



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Justin Arnold, Planning and Development Program Manager

DATE: May 6, 2025

TITLE: PUBLIC HEARING Regarding the White Antelope Barn Site Plan, located at Tract 33, Mountain Shadow, Laramie County, WY.

EXECUTIVE SUMMARY

BenchMark Engineers, PC, on behalf of the Heidi A. Pulcifer Revocable Trust, has submitted a Site Plan application to allow an event venue on her property located at Tract 33, Mountain Shadow, Laramie County, WY. The subject parcel lies between 1856 and 1882 Mountain Shadow Lane North. The parcel is situated in the LU – Land Use Zone District. Under Laramie County Land Use Regulations (LCLUR) § 2-2-133(d)(iv), the Planning and Development Director may require a site plan to have a public hearing before the Board of County Commissioners if it is determined that the impacts of the proposed use will significantly impact surrounding properties.

BACKGROUND

Planning has determined the proposed use is a permissible use under LCLUR § 4-2-114(a). The use may not be denied, but the Commissioners may direct Planning to place conditions upon the site plan to mitigate impacts to surrounding neighbors.

Pertinent provisions in the Laramie County Land Use Regulations include:

Section 2-2-133 governing the Site Plan process.

Section 4-2-114 governing the LU – Land Use Zone District.

DISCUSSION

The subject property is a 7.13-acre parcel. Its current use is vacant residential land. The applicant wishes to construct a barn-like structure, storage building, three cabins, and a parking lot. The project will have two phases.

The Laramie County Comprehensive Plan identifies the area as RAI - Rural Ag Interface, which uses are rural residential and limited service commercial and retail uses. Commercial uses should provide evidence that they will not significantly impact surrounding residential uses.

The subject property is in AMEC Zone 4, which requires a minimum of 5.25 acre. A commercial septic system will be installed in accordance with D.E.Q. regulations.

The subject property is bordered on all sides by the LU Zone District.

At the time of this report, the applicant is proposing to eliminate the basement thus reducing building occupancy as well as reducing parking lot size. Those plans are currently being revised for resubmission to which agency reviews will be completed. A development sign was posted, adjacent property owners were notified, and a legal advertisement was placed in the Wyoming Tribune Eagle. Several public comments were received and are attached to this report.

RECOMMENDATION and FINDINGS

Based upon evidence provided, staff recommend the Laramie County Board of Commissioners find that:

- a. This application meets the criteria for Site Plans pursuant to section 2-2-133 of the Laramie County Land Use Regulations; and,
- b. This application is in conformance with Section 4-2-114 of the Laramie County Land Use Regulations governing the LU – Land Use Zone District.

and that the Board may approve the White Antelope Barn Site Plan on the condition that:

- 1. All agency comments must be addressed and corrections made to the Site Plan before a Certificate of Review is issued.

PROPOSED MOTION

I move to approve the White Antelope Barn Site Plan with one condition and adopt the findings of fact a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Applicant Justification Letter**
- Attachment 3: Conceptual Site Plan for White Antelope Barn**
- Attachment 4: Agency Review Comments**
- Attachment 5: Public Comments**
- Attachment 6: Resolution**

