



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: June 3, 2025

TITLE: PUBLIC HEARING regarding an amendment to the 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, submitted a Site Plan application for the Whitt's End Farmstand, located at 1249 Happy Jack Road, Cheyenne, WY. The application was submitted to expand the existing farmstand with a 360 sq. foot addition, installing RV electrical connections, and plans for future livestock shelters. On November 19, 2024, the Laramie County Board of Commissioners held a public hearing on this applicant and voted to approve (5-0) the Whitt's End Farmstand Site Plan with two conditions.

1. All recommendations of the agency reviews, including any public improvements deemed necessary, are addressed prior to issuance of a Certificate of Review.
2. Any construction or improvement of existing structure(s) will require a commercial building permit.

The applicants are asking to amend the Site Plan to reflect the actual intended use of the property. The revised Site Plan now includes only the north side of the property, as that is the only portion of the property that is accessible to the public. The remaining portion is fenced off and used only for the applicants personal use. They are requesting the removal of the south side of the property and approval of their amended Site Plan.

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 outlined above, the Board of County Commissions may approve the Amended Site Plan for the Whitt's End Farmstand with the following conditions.

1. Change the parameters of the Whitt's End Site Plan to include only the northern portion of the subject parcel that reflects the actual area used for the commercial operation and remove the southern portion used for agricultural purposes.
2. Any construction on the northern portion of the parcel that is accessible to the public and used for the activities of the Whitt's End Farmstand will require a commercial building permit.
3. Relocate the hammerhead turnaround for emergency vehicle access to the north side of the property, where it will align with the proposed amendment to the Site Plan.

PROPOSED MOTION

I move to approve the Amended Whitt's End Farmstand Site Plan dated May 23, 2025, located in a portion of Section 30, Township 14 North, Range 68 West, of the 6th P.M., Laramie County, WY, with three conditions, and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location and Aerial Map
- Attachment 2: Project Narrative for Amendment
- Attachment 3: Resolution Approved 11.19.2024
- Attachment 4: Site Plan Approved 11.19.24
- Attachment 5: Amended Site Plan Resolution
- Attachment 6: Amended Site Plan



**Whitt's End Farmstand
Amended Site Plan**

1249 Happy Jack Road

PZ-24-00082



THE
FALEN LAW OFFICES
L.L.C.
ATTORNEYS FOR THE WEST

FRANKLIN J. FALEN¹
BRANDON L. JENSEN²
CONNER G. NICKLAS³

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CHEYENNE, WYOMING 82003-0346
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RACHAEL L. BUZANOWSKI⁴
SARAH FALEN TATE⁵
ANNALISA K. MILLER⁶
ELISE L. BALIN⁷

¹ ALSO LICENSED IN NE, SD & ND

² ALSO LICENSED IN CO & NM

³ ALSO LICENSED IN CO & MT

⁴ ALSO LICENSED IN NE & KS

⁵ ONLY LICENSED IN NM

⁶ ALSO LICENSED IN NM

⁷ ONLY LICENSED IN WY

May 23, 2025

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

Re: Project Narrative Letter for Record No. PZ-24-00082

Dear Commissioners,

On behalf of Gus and Lene Whitt (“the Whitts”) we respectfully submit this letter to request a reconsideration of the Laramie County Board of County Commissioners’ conditions imposed on the Whitt’s End Farmstand Site Plan (the “Site Plan”), originally approved by the Commissioners on November 19, 2024. The Site Plan was approved subject to two conditions: (1) that all future buildings be commercially permitted and (2) that a hammerhead turnaround be constructed on the State Road east of the Whitt’s property line to the Steiner property line.

We seek to amend this Site Plan to more accurately reflect the actual intended use of the property. Specifically, the revised Site Plan only includes the north side of the property, as that is the only side of the property that will be accessible to the public. The south side of the property is fenced off and reserved exclusively for the Whitts’ personal use. The original application mistakenly included improvements on the south half of the property due to a misunderstanding of instructions from the Laramie County Planning and Zoning Department, who instructed the Whitts to include all future building plans in the application. As stated previously, the buildings on the south half of the property are all for personal use and are exempt from County permitting under Section 2-2-133(b)(iii) of the Laramie County Land Use Regulations.

