,

A handwritten signature in black ink that reads "Ray Adams". The signature is written in a cursive style with a large, prominent "R" and "A".

Ray Adams

## Sonny Pourchot

---

**From:** Renee <renee.blea@yahoo.com>  
**Sent:** Friday, February 27, 2026 2:59 PM  
**To:** Planning; Commissioners  
**Subject:** Case number: Bit-O-Wyo PZ-26-00010

**Categories:** SONNY

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

To whom this may concern,

Please do not support this business as an event venue. I live in the neighborhood right off County Road 109 with my two small children who are only 3 and 5 and love to play outside with all the other young neighborhood kids. We enjoy our peaceful and quiet neighborhood and cannot bear to see and hear all that potential traffic come through our neighborhood. Not only traffic, but dangerous drunk drivers leaving events and coming through our neighborhood. Please do not support this event venue.

Warm regards,  
The VanLoon Family  
Sent from my iPhone

## Sonny Pourchot

---

**From:** Rob <roballee.tmroa@gmail.com>  
**Sent:** Saturday, March 7, 2026 1:05 PM  
**To:** Planning  
**Subject:** Case Number: Bit-O-Wyo PZ-26-00010

**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 Department,

I am writing to formally express my opposition to the proposed Bit-O-Wyo wedding and event venue because it would negatively impact our community. I respectfully request that the Planning Department deny approval of this proposal due to the significant and ongoing impact it would have on nearby residents and the rural character of our area.

Our neighborhood is a residential community that was not designed to accommodate a commercial event venue. A wedding and event venue is fundamentally different from typical rural land uses. It functions as a high-intensity commercial operation that regularly brings large numbers of guests, substantially increased vehicle traffic, drunk drivers, traffic noise from celebrations late into the evening, and additional strain on local roads and services.

The roads serving our area are rural roads that were not designed to safely handle the volume of traffic associated with large events. Wedding venues typically host dozens to hundreds of guests per event, often with multiple events per week during peak seasons. This would lead to congestion, increased safety risks, dust, noise, and wear on infrastructure that Table Mountain Ranch residents rely on daily.

In addition, event venues typically operate on weekends and evenings when residents expect to enjoy their homes and properties without the disturbance of headlights and unfamiliar traffic moving through the neighborhood. This will negatively affect quality of life, property values, and the overall character of our community.

There are also broader concerns regarding land-use compatibility. Commercial event venues are not consistent with the established rural residential character of our community. Allowing this type of business could set a precedent for further commercialization of the area, fundamentally changing the nature of the neighborhood and undermining the expectations of property owners who chose to live in a rural setting.

The Planning Department has a responsibility to consider not only potential economic benefit to an individual property owner, but also the long-term impacts on surrounding residents and the integrity of county land-use planning. Approving a commercial event venue in this location would place the burden of its impacts on the Table Mountain Ranch community. Development decisions should protect the interests of those who already live here and preserve the rural nature of our area.

I respectfully urge the Planning Department to deny the application for the proposed Bit-O-Wyo wedding and event venue.

Thank you for your time, your service to the county, and your careful consideration of the concerns of the Table Mountain Ranch residents who call this community home.

Respectfully,

Rob Allee

Table Mountain Ranch Owners Association Board Member

## Sonny Pourchot

---

**From:** royskidoo <roy\_skidoo@yahoo.com>  
**Sent:** Thursday, March 5, 2026 5:47 PM  
**To:** Planning  
**Subject:** Case number: PZ-26-00010 Bit-O-Wyo

**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 Sirs:

I'm writing in opposition to the Bit-O-Wyo request for a permit. I live in Table Mountain and as I understand it this proposal is for a wedding venue and I suspect a permit for a restaurant and or bar to follow at a later date