**Laramie County
Wyoming MapServer**

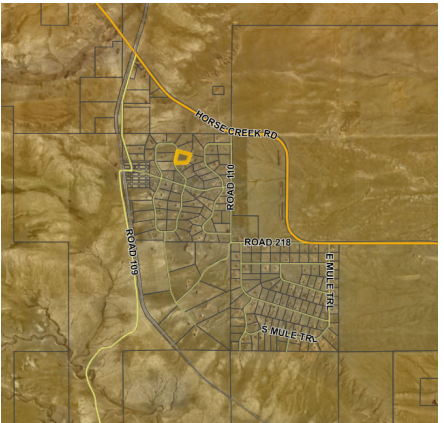
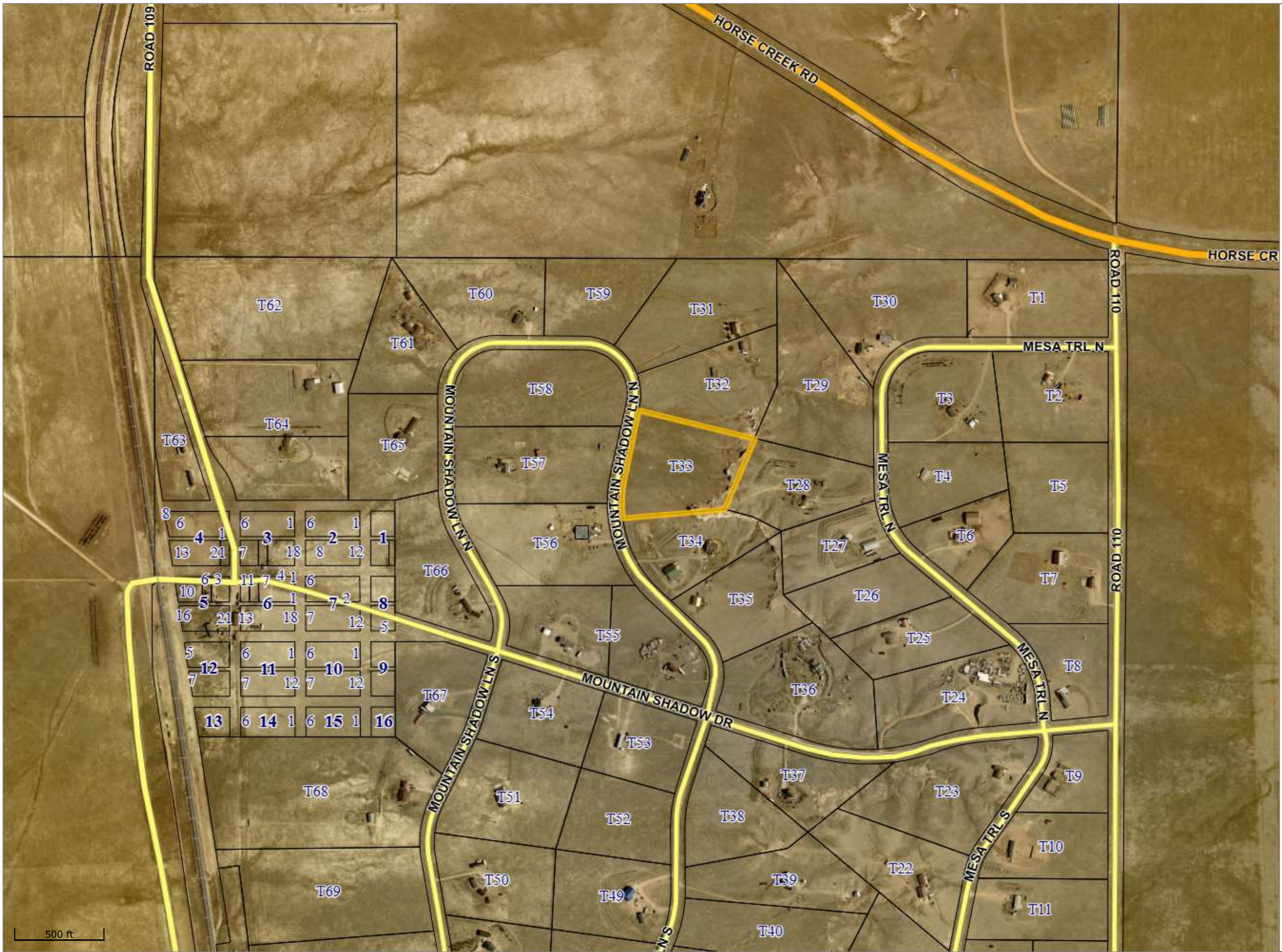
WHITE ANTELOPE BARN SITE
PLAN

MOUNTAIN SHADOW: TRACT 33

ZONE DISTRICT - LAND USE

COMPREHENSIVE PLAN - RURAL
AG INTERFACE (RAI)

AMEC ZONE - 2



Interstate
Major Road
imps only



This map/data is made possible through the
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use or misuse of this information.
printed 4/28/2025



February 12, 2025

Mr. Justin Arnold
Planning and Development Program Manager
Laramie County Planning Department
3966 Archer Pkwy, Cheyenne, WY 82009

**RE: White Antelope Barn
Site Plan Submittal – Project Description**

Dear Mr. Arnold,

On behalf of the property owner, we are submitting an application for a Site Plan for this development. The owner intends to use the property as a wedding venue and construct a barn-like structure, a storage building, three cabins, and a parking lot. In addition, the site will consist of a trash dumpster, water well, and a septic system (septic tank and leach field). A commercial septic permit will be submitted to the Laramie County Health Department after the site plan has been approved.