In light of this clarification, we respectfully request that the south side of the property be removed from the Site Plan, including only the north side of the property where public-facing activities occur. Alternatively, if the south side is not completely removed from the Site Plan, we respectfully request that the following conditions be modified:

- 1. Limit Commercial Permitting Requirements:** Modify the condition requiring all future buildings to be commercially permitted so that it applies only to the north side of the property, which is the sole area accessible to the public. Because the south side is used exclusively for personal purposes, any future livestock structures located there should be exempt from the Site Plan requirements as “agricultural property” and should not require a commercial permit. See Laramie County Land Use Regulations, § 2-2-133(b)(iii). We will still obtain a commercial permit for the proposed farmstand building, which will be a maximum of 60 feet by 60 feet in size, and any future buildings which may be constructed on the north side of the property.
- 2. Relocate the Hammerhead Turnaround:** Allow the hammerhead turnaround for emergency vehicle access to be located on the north side of the property, where it will more effectively serve the area open to the public and align with this proposed amendment to the Site Plan.

These proposed changes were discussed during a meeting with County Planner Justin Arnold and Associate Planner Catherine Cundall on May 13, 2025. We submit this revised Site Plan based on those discussions.

We respectfully request the Commission to consider these modifications to ensure that the Site Plan accurately reflects the use of the property. Please feel free to reach out to us if you have any questions regarding this request.

Sincerely,



Annalisa K. Miller
Conner G. Nicklas
Falen Law Offices, LLC
Post Office Box 346
300 East 18th Street
Cheyenne, Wyoming 82001
(307) 632-5101
annalisa@buddfalen.com
conner@buddfalen.com

On Behalf of Gus and Lene' Whitt
1249 Happy Jack Road
Cheyenne, WY 82009

RECEIVED 12/17/2024 AT 2:04 PM BK# 2908 PG# 843
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

RESOLUTION # **241119-36**

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.
2. Any construction or improvement of existing structure(s) will require a commercial building permit.

PRESENTED, READ, AND PASSED, this 19 day of Nov, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Signed by: Brian Lovett
 Brian Lovett, Chairman

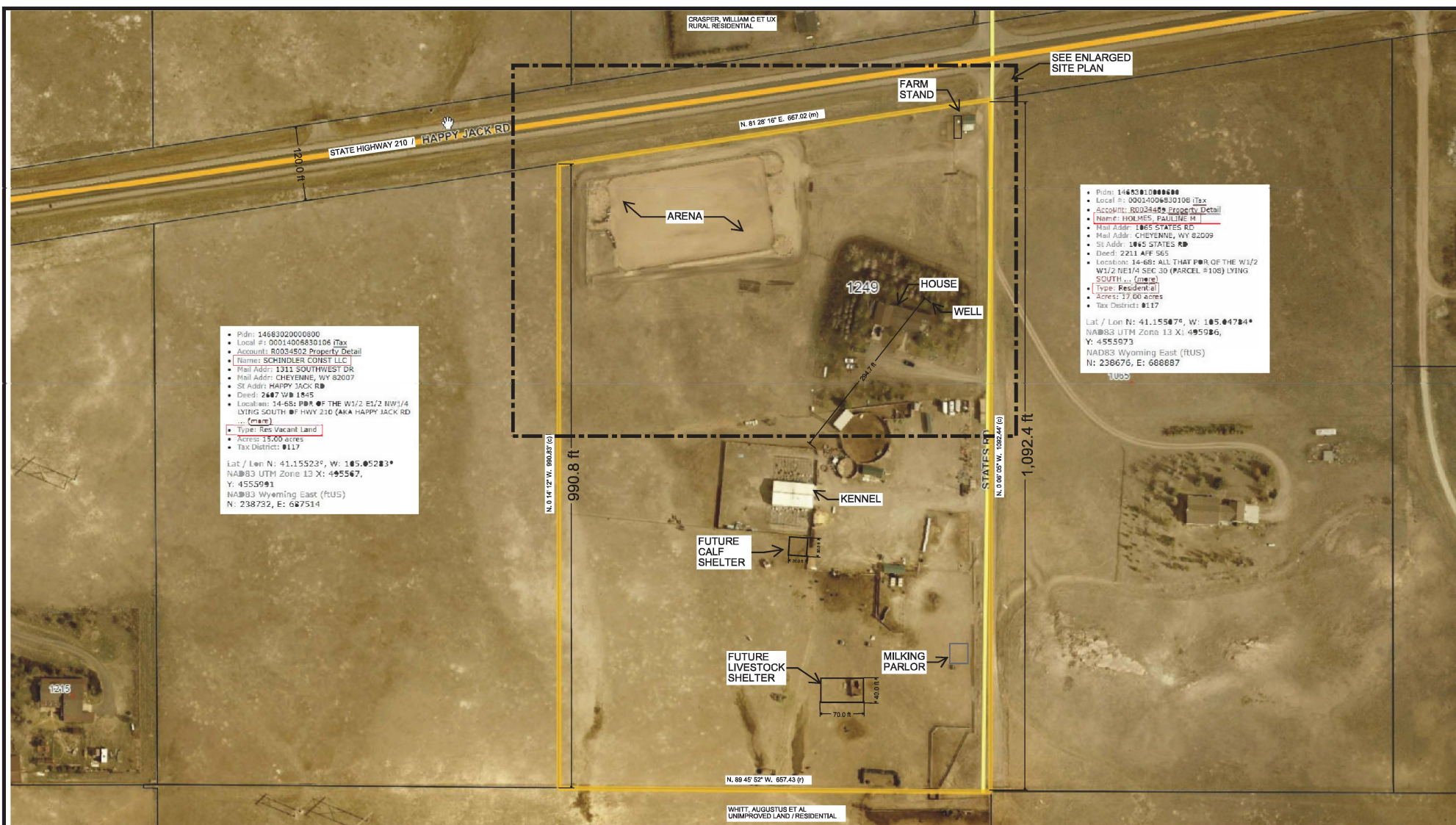
ATTEST:

