



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: November 19, 2024

TITLE: PUBLIC HEARING regarding a Site Plan for the Whitt's End Farmstand located in a portion of Section 30, Township 14 North, Range 68 West of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Sarah Lene Whitt, Augustus Whitt, and Kenneth Ball, has submitted a Site Plan application for the Whitt's End Farmstand, located at 1249 Happy Jack Road, Cheyenne, WY. The application has been submitted to expand the existing farmstand with a 360 sq. foot addition, installing RV electrical connections, and plans for future livestock shelters.

BACKGROUND

Whitt's End Farmstand was started on previously unzoned parcels. They are now proposing changes to their buildings, adding public events, and RV electrical hookups. The subject property is used for the Farmstand and public events, with the remainder having their residence, barns, corrals, and grazing.

Family members staff the farmstand. Volunteers from the Element Church assist with the Fall Festival, in exchange for meat. Portable restroom facilities are used for public events.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 18-5-101 through 18-5-315.

Section 1-2-104 governing Public Notice.

Section 2-2-133 governing Site Plans.

Section 4-2-114 governing Land Use zone districts (LU).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily intended for these areas with limited commercial and retail uses anticipated at major intersections.

Access to the facility will be from Happy Jack Road onto State Road. The farmstand parking lot will be gravel and native grass will cover both event parking locations.

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

Agency review comments are being addressed and the Site Plan updated to reflect the changes. Public notice was provided, and one comment were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a) This application meets the criteria of section 2-2-133 governing Site Plans.
- b) This application meets the criteria of section 4-2-114 governing the Land Use Zone District.

and based on having met the criteria outline above, the Board of County Commissions may approve a Site Plan for the Whitt's End Farmstand with the following condition.

- 1. All recommendations of the agency reviews, including public improvements deemed necessary, are addressed prior to the issuance of a Certificate of Review.**

PROPOSED MOTION – SITE PLAN

I move to approve the Whitt's End Farmstand Site Plan located in a portion of Section 30, Township 14 North, Range 68 West, of the 6th P.M., Laramie County, WY., with one condition, and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

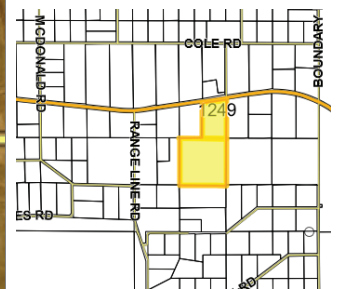
- Attachment 1: Location and Aerial Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments Reports and Applicant Responses**
- Attachment 4: Pre-Application Meeting Notes**
- Attachment 5: Traffic and Drainage Report Waiver Request**
- Attachment 6: Public Comment**
- Attachment 7 Site Plan Resolution**
- Attachment 8: Site Plan Rev. 11.12.24**



**Whitt's End Farmstand
Site Plan**

1249 Happy Jack Road

PZ-24-00083



September 10, 2024

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

Re: R 0034503
1249 Happy Jack Road
Project Narrative Letter / Justification Letter

To Whom it May Concern:

Following the Pre-Application Meeting on September 4, 2024, we are submitting this letter describing the planned improvements.

- We are proposing to expand the farm stand with a 12-foot by 30-foot addition. A 30-foot by 30-foot calf shelter and 40-foot by 70-foot livestock shelter may be constructed in the future.
- Electrical improvements include three electrical connections northeast of our home and one recreational vehicle connection adjacent to the home.

No changes to the surfacing will occur as the land will remain for livestock grazing.

If you have any questions, please contact us at 812 345-7106.