### **The reasons I'm opposed to this proposal are:**

- County Road 109 is difficult for Laramie County to maintain with the current level of traffic and that would only be exasperated by the traffic likely to result from the approval of this request
- The Laramie County cost of improving and maintaining a roundabout route through Table Mountain and then towards Old North Crow Reservoir would be expensive considering the road through Antelope is not up to the standards of County Road 109.
- It would be expensive for Laramie County to safely accommodate the likely traffic from the Bit-O-Wyo proposal because there would need to be improvements in several if not all sections of the route leading into the proposed venue
- Part of the proposed route goes through Bureau of Land Management land and there are a lot of uncertainties regarding their approval since it would likely require an Environmental Assessment (EA) for this proposal
- Dust management is also a big issue that would be costly to mitigate since the proposed route is next to a greenbelt and waterway
- Further congestion on the small gravel roads within the Table Mountain Ranches Subdivision also presents safety concerns for those residents directly impacted
- Finally, driving while impaired is a big safety issue regarding this proposal as well as likely expansions to the Bit-O-Wyo that is likely to occur in the future

Thank you,

Roy L.Allen  
Table Mountain Ranches Resident

## Sonny Pourchot

---

**From:** Scott R <scott6.5cm@yahoo.com>  
**Sent:** Wednesday, March 11, 2026 2:07 PM  
**To:** Commissioners; Planning  
**Subject:** PZ-26-00010 Vote AGAINST

**Categories:** SONNY

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

Please do not permit the Wedding venue at Bit o Wyo!

1. Roads are already hard to maintain due to increased local traffic over the years!
2. This is our neighborhood. We don't need any additional traffic and looking-loos .
3. People drink and drive at weddings and will be driving through our neighborhood...kids horses, runners , bicycles.
4. More traffic means more dust!
5. More traffic makes it impossible to enjoy our local roads (horses, bikes, walking, running) as we do not have sidewalks, and will get dusted from the procession of cars! I ride my bike back to the reservoir.!! The dust from one car is bad enough sometimes!
6. Fire danger! Drunk out of state morons with fireworks or campfires!
7. Noise from concerts! Face book posts allude to that during frontier days!
8. That road has several blind hills and turns that are very hazardous to local drivers. Increased hazards with unfamiliar visitors!
9. We moved here to get away from people and city traffic!

Please deny this request as it will degrade our rural community!

Thanks  
Scott Reedy  
783 N table Mtn Loop  
Cheyenne Wyoming 82009

Sent from my iPhone

Dear Laramie County Planning and Development Committee

My name is Seth Zimmerman. I am the son of Erich and Kelly Zimmerman and grandson to Derril and Linda Steele. Sadly, my grandparents have passed away, but my mom and aunt inherited the property at 484 Happy Jack Road and Brush Creek almost 5 years ago. The permit you will be reviewing will directly impact our property in very negative ways. I am 26 years old. This property has been in our family for close to 40 years, and I have deep roots and memories of my childhood growing up, taking care of, and building it up.

I have hiked the hills, and driven the mountain roads in the area throughout my life, and I believe it is not safe for an event center. The roads are dangerous with drops on the sides, especially at night. For example, while driving with my cousin in our UTV's on our property roads, we encountered a blind spot due to a hill and almost collided with a truck coming from the other side. I had to swerve into the side of the road and fell about 5 feet into a ditch. If this can happen to me who has grown up navigating these roads, it can surely be more dangerous and treacherous for someone who does not have any familiarity with the area.

There are major safety concerns regarding the roads that cannot be overcome. The roads are not large enough or strong enough for medical vehicles to access the canyon or turn around if needed. In case of medical emergencies, it would be difficult to contact health and safety officers as there tends to be spotty cell reception in the canyon.

The area has been classified as a high risk fire zone by Black Hills Energy. When the risk is deemed high enough, which has been happening at least once a month lately, Black Hills Energy shuts off power in the area to prevent fires. Random power shut offs could present serious problems for an event center. If a fire did break out, the wind and smoke could spread up the canyon, leading to an uncontrollable blaze which would do enormous damage to the landscape, and possible loss of homes, but worse fires take lives of residents and even firefighters trained to deal with putting them out.

The canyon is currently without an emergency evacuation route suitable for commercial purposes. Even with upgrades to the BLM access route, it would be challenging to manage any emergencies. The narrow and steep roads would make it difficult for emergency vehicles on the best of days.

The event center poses threats to local ecosystems and biodiversity, including habitat destruction, pollution, and resource depletion. This will have permanent and long-term consequences on the rural landscape. It is not right to allow one person's business venture to destroy BLM land which is home to many animals and is supposed to be available for enjoyment by all the public, especially when the person purchased the property knowing full well she did not have commercial access and has ignored the rules of our private road.