Signed by: Debra K. Lee
 Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

[Signature]
 Laramie County Attorney's Office

COPY OF RECORD



• PIdn: 14683020000800
• Local #: 00014006830106 iTax
• Account: R0034502 Property Detail
• Name: SCHINDLER COIST LLC
• Mail Addr: 1311 SOUTHWEST DR
• Mail Addr: CHEYENNE, WY 82007
• St Addr: HAPPY JACK RD
• Deed: 2687 W/2 1845
• Locality: 14-68: PORT OF THE W1/2 E1/2 NW1/4 LYING SOUTH OF HWY 210 (AKA HAPPY JACK RD SOUTH... (name)
• Type: Vacant Land
• Acres: 15.00 acres
• Tax District: 0117
Lat / Lon N: 41.15523°, W: 105.05283°
NAD83 UTM Zone 13 X: 495567,
Y: 4555981
NAD83 Wyoming East (FUS)
N: 238732, E: 687514

• PIdn: 14683010000600
• Local #: 00014006830106 iTax
• Account: R0034488 Property Detail
• Name: HOLMES, PAULINE R
• Mail Addr: 1065 STATES RD
• Mail Addr: CHEYENNE, WY 82009
• St Addr: 1065 STATES RD
• Deed: 2211 APR 565
• Location: 14-68: ALL THAT PORT OF THE W1/2 W1/2 NE1/4 SEC 30 (PARCEL #108) LYING SOUTH... (name)
• Type: Residential
• Acres: 17.00 acres
• Tax District: 0117
Lat / Lon N: 41.15507°, W: 105.04784°
NAD83 UTM Zone 13 X: 495086,
Y: 4555973
NAD83 Wyoming East (FUS)
N: 238676, E: 686887

LEGAL DESCRIPTION

E1/2 SE1/4 NW1/4 SECTION 30
T. 14 N., R. 68 W. SOUTH OF STATE
HIGHWAY 210

PER GIS:
14-68: THAT PORTION OF THE E1/2
E1/2 NW1/4 SECT 30, LYING SOUTH
OF STATE HIGHWAY 210 (HAPPY
JACK ROAD)