The project will have two phases. Phase I will consist of the parking lot, barn, and most of the utilities. Phase II will consist of the storage building, cabins, and utilities for the cabins. This site plan application is for approval for both phases, although Phase II will not be constructed in the immediate future.

After Site Plan approval, we will submit the necessary documentation for the various permits required, which will include, but not limited to, access, grading, septic, and building.

If you have any questions or wish to discuss any of the above information in more detail, please do not hesitate to contact us at (307) 634-9064 or scottL@benchmarkengineers.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott D. Larson', is written over a faint, large, stylized background graphic that resembles a compass or a set of drafting tools.

Scott D. Larson, PE
President

April 7, 2025

To Whom it May Concern:

In light of feedback and certain concerns voiced by people living in Mountain Shadow Subdivision, Brian Skarohlid and Heidi Pulcipher have modified plans for White Antelope Barn. The design now eliminates the walk out basement, or Cellar.

This change will do several things:

It will reduce the overall occupancy of the building and thus reduce the size of the parking lot as required by Laramie County regulations.

It will also allow for the building to be built further down the hillside, resulting in less disturbance to the soil.

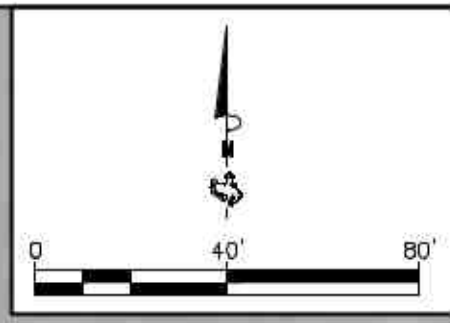
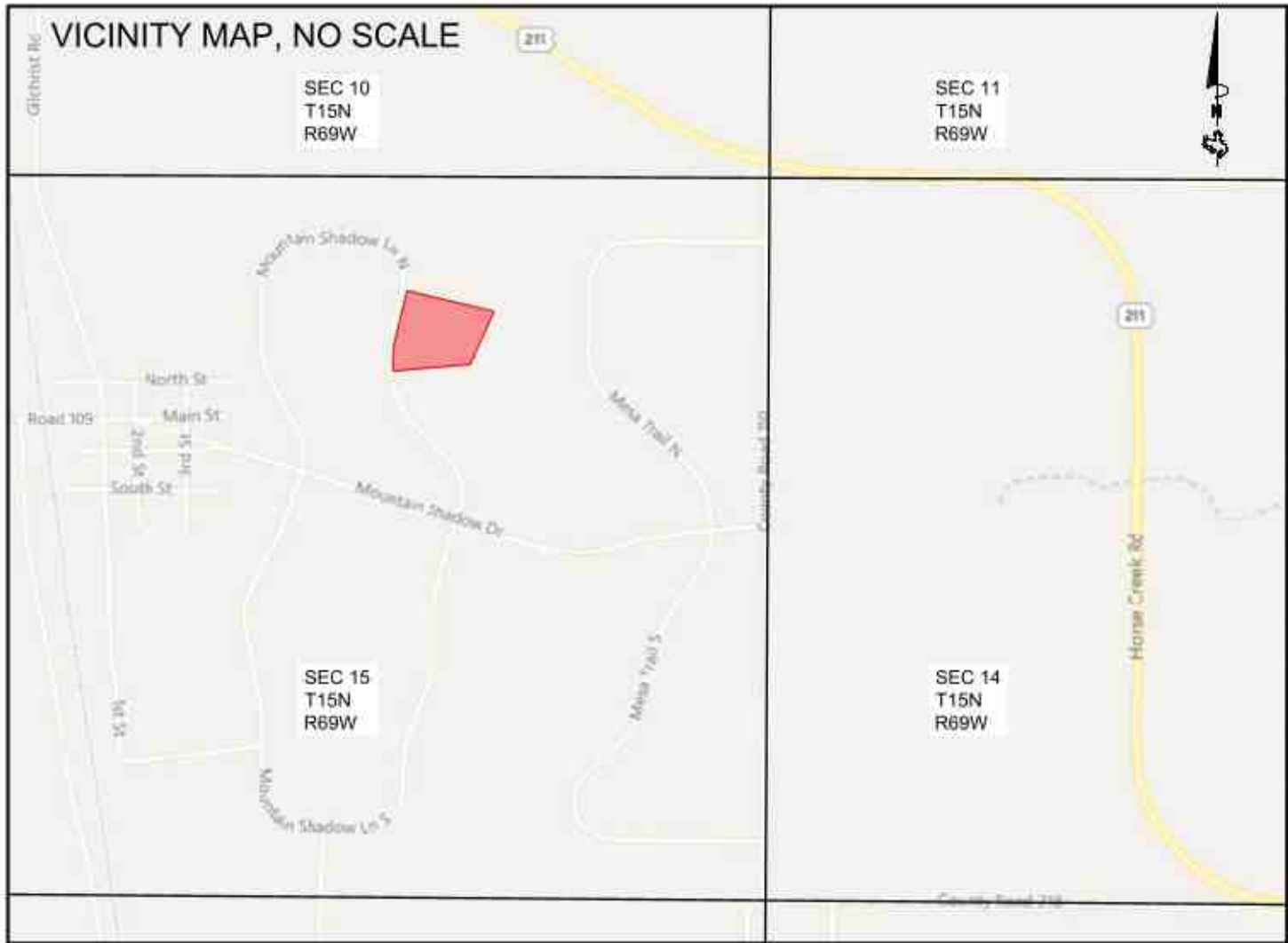
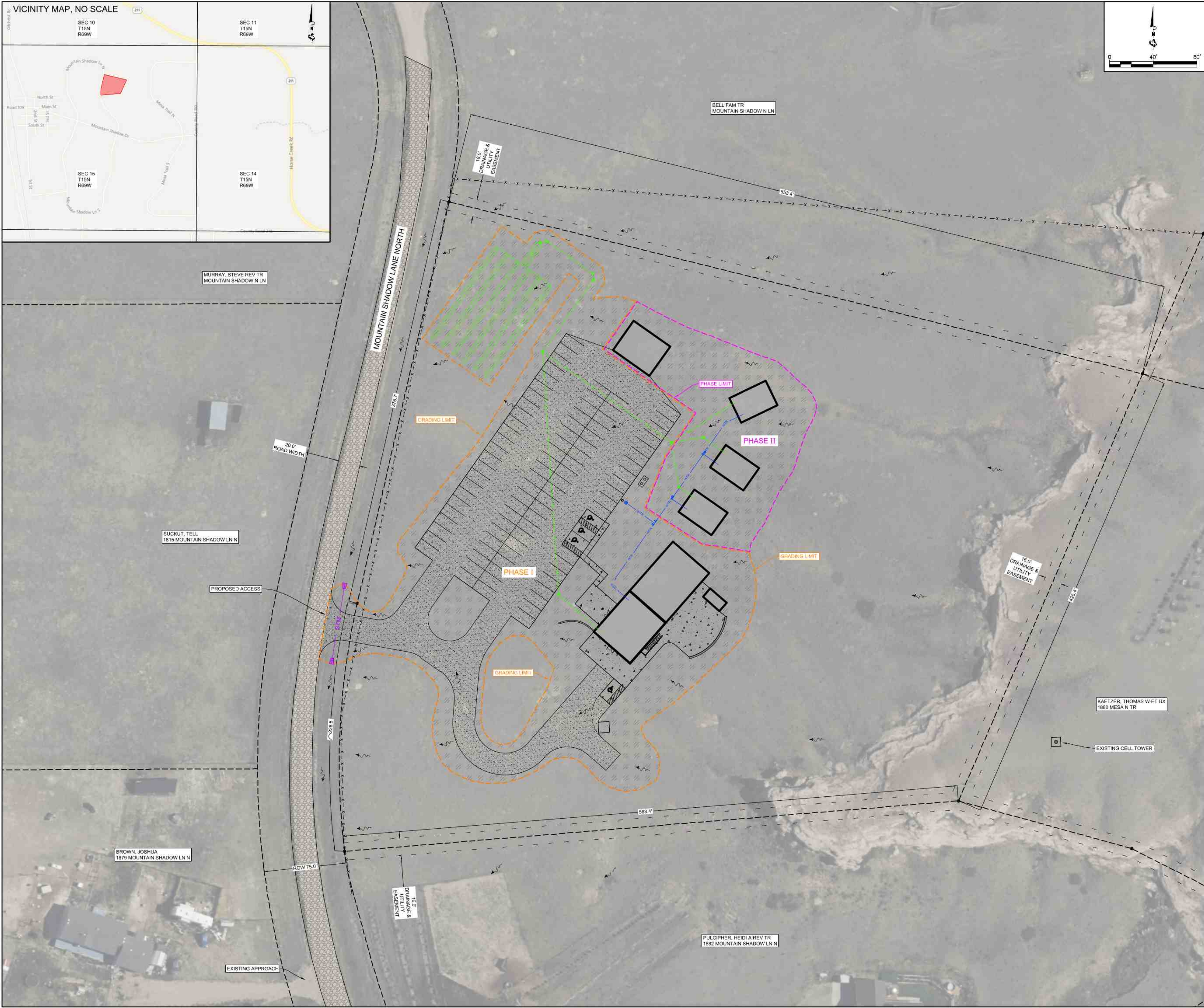
It will mean that there will be no patio on the northwest side of the building, reducing both noise pollution and light pollution.