This event center has already massively disrupted and negatively impacted the community dynamics. Approving this event center will only add more negative impacts, like noise and light

pollution, trespassing, accidents causing injury, or worse death, due to the rough terrain. And it will cause more conflicts between residents and visitors.

With the event center that Ms. Riedel is constructing, she also plans to serve alcohol, for which she has applied for a liquor license. As mentioned earlier the roads are already treacherous without alcohol in your system and they will only become more dangerous with it. If a drunk citizen is walking around the mountains at night they could easily get lost and potentially fall off a cliff. At night it gets pitch black and you can easily lose your way, especially if you are not familiar with the mountains even during the day. Drunk driving is always a problem, but it would be so much worse out here on our rural roads even if they are improved.

There could be significant trespassing on our land once events start getting booked. If someone ends up getting hurt on our property we may be liable. This is a major concern for us, as it could potentially result in costly legal damages. As the next generation land owner, I believe that our rights are being overlooked and dismissed.

I usually welcome change, but an event center poses far more change and irreparable damages to the land and creates hazards that can't be avoided unless you deny the permit. There are already enough places for wedding and event venues in the Cheyenne and Laramie area. When I googled it, I found out that there are probably 40+. And there is one just down the way from us that recently opened with direct and safe legal access.

I want to bring my future family to the property where they will be able to see it and love it as I do. An event center just steps from our property will forever change that. There is nothing that can be done to preserve and protect our area's land from the horrible consequences of having an event center in our backyard except to deny the permit so there continues to be no additional risks to public safety and destruction of our land. In the world there aren't many green mountains and hills left without buildings upon buildings.

So for one final time in this letter I ask that you deny the Conditional Use Permit. Thank you for your time reading this and I hope that you come to the correct decision for our safety.

Respectfully,  
Seth Zimmerman  
484 Happy Jack Road



## Sonny Pourchot

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**From:** Shonna Coy <chem\_lover7@yahoo.com>  
**Sent:** Thursday, March 12, 2026 11:00 AM  
**To:** Planning  
**Subject:** Bit-O-Wyo; Case # PZ-26-00010

**Categories:** SONNY

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

To Whom It May Concern,

I am writing to formally petition against the approval of the permit to open Bit-O-Wyo Ranch as an event venue and to allow the use of County Road 109 as a primary access route to this location.

Our community chose to live in this area because of its quiet, rural character and its distance from heavy public activity. Many residents specifically moved here seeking peace, safety, and a close connection with the surrounding land and wildlife. Allowing a high-traffic event venue to operate in this location would fundamentally change the nature of our neighborhood and impose significant burdens on the residents who live here year-round.

First and foremost, the impact on wildlife in this area would be substantial. This region supports a variety of animals that rely on the quiet and low human disturbance that currently exists. Increased vehicle traffic, loud events, lights, and large gatherings will inevitably disrupt wildlife movement patterns and habitats. The presence of frequent events will push animals away from their natural ranges and create additional hazards as wildlife attempts to cross roads that suddenly see much heavier traffic.

Second, the increased wear on County Road 109 would be unavoidable. This road was not designed to handle the level of traffic associated with large events. Frequent heavy vehicle use will accelerate deterioration, increasing maintenance costs that will likely fall on taxpayers. In addition, the extra traffic will create significantly more dust, which affects air quality, visibility, and the quality of life for nearby residents.

Noise is another serious concern. Rural areas are valued for their quiet. Events involving large groups, amplified music, and late-night activity would carry across the landscape and disrupt the peace that residents depend on. What may be occasional entertainment for visitors becomes a constant disturbance for those who live here.

Safety concerns also cannot be ignored. Increased traffic on a rural road with challenging conditions significantly raises the risk of accidents. County Road 109 already presents hazards in certain areas, and adding large numbers of unfamiliar drivers—especially during events—creates an increased risk for residents, visitors, and wildlife. Collisions with wildlife, vehicles leaving the roadway, and congestion during events are all real possibilities.

Fire risk is another critical issue. Events that involve alcohol, fireworks, or careless behavior present a serious threat in a rural environment where emergency response times can be longer and where surrounding land may be vulnerable to wildfire. Even well-intentioned individuals can make poor decisions when alcohol and large gatherings are involved, and the consequences of one mistake could be devastating for the entire area.