SCALE
100.0 ft



Revised November 12, 2024

date SEPTEMBER 2024

designed R. BETTMENG

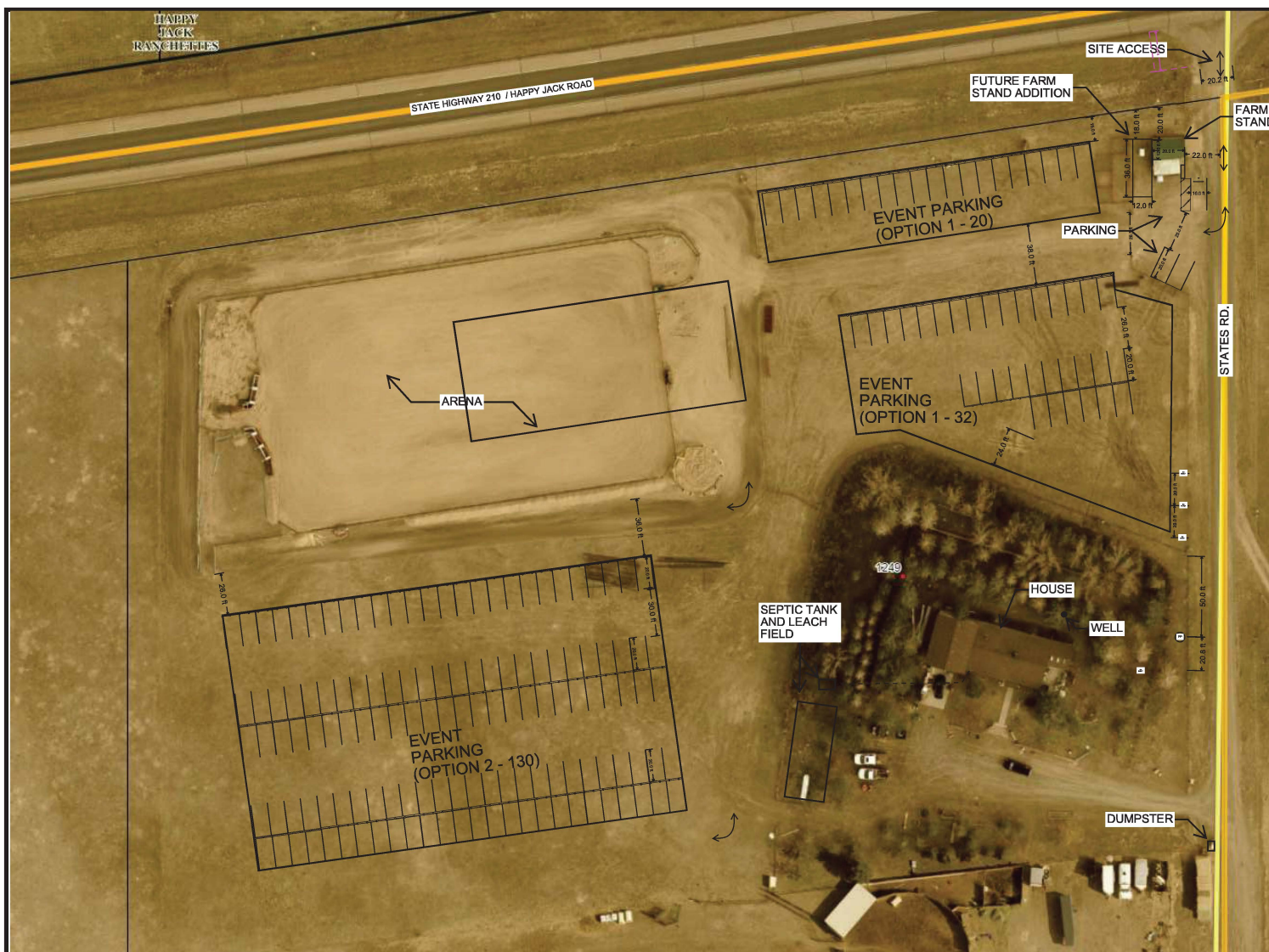
AUGUSTUS ET AL WHITT
1249 Happy Jack Road
Cheyenne, WY

Overall Site Plan

project R# 0034503

contract

SK - 1



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.