Sincerely,

Gus and Lene' Whitt

APPLICANT RESPONSE

AGENCY REVIEW #1
Permit Notes

https://www.cheyennecity.org/files/sharedassets/public/v/1/departments/city-engineer/2014-drawings_201403121536141856.pdf

Permit Number: PZ-24-00082

Applicant: Whitt, Lene

Owner: WHITT, AUGUSTUS ET AL

Project Description: Site Plan

Parcel Number: 14683020000900

Site Address: 1249 HAPPY JACK RD






Cheyenne, WY 82009

Submitted: 09/10/2024

Technically Complete: 09/10/2024

Approved:









Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/10/2024		Application	PZ-24-00082	GENERAL	 Site Plan will be approved by administratively by Planning Department following the 30 day public comment period, October 14, 2024, and completion of all agency reviews.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/11/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	 Owner of record and parcel boundary data appear to be in order. No further comments for this site plan.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
09/12/2024		Application	PZ-24-00082	GENERAL	 Currently there are not many noxious weed issues in this area. The parking around the site will create a constant flow of weed seed into the area via seed transportation on vehicles. The LCCD would recommend a plan be in place to address any noxious weed issues that arise near and around the parking lot(s).	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
			The parking area(s) may be used for livestock grazing during non-vehicle parking events. Noxious weeds will be killed by the property owners as necessary.			
09/12/2024		Workflow	WYOMING STATE FIRE MARSHALL'S OFFICE	GENERAL	 No PR required	ANTHONY.FRIESE@LARAMIECOUNTY.WY.GOV
09/16/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	 No comments	LAURA.PATE@LARAMIECOUNTY.WY.GOV

Permit Notes

09/21/2024	Application	PZ-24-00082	GENERAL	<div>✓ 1.I concur that a detailed Drainage Study and Traffic Study is not warranted for this development at this time. If, however, events take place that appear to warrant a Traffic Study, the County may require one at any time it deems necessary. In addition, the more impervious or slightly impervious area that may be added to this site in the future may likely warrant a detailed Drainage Study.</div> <div>✓ 2.The event parking stall layout with dimensions should be shown to indicate/show how many potential vehicles there may be.</div> <div>✓ 3.The ADA parking stall needs to be asphalt or concrete with a concrete ADA path from the stall to the entrance.</div> <div>✓ 4.There needs to be a minimum of 24 between the ADA parking space and the two other parking stalls for the drive aisle. The actual dimension is not shown on the site plan.</div> <div>✓ 5.Since the parking stalls for the farmstand will be on gravel, how will the stalls be designated/defined? Will concrete parking blocks be used to distinguish the stall locations?</div> <div>✓ 6.Research by a Licensed Surveyor needs to be done to determine if there is an 80, 60, or some other dimension dedicated/reserved right-of-way for States Road. If there is, it needs to be determined where the existing farm stand is currently located in relationship with the ROW to ensure there are no issues with its location.</div>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
				<div>Added to the site plan</div> <div>Added to the site plan</div> <div>Parking stalls will be defined utilizing the current fence. We can add railroad ties along the fence for additional parking barriers. A 'Customer Parking' sign is currently in place.</div> <div>Acknowledged</div>	
09/23/2024	Application	PZ-24-00082	GENERAL	<div>✓ Ensure proper access and egress for emergency services is maintained with the proposed projects.</div>	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
The current approach to/from onto Happy Jack Road is 20-feet wide and 25-foot radius. Access drives within the site exceed these dimension allowing access and egress for emergency services.					
09/23/2024	Application	PZ-24-00082	GENERAL	<div>✓ 2024 tax bill mailed September 2024 - 1st 1/2 due 11/12/24 - 2nd 1/2 due 05/12/25</div>	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
09/23/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	<div>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1.</div> <div>Building permits shall be required for all new building construction.</div> <div>Laramie County has adopted the 2021 I-codes and the 2023 NEC.</div>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
				Acknowledged	
09/24/2024	Application	PZ-24-00082	GENERAL	<div>✓ WAPA has no conflict with this project.</div>	ROGERS@LARAMIECOUNTY.WY.GOV
09/24/2024	Application	PZ-24-00082	GENERAL	<div>✓ no comment</div>	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