Personally, I have seen what can happen at events like this. Good people can make impulsive or irresponsible decisions in the moment—especially when alcohol is involved—and those decisions can result in accidents, fires, or situations that change lives forever. The potential consequences simply do not belong in a quiet residential rural setting.

Most importantly, this community did not choose to live next to a public entertainment venue. Residents moved here precisely to avoid the constant influx of outside traffic, noise, and activity. Approving this permit would place the burden of that decision directly on the people who already live here and who have invested in maintaining the peaceful character of this area.

For all of these reasons—including the impacts on wildlife, increased road wear, dust, noise, safety risks, fire danger, and the fundamental change to the character of this rural neighborhood—I respectfully urge the county to deny the permit for the operation of Bit-O-Wyo Ranch as an event venue and to reconsider allowing County Road 109 to be used for this purpose.

Thank you for your time and consideration.

Sincerely,  
Shonna Coy

January 11, 2026

RE: Bitowyo Ranch and Steele Family  
470 Happy Jack Road  
Cheyenne, Wyoming 82009

To Whom It May Concern,

I wanted to share my experience of the Bitowyo Ranch and the impact on my family, in the hope that it offers insight into the spirit of this beautiful space. The Ranch is not just a place you visit, it is a place you feel. From the moment you arrive, and you begin the ride down the winding path there is a sense of being held, of slowing down, and of stepping into something meaningful. The Ranch is truly a special place.

My children, Bella and Erick attended Windriders kids camp for three years, and those summers are now a part of them. They spent their time carefree and having fun, being kids, this camp was so true to one of its missions, "Honoring what is to be a kid". My kids loved singing windrider songs, riding horses, theater, and being in nature. They still talk about Red Cloud, one of their favorite horses, they still remember one of the songs "I am a Windrider", they smile whenever we talk about summer camp with Heather.

Heather knows how much this opportunity for my kids meant to me and one summer when I came to the ranch she arranged for me to have a special horse ride with just me, my two kids and my partner. It was so thoughtful of her and I was so grateful. We had been going through a hard time and this was such a gift.

Heather has such a loving, kind, giving heart that allows kids to be seen and valued all while being nurtured in their leadership skills. I am forever grateful that my kids had this beautiful experience that is now part of their cherished childhood memories. One of the summers I was also a photographer for Windriders camp. I recall having my camera ready to capture special moments, the smiles, the fun, the childhood innocence of young Windrider campers; my role was easy because everywhere I looked I saw it, the spirit of Windriders was easy to find - I still have snapshots in my head of kids laughing and being silly, wading in the water collecting crawdads, one of the evenings the kids hiked at sunset to a magical spot where they had cowboy dinners, sang songs by the fire and ate s'mores. It was a beautiful sight with the vastness of the serene ranch as the backdrop of this moment, the beautiful blue sky and pinkish sunset behind them was as if I was looking at a painting.

I myself had never had this experience in my own childhood so for a moment I paused and stepped back just to take in this moment as a tear ran down my cheek. It is true in my own life that I had never had this but my children did and that was so healing for me. On another summer I had the opportunity to be a camp counselor, again I witnessed the magic of Windriders camp first hand and I loved being in the energy and love of this special camp.

In addition to Windriders, I was also a part of Heather Steele's holistic life coaching program, Legacy! Another life changing experience. One of our retreats was at the ranch. Here we gathered and built community and felt the love of each other and again we were held in spirit of oneness with the ranch and its land supporting us.

One final experience I will share is when my partner and I attended a cowboy ranch dinner. The ride down felt so picturesque and again you could firsthand feel you were entering sacred ground. We joined the families and friends in a delicious dinner and then Heather and her family joined the stage, they welcomed us and made us laugh and then their show began. Heather, her dad and family up on stage with their cowboy /cowgirl hats, singing their hearts out with big smiles, looking out at the crowd, happy to share their love and joy in what they had created. You could feel they were home, with one another and in the land that spoke to their heart and welcomed everyone. I was fortunate as were my kids to have received from this beautiful place and loving family !