- Pidn: 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 W 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
50.0 R



date SEPTEMBER 2024
designed R. BETTMENG

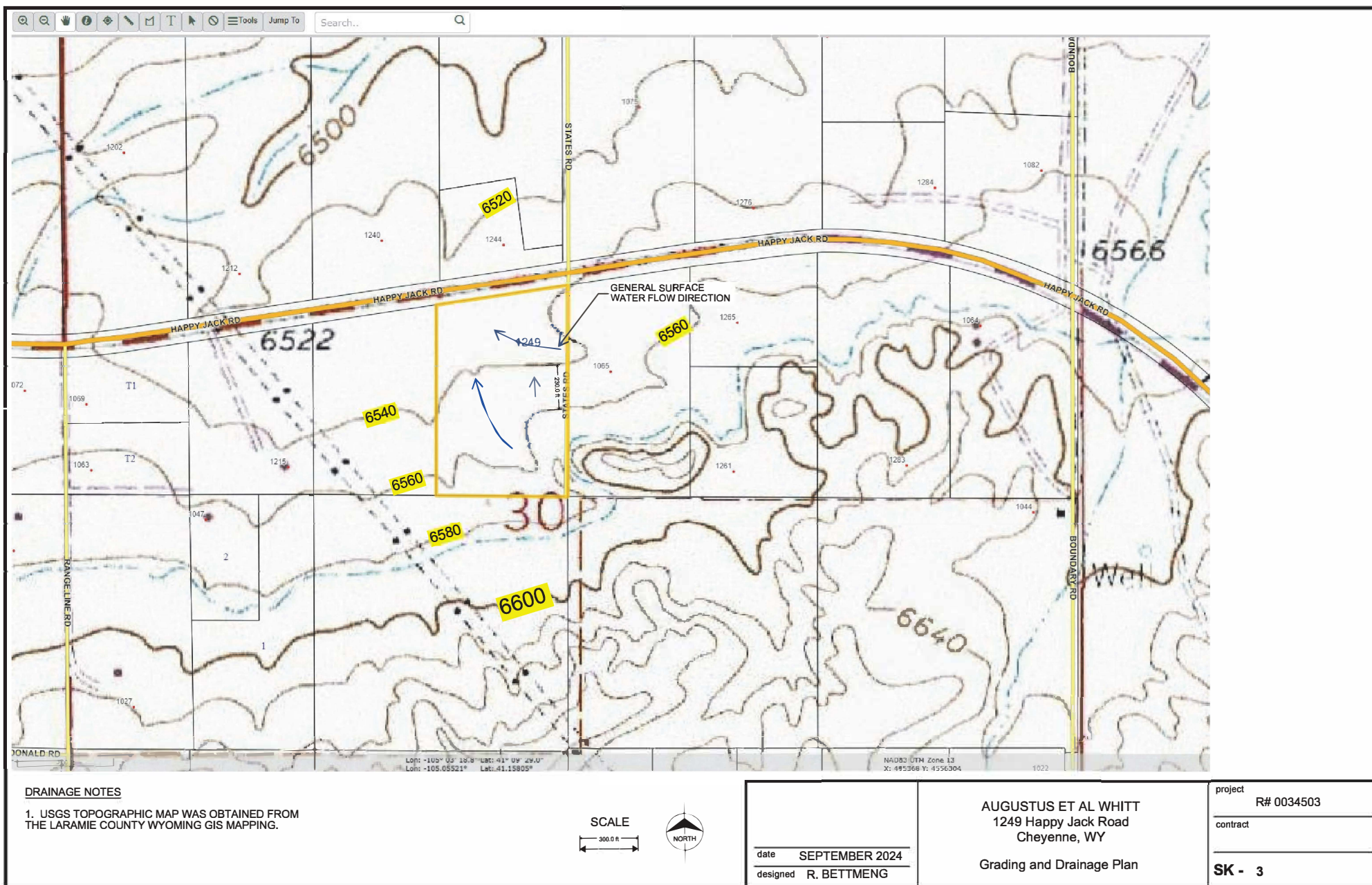
AUGUSTUS ET AL WHITT
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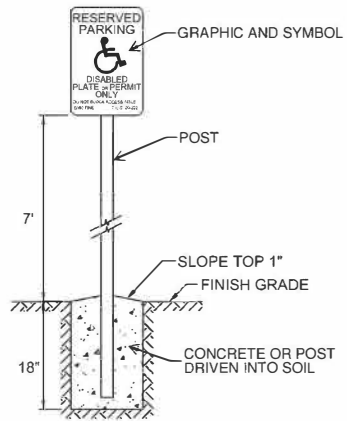
Enlarged Site Plan

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



<p>date SEPTEMBER 2024</p> <p>designed R. BETTMENG</p>	<p>Site Details</p>	<p>project R# 0034503</p> <p>contract</p> <p>SK - 4</p>
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PRESENTED, READ, AND PASSED, this _____ day of _____, 2024.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Chairman