Dirt removed will still be used to create berms along the road and north property line, allowing for capturing more water from runoff to help water the trees that will be planted and also obscuring the view of the parking lot.

We have added an additional stipulation to our rental contract: No open flames except for sterno cans used by food service inside. LED candles only.

Thank you for your consideration.

Brian Skarohlid and Heidi Pulcipher



GENERAL LEGEND	
PROPERTY LINE	---
UTILITY EASEMENT	---
DITCH / SWALE / VALLEY PAN FLOWLINE	→→→→→
GRADING LIMITS	---
PROPOSED TOPO - MINOR / MAJOR	---/--- 6100
EXISTING TOPO - MINOR / MAJOR	---/--- 6100
SANITARY SEWER - EXISTING / PROPOSED	EX SAN / SAN
STORM SEWER - EXISTING / PROPOSED	EX STM / STM
WATER - EXISTING / PROPOSED	EX WTR / WTR
OVERHEAD POWER - EXISTING / PROPOSED	EX OP / OP
GAS - EXISTING / PROPOSED	EX GAS / GAS
FENCE - EXISTING / PROPOSED	---
SILT FENCE	SF
FLOW LINE	→→→→→
CONCRETE SURFACING - EXISTING / PROPOSED	---/---
ASPHALT PAVEMENT - EXISTING / PROPOSED	---/---
GRAVEL - EXISTING / PROPOSED	---/---
LANDSCAPING - PROPOSED	---
PROPERTY CORNER	●
EXISTING GUY WIRE	---
POWER POLE / LIGHT POLE	---
SIGN W/POST (EXISTING)	---
EXISTING TREE DECIDUOUS / TREELINE	---
EXISTING TREE CONIFEROUS	---
EXISTING BUSH VEG	---
SANITARY CLEAN-OUT EXISTING / PROPOSED	---
BOLLARDS EXISTING / PROPOSED	---
WATER VALVES (PROPOSED)	---
DRAINAGE ARROW	---

ADDRESS
TBD MOUNTAIN SHADOW LN N
CHEYENNE, WY 82009

LEGAL DESCRIPTION
MOUNTAIN SHADOW: TRACT 33

SITE LANDUSE
EXISTING LANDUSE: RES VACANT LAND
PROPOSED LANDUSE: COMMERCIAL
SURROUNDING LANDUSE:
NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
SOUTHWEST: RESIDENTIAL
WEST: RESIDENTIAL
NORTHWEST: RES VACANT LAND

SITE ZONING
EXISTING ZONING: LU (LAND USE)
PROPOSED ZONING: NO CHANGES (LU)
SURROUNDING ZONING:
NORTH: LU
EAST: LU
SOUTH: LU
SOUTHWEST: LU
NORTHWEST: LU