09/24/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	 Protect septic system from traffic.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
09/25/2024	Application	PZ-24-00082	GENERAL Emailed Proof	 1. Agency comments must be addressed and corrections made if necessary.  2. Posting of action signs verification is still needed.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/25/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	 1. All comments from the review engineer shall be addressed.  2. Any internal roadways on the site shall comply with the needs of emergency services.  3. Access off of US30 would be under the jurisdiction of WYDOT. The applicant shall provide the approved permit from WYDOT.  3a. Maintenance of this section of road will not be done by Laramie County. A note shall be added to the site plan indicating "there will be no public maintenance of States Road".  3b. With this development action, what is known as States Road shall be built and/or brought up to current Laramie County Standards to the southern most property line. A right-of-way/grading permit will be required. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

As per a phone call with Courtney 10/2/24
 No additional permits required.
 She will update this sheet and get it sent back.
 No additional access points needed off Happy Jack

AGENCY REVIEW #2

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-24-00082

Parcel Number: 14683020000900

Submitted: 09/10/2024

Applicant: Whitt, Lene
Owner: WHITT, AUGUSTUS ET AL
Project Description: Site Plan

Site Address: 1249 HAPPY JACK RD
Cheyenne, WY 82009

Technically Complete: 09/10/2024
Approved:
Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
09/10/2024		Application	PZ-24-00082	GENERAL	Site Plan will be approved by administratively by Planning Department following the 30 day public comment period, October 14, 2024, and completion of all agency reviews.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/11/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record and parcel boundary data appear to be in order. No further comments for this site plan.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
09/12/2024		Application	PZ-24-00082	GENERAL	Currently there are not many noxious weed issues in this area. The parking around the site will create a constant flow of weed seed into the area via seed transportation on vehicles. The LCCD would recommend a plan be in place to address any noxious weed issues that arise near and around the parking lot(s).	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
09/12/2024		Workflow	WYOMING STATE FIRE MARSHALL'S OFFICE	GENERAL	No PR required	ANTHONY.FRIESE@LARAMIECOUNTY.WY.GOV
09/16/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	LAURA.PATE@LARAMIECOUNTY.WY.GOV

Permit Notes

09/21/2024	Application	PZ-24-00082	GENERAL	<p>1.I concur that a detailed Drainage Study and Traffic Study is not warranted for this development at this time. If, however, events take place that appear to warrant a Traffic Study, the County may require one at any time it deems necessary. In addition, the more impervious or slightly impervious area that may be added to this site in the future may likely warrant a detailed Drainage Study.</p> <p>2.The event parking stall layout with dimensions should be shown to indicate/show how many potential vehicles there may be.</p> <p>3.The ADA parking stall needs to be asphalt or concrete with a concrete ADA path from the stall to the entrance.</p> <p>4.There needs to be a minimum of 24 between the ADA parking space and the two other parking stalls for the drive aisle. The actual dimension is not shown on the site plan.</p> <p>5.Since the parking stalls for the farmstand will be on gravel, how will the stalls be designated/defined? Will concrete parking blocks be used to distinguish the stall locations?</p> <p>6.Research by a Licensed Surveyor needs to be done to determine if there is an 80, 60, or some other dimension dedicated/reserved right-of-way for States Road. If there is, it needs to be determined where the existing farm stand is currently located in relationship with the ROW to ensure there are no issues with its location.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
09/23/2024	Application	PZ-24-00082	GENERAL	Ensure proper access and egress for emergency services is maintained with the proposed projects.	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
09/23/2024	Application	PZ-24-00082	GENERAL	2024 tax bill mailed September 2024 - 1st 1/2 due 11/12/24 - 2nd 1/2 due 05/12/25	TAMMY.DEISCH@LARAMIECOUNTY.WY.GOV
09/23/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2021 I-codes and the 2023 NEC.</p>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
09/24/2024	Application	PZ-24-00082	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
09/24/2024	Application	PZ-24-00082	GENERAL	no comment	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV