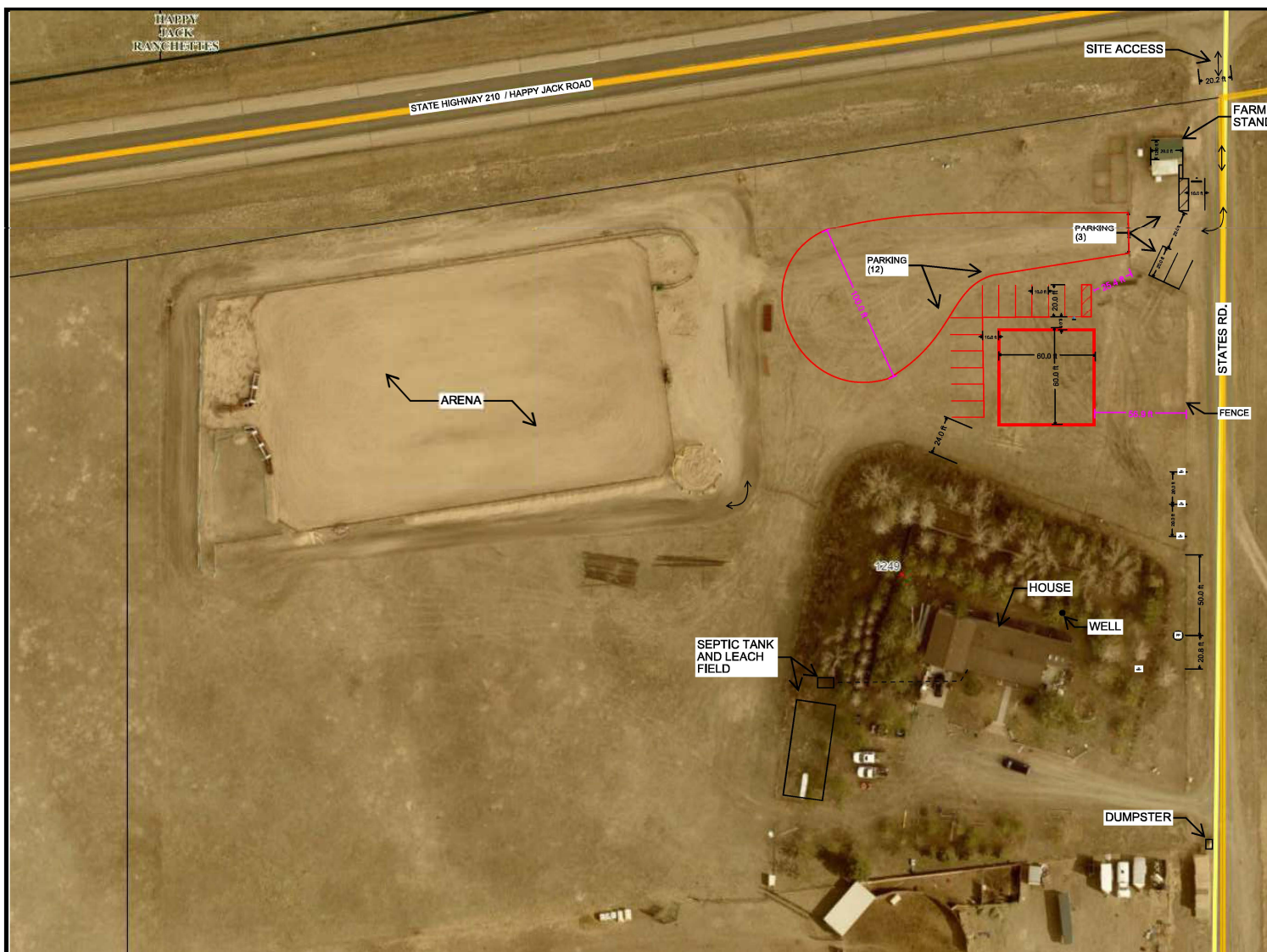
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office



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N: 238709, E: 688203

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50.0 ft



date MAY 2025
designed R. BETTMENG

AUGUSTUS ET AL WHITT
1249 Happy Jack Road
Cheyenne, WY

Enlarged Site Plan

project
R# 0034503

contract

SK - 2