Gratefully,

Monica Padilla  
720-327-2056

----- Forwarded message -----

From: **Sue Carlass** <[scarlass49@yahoo.com](mailto:scarlass49@yahoo.com)>

Date: Thu, Mar 5, 2026 at 11:12 AM

Subject: County Commissioner Letter

To: [austin@bit-o-wyo.com](mailto:austin@bit-o-wyo.com) <[austin@bit-o-wyo.com](mailto:austin@bit-o-wyo.com)>

I am writing on behalf of the owners of the Bit-O-Wyo Ranch. I understand that there is opposition to the opening of this establishment. I am writing in favor of it.

It is clear that the new owners have put months and months of hard work into cleaning and repairing and generally updating and improving the facilities. This certainly illustrates their commitment to the ranch and its success.

Bit-O-Wyo was very popular in the past and supplied a unique venue in the county. I believe it could fill that niche again and be an economic asset for the county as well. It offers a variety of experiences that appeal to both locals and visitors.

Thank you for considering supporting the reopening of the ranch under the new ownership.

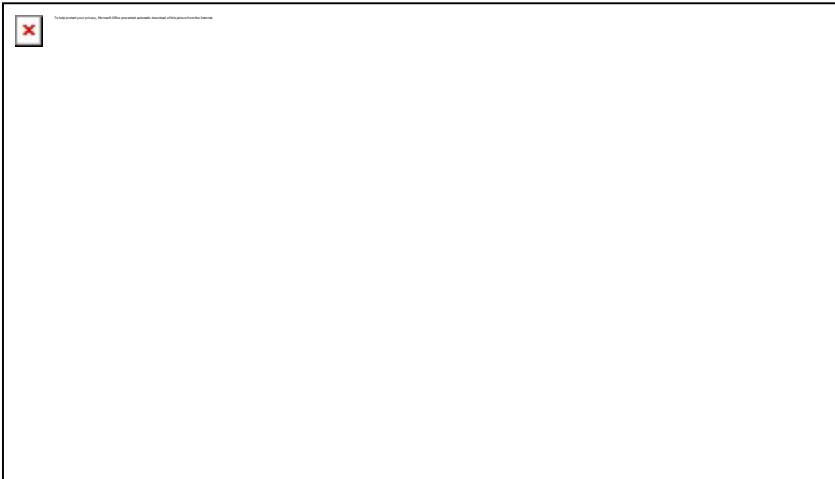
- Suzanne Carlass

## Sonny Pourchot

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**From:** Tania Riedel <vania4homes@gmail.com>  
**Sent:** Friday, March 6, 2026 8:25 AM  
**To:** Sonny Pourchot  
**Subject:** Fwd: Letter for the Ranch

**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.



----- Forwarded message -----

**From:** Hailey Parsons <[hailey.riedel@gmail.com](mailto:hailey.riedel@gmail.com)>  
**Date:** Fri, Mar 6, 2026 at 8:17 AM  
**Subject:** Fwd: Letter for the Ranch  
**To:** Mothership! <[tania4homes@gmail.com](mailto:tania4homes@gmail.com)>

----- Forwarded message -----

**From:** Sydney Elizabeth <[sydneylizz19@gmail.com](mailto:sydneylizz19@gmail.com)>  
**Date:** Thu, Mar 5, 2026, 4:41 PM  
**Subject:** Letter for the Ranch  
**To:** Hailey Riedel <[hailey.riedel@gmail.com](mailto:hailey.riedel@gmail.com)>

Dear Members of the Commission,

I am writing to express my support for the Riedel family and their vision for Bit-O-Wyo Ranch.

As a long-time family friend, I have had the privilege of knowing the Riedels for many years. They are a family of strong character who genuinely care about their community, the people around them, and the values that make Wyoming such a special place to live.

Their vision for Bit-O-Wyo Ranch reflects a deep appreciation for Wyoming's timeless Western heritage. They hope to preserve the spirit and history of the ranch while creating a place where people can gather, celebrate, and experience the beauty of the land and the traditions that define our state.

Under their care, Bit-O-Wyo Ranch has the opportunity to become a meaningful community destination — a place for unforgettable celebrations, family gatherings, and immersive Western experiences. Their desire is to re-open the ranch's gates in a way that honors its legacy while creating new opportunities for connection, especially during the summer months when families and visitors are looking for activities that reflect the authentic spirit of Wyoming.