Permit Notes

09/24/2024	Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Protect septic system from traffic.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
09/25/2024	Application	PZ-24-00082	GENERAL	1. Agency comments must be addressed and corrections made if necessary. 2. Posting of action signs verification is still needed.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/25/2024	Application	PZ-24-00082	GENERAL	Signs were posted on 9.20.24. Public posting is now completed. 30 day public notice deadline is now 10.20.24.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
09/25/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer shall be addressed. 2. Any internal roadways on the site shall comply with the needs of emergency services. 3. Access off of US30 would be under the jurisdiction of WYDOT. The applicant shall provide the approved permit from WYDOT. 3a. Maintenance of this section of road will not be done by Laramie County. A note shall be added to the site plan indicating "there will be no public maintenance of States Road". 3b. With this development action, what is known as States Road shall be built and/or brought up to current Laramie County Standards to the southern most property line. A right-of-way/grading permit will be required. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
Per the 1st review, no additional permits needed.					
10/02/2024	Application	PZ-24-00082	GENERAL	Approval has been changed and will be done by the Board of County Commissioners with a Public Hearing on November 19, 2024. Letters sent to adjacent property owners informing them of the public hearing.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/04/2024	Workflow	COUNTY CONSERVATION DISTRICT REVIEW	GENERAL	Currently there are not many noxious weed issues in this area. The parking around the site will create a constant flow of weed seed into the area via seed transportation on vehicles. The LCCD would recommend a plan be in place to address any noxious weed issues that arise near and around the parking lot(s).	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
10/07/2024	Application	PZ-24-00082	GENERAL	2nd Review - Previous comments have been addressed except for one. A licensed surveyor needs to determine how much right-of-way has been established for States Road to determine if all the items will be located outside of the right-of-way.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
10/08/2024	Application	PZ-24-00082	GENERAL	No additional comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
10/08/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	All previous comments have been acknowledged and/or addressed. No further comments. No additional Public Works permits required.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV

Permit Notes

10/09/2024	Application	PZ-24-00082	GENERAL	<p>1. Public comments have been received with concerns on the dust, noise, smell, traffic, and implement dealer advertising. Please address how these concerns are being addressed.</p> <p>Re; water the arena during performances, times that the events end, noise level, overflow parking accomadations, electrical hook-ups use, etc.....</p> <p>2. Please provide a written weed control plan to address the Conservation District remarks.</p>	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
10/14/2024	Workflow	WYDOT REVIEW	GENERAL	No comment.	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV

1 -Re Dust: We have a water truck and try to water the areas before events. We will apply additional water for future events.

2 Re Noise: We apologize for any music that may have drifted over. We play music only during the fall festival between the hours of 10AM - 6pm on Saturday and 10AM and 5pm on Sunday. We will turn the speakers down or relocate them to an area further away from their property.

3 Re Smell: We had 4 calves weighing 300-350 pounds, in our roping pen at the end of the arena for 4 months. The roping pens, dairy pasture, and other pastures are routinely cleaned. The additional shelters are designed to keep our livestock out of the elements and comfortable during summer suns and winter snows. Each of our animal pastures have ample access to quality hay, fresh water and animal specific mineral 24/7.

4 RE Traffic - We have tried to be diligent in parking. We adjusted our parking this year, added additional volunteers to help park, take admittance and get people parked quickly and efficiently. We also had multiple signs directing traffic on our property. The RV hookups were designed for my parents, their friend and our food truck during the fall festival. We have no intentions of becoming a campground.

5 We apologize for any eyesore that you feel we have. We have worked hard to keep things neat and tidy on our property. The tractor implements were brought in for the fall festival for kids to play on and take pictures with. We have no plans of becoming a used car lot.



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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



Pre-Application Meeting Notes

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.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.