SITE PLAN COMPUTATIONS		
TOTAL PROPERTY AREA:	310,621 SF	
TOTAL DISTURBED AREA:	124,799 SF	
TOTAL PHASE 1 AREA:	101,190 SF	81.1% OF DISTURBED AREA
GRAVEL SURFACING:	43,918 SF	43.4% OF PHASE 1 AREA
CONCRETE AREA:	6,121 SF	6.0% OF PHASE 1 AREA
BUILDING AREA:	5,040 SF	5.0% OF PHASE 1 AREA
TOTAL IMPERVIOUS AREA:	55,079 SF	54.4% OF PHASE 1 AREA
LANDSCAPE AREA:	46,111 SF	45.6 % OF PHASE 1 AREA
TOTAL PERVIOUS AREA:	46,111 SF	45.6% OF PHASE 1 AREA
TOTAL PHASE 2 AREA:	23,609 SF	14.7% OF DISTURBED AREA
BUILDING AREA:	4,128 SF	17.5% OF PHASE 2 AREA
TOTAL IMPERVIOUS AREA:	4,128 SF	17.5% OF PHASE 2 AREA
LANDSCAPE AREA:	19,481 SF	82.5% OF PHASE 2 AREA
TOTAL PERVIOUS AREA:	19,481 SF	82.5% OF PHASE 2 AREA
TOTAL SITE AREA = TOTAL DISTURBED AREA INCLUDED IN PHASE 1 AND PHASE 2		

PARKING SPACES
10' X 20' SPACES: 88
ADA SPACES: 4
TOTAL PARKING SPACES: 92
PARKING SPACES TO BE MARKED WITH RAILROAD TIES.

SITE NOTES
WORK IN PHASE 2 WILL INCLUDE GRADING, BUILDING OF CABINS, AND INSTALLATION OF SEWER AND WATER SERVICE LINES FOR CABINS.
ON-SITE TRASH CONTAINMENT TO BE DUMPSTERS ON SOUTH-CENTRAL PORTION OF SITE, SOUTH OF THE BARN.
ALL WORK SHALL CONFORM TO WYOMING PUBLIC WORKS 2023 OR AS APPROVED BY THE ENGINEER.

WINTERS | GRIFFITH
ARCHITECTS

211 E 19TH STREET, CHEYENNE, WY 82001 | (307) 632-2705 | ©2024

BME

BenchMark
ENGINEERS, PC

1920 Thomas Avenue, Suite 320
Cheyenne, Wyoming 82001
307.634.9064
benchmarkengineers.com

PRELIMINARY PLANS
NOT TO BE USED FOR
CONSTRUCTION

WHITE ANTELOPE BARN

Owner
HEIDI A. PULCIPHER

PROJECT ADDRESS
1882 MOUNTAIN
SHADOW LN N,
CHEYENNE, WY 82009

OVERALL SITE PLAN

Date: _____

Revision Schedule
Description

No. _____

STATUS: _____

DATE: 2/12/2025

C100



WINTERS | GRIFFITH
ARCHITECTS

211 E 19th STREET, CHEYENNE, WY 82001 | (307) 632 2705 | ©2024

BME

BenchMark
ENGINEERS, PC

1920 Thomas Avenue, Suite 320
Cheyenne, Wyoming 82001
307.634.9054
benchmarkengineers.com

PRELIMINARY PLANS
NOT TO BE USED FOR
CONSTRUCTION

WHITE ANTELOPE BARN

Owner

PROJECT ADDRESS

HEIDI A. PULCIPHER

1882 MOUNTAIN
SHADOW LN N,
CHEYENNE, WY 82009

ENLARGED SITE PLAN

Date:

Revision Schedule
Description

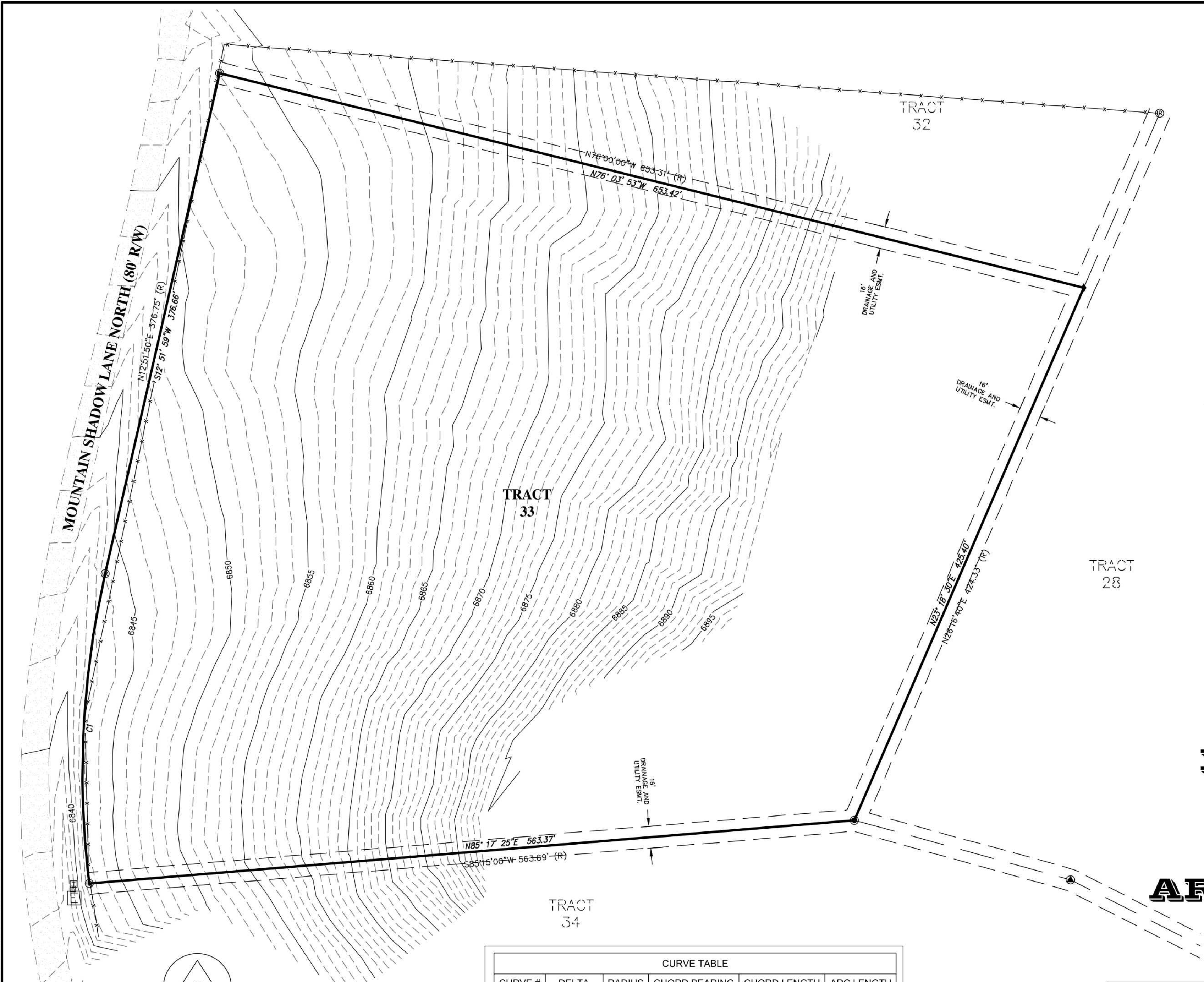
No.

STATUS:

DATE: 2/12/2025

C101

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BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES,
EAST ZONE, NAD83-2011,
US SURVEY FEET, DISTANCES ARE GRID
DISTANCES.
ELEVATIONS:
NAVD88.

LEGEND

- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ⊕ FOUND ¾" REBAR
- ◆ FOUND NAIL
- ⊞ EXISTING TELEPHONE PEDESTAL
- ⊞ EXISTING ELECTRIC BOX
- ⊞ EXISTING ELECTRIC TRANSFORMER
- ▨ EXISTING GRAVEL SURFACE
- x— EXISTING FENCE LINE

CERTIFICATE OF SURVEYOR

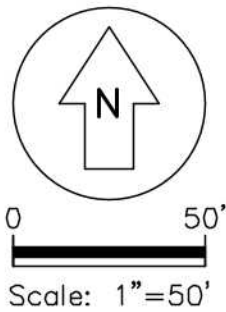
I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



**RECORD OF
SURVEY
FOR
WINTER
ARCHITECTURE**

TRACT 33
MOUNTAIN SHADOW,
LARAMIE COUNTY, WYOMING
PREPARED December 2023

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	19° 48' 42"	660.93'	S2° 57' 13"W	227.40'	228.54'
C1 (R)	19° 51' 05"	660.00'			228.67'