What stands out most to me is their intention to steward this property with respect and care. Their hope is not simply to operate a venue, but to create something lasting.

I wholeheartedly support the Riedel family and believe their vision for Bit-O-Wyo Ranch will positively contribute to the community and preserve a piece of Wyoming's heritage for future generations.

Thank you for your time and consideration.

Sincerely,  
Sydney Embree

## Sonny Pourchot

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**From:** Terry Allee <terrydallee@gmail.com>  
**Sent:** Friday, March 13, 2026 9:14 AM  
**To:** Planning  
**Subject:** Bit-O-Wyo wedding

**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 Department,

I am writing to formally express my opposition to the proposed Bit-O-Wyo wedding and event venue because it would negatively impact our community. I respectfully request that the Planning Department deny approval of this proposal due to the significant and ongoing impact it would have on nearby residents and the rural character of our area.

Our neighborhood is a residential community that was not designed to accommodate a commercial event venue. A wedding and event venue is fundamentally different from typical rural land uses. It functions as a high-intensity commercial operation that regularly brings large numbers of guests, substantially increased vehicle traffic, drunk drivers, traffic noise from celebrations late into the evening, and additional strain on local roads and services.

The roads serving our area are rural roads that were not designed to safely handle the volume of traffic associated with large events. Wedding venues typically host dozens to hundreds of guests per event, often with multiple events per week during peak seasons. This would lead to congestion, increased safety risks, dust, noise, and wear on infrastructure that Table Mountain Ranch residents rely on daily.

In addition, event venues typically operate on weekends and evenings when residents expect to enjoy their homes and properties without the disturbance of headlights and unfamiliar traffic moving through the neighborhood. This will negatively affect quality of life, property values, and the overall character of our community.

There are also broader concerns regarding land-use compatibility. Commercial event venues are not consistent with the established rural residential character of our community. Allowing this type of business could set a precedent for further commercialization of the area, fundamentally changing the nature of the neighborhood and undermining the expectations of property owners who chose to live in a rural setting.

The Planning Department has a responsibility to consider not only potential economic benefit to an individual property owner, but also the long-term impacts on surrounding residents and the integrity of county land-use planning. Approving a commercial event venue in this location would place the burden of its impacts on the Table Mountain Ranch community. Development decisions should protect the interests of those who already live here and preserve the rural nature of our area.

I respectfully urge the Planning Department to deny the application for the proposed Bit-O-Wyo wedding and event venue.

Thank you for your time, your service to the county, and your careful consideration of the concerns of the Table Mountain Ranch residents who call this community home.



Respectfully,

Terry Allee

Table Mountain Ranch Owners Association Member

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

**A RESOLUTION FOR A CLASS C CONDITIONAL USE PERMIT FOR “BIT-O-WYO RANCH AND EVENTS”, SITUATED IN A PORTION OF LAND IN THE NE ¼ OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 70 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(d)(iii) of the 2025 Laramie County Land Use Regulations; and

**WHEREAS**, this application meets the criteria for determination by the Planning and Development Director to determine if a conditional use permit shall be required pursuant to section 2-3-102(c)(iv); and

**WHEREAS**, this application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations; 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(d)(iii) of the 2025 Laramie County Land Use Regulations.
- b. This application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations.
- 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 “Bit-O-Wyo Ranch and Events,” situated in a portion of land in the NE ¼ of Section 11, Township 14 North, Range 70 West, of the 6th P.M., Laramie County, WY, as shown on the attached “EXHIBIT A” with the following conditions:**

- 1) Applicant must bring Brush Creek Road to current County standards for a public roadway and the private access easement through Bureau of Land Management parcel to current County standards for private access.
- 2) Applicant must show proof from Environmental Health that they have satisfied their standards for commercial use.
- 3) Show proof of an approved and recorded easement agreement between landowner and the Bureau of Land Management.
- 4) That noise shall not exceed 50 dB at the property line for all events.
- 5) That all events must terminate at 10 pm, Sunday – Saturday.
- 6) Limit attendance at all events to total 100 people, including staff.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