Date: 9/4/24 Staff: JA, CC, BH, DP, TG(EA)		Property Owner: Whitt
Project Description: Whitt's End / Other Commercial operations		
Project Location/Address: 1249 Happy Jack		R #: 0034503
ATTENDEES/AGENTS/PARTIES		
Applicant Lene Whitt	Phone 812-345-7106	Email lenewhitt@gmail.com
Other	Phone	Email
Other	Phone	Email
APPLICATION TYPE(S)		
<input type="checkbox"/> Administrative Plat (Vacation? Y/N) <input type="checkbox"/> Appeal <input type="checkbox"/> Board Approval <input type="checkbox"/> Home Occupation <input type="checkbox"/> Family Exemption <input type="checkbox"/> Preliminary Development Plan <input type="checkbox"/> Public Hearing – No Approval Required (Xmission lines, O&G)	<input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan – Amendment <input type="checkbox"/> Site Plan – For Records <input type="checkbox"/> Subdivision Exemption – Other <input type="checkbox"/> Subdivision Permit & Plat <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change	
APPLICATION GUIDANCE		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:	
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:	



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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



Pre-Application Meeting Notes

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Community Facility Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public Safety Fees Acknowledgement Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit: <i>if LCPW requires any upgrades</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>or WYDOT</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319:

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



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Cheyenne, WY 82009 planning@laramiecounty.com
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Pre-Application Meeting Notes

Miscellaneous Notes:

- Bring entire site into compliance thru site plan for entire property
 - incl: Arena, RV hookups, parking, septic, etc commercial kennel
- If desired, put future proposed locations for expansion
- E.H.: denote drainfield on plans please + fence off so public can't drive on it

September 10, 2024

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, Wyoming 82009

Re: R 0034503
1249 Happy Jack Road
Drainage Study and Traffic Study Waiver Letter

To Whom it May Concern:

Following the Pre-Application Meeting on September 4, 2024, we are submitting this letter as our request for a Drainage Study and Traffic Study waiver per sections 301-105 and 3-5-105 of the Laramie County Land Use Regulations. We are proposing to expand the farm stand with a 12-foot by 30-foot addition. Additional agricultural future features are provided on the site plans.

DRAINAGE STUDY WAIVER

We are asking for a waiver of the requirements for a Drainage Report for the proposed minor site improvements given the limited surface runoff increases. These additions will result in minute surface runoff increase and no effect on any downstream drainages.

TRAFFIC STUDY WAIVER

We are asking for a waiver of the requirements for a Traffic Report for the proposed minor site improvements given the limited impacts from traffic from/too Happy Jack Road.

We kindly appreciate your consideration of our request. If you have any questions, please contact us at 812 345-7106.

Sincerely,

Gus and Lene' Whitt

To: Laramie County Planning & Development

Re: Whitt's End Site Plan

We are totally against any additions to the commercial enterprise that Gus and Lene Whitt are currently operating at 1249 Happy Jack Road. The problems are as follows:

- 1.) Excessive dust from the arena and the overgrazed land and parking areas.
- 2.) Noise. Last weekend, the country music playing out of the speakers was so loud you could hear it down by our arena.
- 3.) Smell. All those poor calves living next to the arena, and all the cattle in general make for some horrible days when the wind blows from the south. Additional shelters just mean more animals that the property cannot support. It's on its way to a commercial stock yard as it is.
- 4.) Traffic. During one carnival weekend, we even had people coming up our driveway and asking if they could park on our land. The three additional electric hook-ups and RV site will make matters worse for 6 months of the year.
- 5.) The eyesore of having a mini CFD across the street just keeps getting worse. Now they have John Deere implements parked out in front as a sponsorship gig. What's next? A used car lot? Making the farmstand even larger will only encourage the potential for increases in all of the above.

We would have no problems with whatever they want to do with their land if they would put up a tall, solid fence along Happy Jack which would block the dust, the advertising, and presumably some of the noise.

Sincerely,

Joni Rio

Bill Crapser

1244 Happy Jack Road



RESOLUTION # _____

**A RESOLUTION FOR APPROVAL OF A SITE PLAN FOR THE WHITT'S END FARMSTAND LOCATED IN A
PORTION OF SECTIONS 30, TOWNSHIP 14 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARAMIE
COUNTY, WYOMING.**

WHEREAS, Wyoming State Statutes §§ 18-5-101 to 18-5-107; §§ 18-5-201 to 18-5-208; §§ 18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations (LCLUR); and

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

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

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with Section 2-2-133 governing Site Plans; and,
- b. This application is in conformance with Section 4-2-114 governing the LU Land Use Zone District.

THEREFORE, the Board approves the Whitt's End Farmstand on the conditions that:

1. All recommendations of the agency reviews, including any public improvements deemed necessary, are addressed prior to issuance of a Certificate of Review.

PRESENTED, READ, AND PASSED, this _____ day of _____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

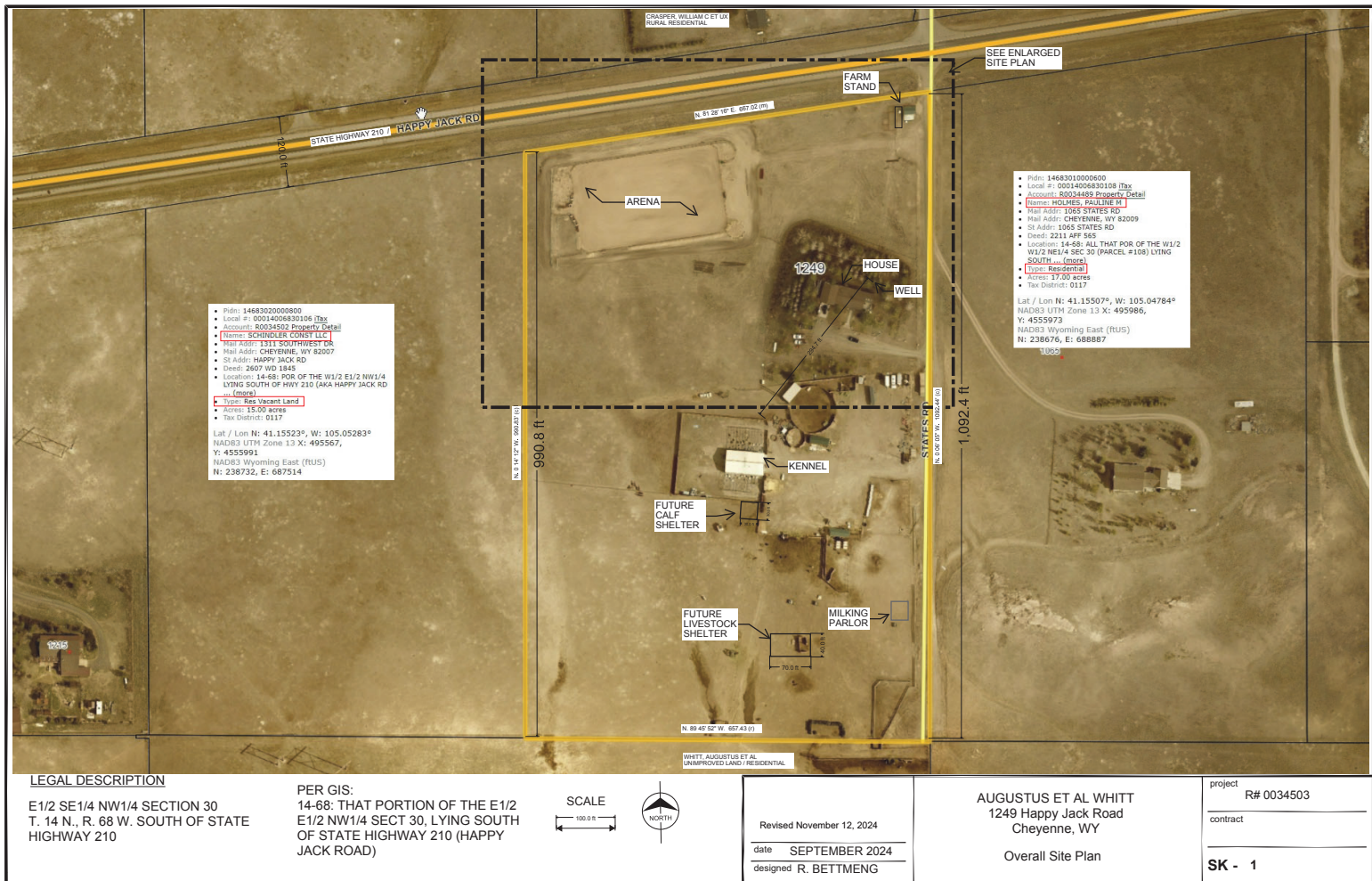
Brian Lovett, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office