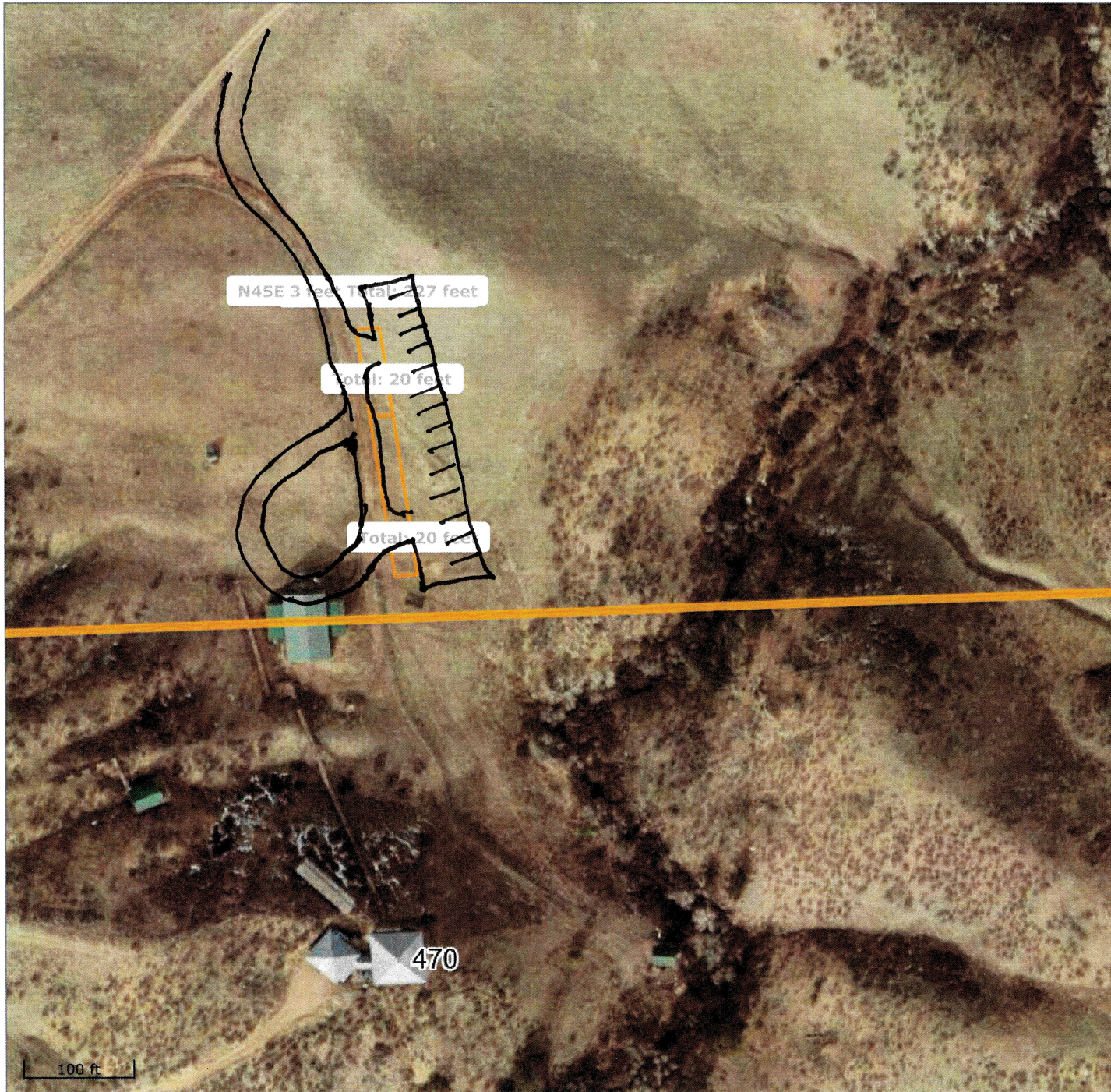
\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

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

Reviewed and approved resolution only as to form:

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



# Laramie County Wyoming MapServer

## EXHIBIT A

-  Interstate
-  Major Road
-  Imps only
-  State Land
-  Curt Gowdy State Park
-  BLM Land



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.  
 printed 3/27/2026

# EXHIBIT B