- SITE NOTES**
1. GRASS COVERING FOR EVENT PARKING; AGGREGATE SURFACING FOR FARM STAND PARKING.
 2. THE DIMENSION FROM THE WATER SUPPLY WELL TO THE KENNEL IS APPROXIMATELY 290 FEET.
 3. FARM STAND BUILDING IS APPROXIMATELY 12 FOOT.
 4. THE CHEVRON ADA SPACE AND ACCESS PATH TO THE STAND SHALL BE ASPHALT OR CONCRETE.
 5. THE SEPTIC TANK AND LEACH FIELD WILL BE PROTECTED BY A PERIMETER BARRIER.
 6. THERE WILL BE NO PUBLIC MAINTENANCE OF STATES ROAD.
 7. SEE SITE DETAILS FOR ADA SIGN AND POST DETAIL.

- SITE DIMENSIONS**
1. TOTAL SITE AREA = 16 ACRES.
 2. FARM STAND BUILDING AREA = 240 SF.
 3. FUTURE FARM STAND ADDITION AREA = 432 SF.

- Pldn: 14683020000900
- Local #: 00014006830107 iTax
- Account: R0034503 Property Detail
- Name: WHITT, AUGUSTUS ET AL
- Mail Addr: 1249 HAPPY JACK RD
- Mail Addr: CHEYENNE, WY 82009
- St Addr: 1249 HAPPY JACK RD
- Deed: 2742 WD 1312
- Location: 14-68; THAT POR OF THE E1/2 E1/2 NW1/4 SEC 30, LYING SOUTH OF ST HWY 210 (H ... (more)
- Type: Residential
- Acres: 16.00 acres
- Tax District: 0117

Lat / Lon N: 41.15517°, W: 105.05033°
NAD83 UTM Zone 13 X: 495777,
Y: 4555984
NAD83 Wyoming East (ftUS)
N: 238709, E: 688203

SCALE



date SEPTEMBER 2024
designed R. BETTMENG

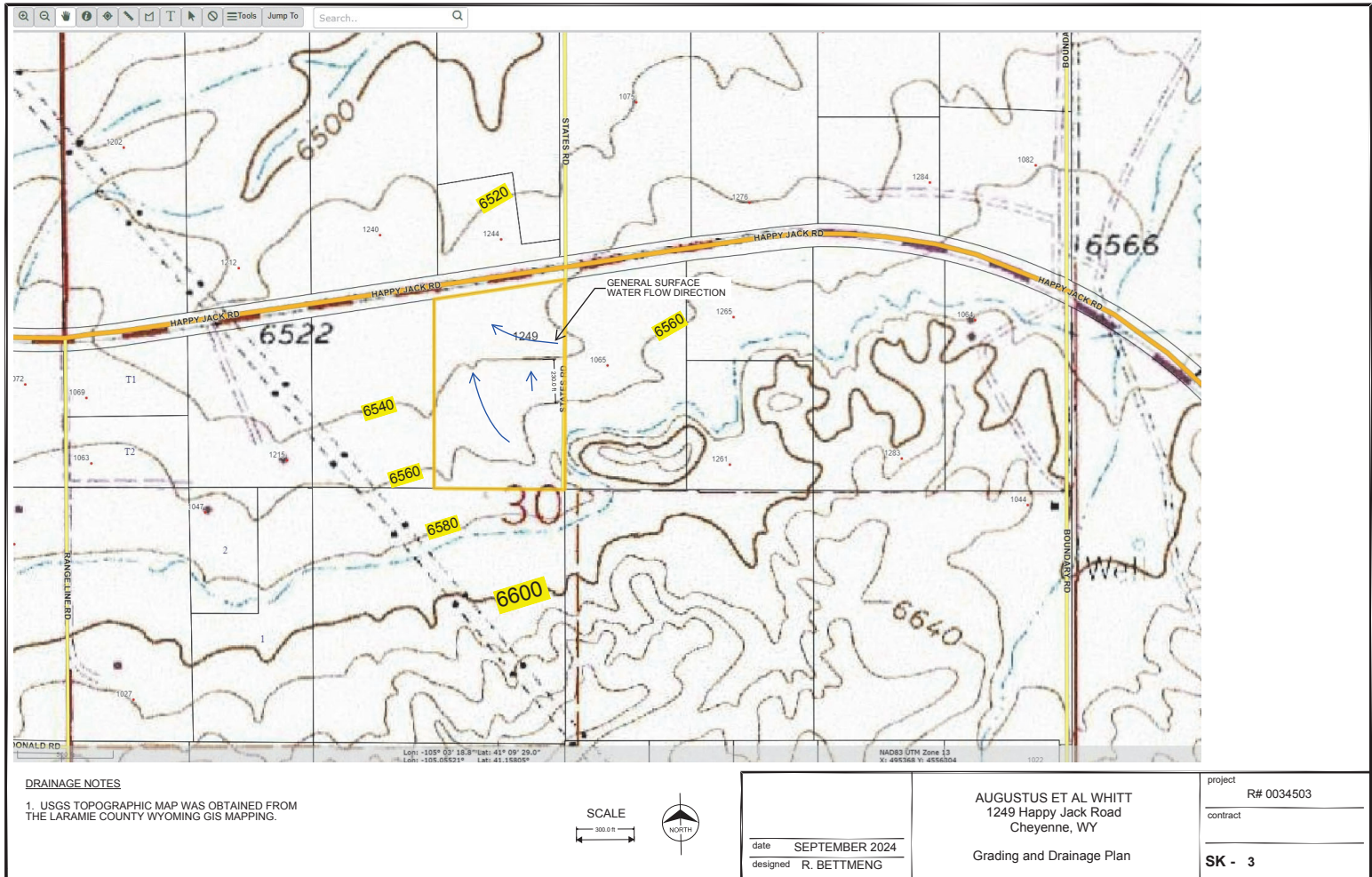
AUGUSTUS ET AL WHITT
1249 Happy Jack Road
Cheyenne, WY

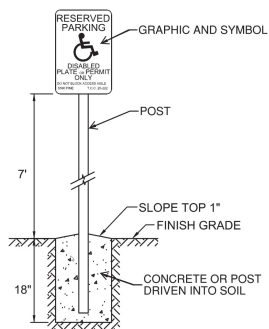
Enlarged Site Plan

project
R# 0034503

contract

SK - 2





ADA ACCESSIBLE SIGN AND POST DETAIL

DRAINAGE NOTES

1. USGS TOPOGRAPHIC MAP WAS OBTAINED FROM THE LARAMIE COUNTY WYOMING GIS MAPPING.

SCALE
300.0 ft



date SEPTEMBER 2024
designed R. BETTMENG

Site Details

project R# 0034503
contract
SK - 4