REVISED: 12/11/2024
24371 TOPO.DWG



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteilSurvey.com • info@SteilSurvey.com

Permit Notes

Permit Number: PZ-25-00008

Parcel Number: 15691510201400

Submitted: 02/18/2025

Site Address: UNKNOWN

Technically Complete: 02/18/2025

Applicant: PULCIPHER, HEIDI A REV TR

Laramie County, WY 00000

Owner: PULCIPHER, HEIDI A REV TR

Approved:

Project Description: Site plan for wedding and event venue

Issued:

<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>
02/24/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No comments for this site plan.	CINDY.KEMIVES@LARAMIECOUNTY.WY.GOV
02/28/2025		Workflow	PLAN REVIEW BY BUILDING	GENERAL	<p>Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, and 2024 IBC section 502.1.</p> <p>Building permits shall be required for all new building construction.</p> <p>Laramie County has adopted the 2024 I-codes and the 2023 NEC.</p>	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
03/05/2025		Application	PZ-25-00008	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
03/06/2025		Application	PZ-25-00008	GENERAL	<p>1. There is not sufficient information and data to support granting a drainage report waiver based on LCLUR Section 3--1-105.a,b,c,d. I suggest preparing a preliminary drainage report to determine if stormwater detention is required or not.</p> <p>2. Concur with the request for the traffic study waiver as large events will not be a regular daily occurrence.</p>	TREY.RINNE@LARAMIECOUNTY.WY.GOV
03/07/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1. All comments from the review engineer and surveyor shall be addressed and resolved appropriately.</p> <p>1a. The drainage waiver is denied based on the review engineer's comments.</p> <p>2. A separate access permit application through Public Works will be required for this tract. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
03/10/2025		Workflow	PLAN REVIEW BY ENVIRONMENTAL HEALTH	GENERAL	Commercial septic permit is required. Septic system must be designed by an engineer, and drain field cannot be located where there could be vehicle traffic or parking. Septic system (tank and drain field) must be kept 50 ft out of drainage easements, 10 ft from all property lines, 100 ft from private wells, and 200 ft from a public well. Tank must be at least 10 ft from drain field. If kitchen facilities are provided, a grease trap may be required. If kitchen is used to prepare food for a public event, a food license would be required. If there are any questions, contact Environmental Health at (307) 633-4090.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

Permit Notes

03/10/2025		Workflow	WYOMING STATE FIRE MARSHALL'S OFFICE	GENERAL	Assembly structure may require alarm/sprinkler protection. Permit with WSFM will be required. Please Visit: https://wsfm.wyo.gov/fire-prevention/plan-review for more information and plan review process.	ANTHONY.FRIESE N@LARAMIECOUN TYWY.GOV
03/10/2025	03/10/2025	Application	PZ-25-00008	GENERAL	Emergency Services access and egress shall be accounted for.	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
03/12/2025		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency comments. Planning approval contingent upon all comments being addressed and/or acknowledged. 2. Given the review engineer commentary, please provide a preliminary drainage report with responses to first round reviews.	BRYCE.HAMILTON @LARAMIECOUNT YWY.GOV

Bryce Hamilton

From: Joshua Brown <joshthepossum@gmail.com>
Sent: Saturday, March 8, 2025 9:35 AM
To: Planning
Subject: Permit # PZ-25-00008

Categories: BRYCE

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 oppose the project proposed in permit # PZ-25-00008. Living across the street from this I have concerns as to how this will affect my property value. People do not move out here to be next to businesses. I also have concerns as we have dirt roads that tend not to be in the best condition and extra volumes of traffic, even if it's occasional upticks, will not be good for them. I am also concerned that if not enough money is being made as simply a wedding venue, that it would become a general party venue. This is a quiet community and I know I am not alone in not wanting a venue to be placed in our neighborhood.

Thank you,
Joshua Brown

Bryce Hamilton

From: Cab0385 <cab0385@aol.com>
Sent: Thursday, March 6, 2025 8:09 PM
To: Planning
Subject: Mountain Shadow tract 33/against

Categories: BRYCE

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 in a comment upon the information I just learned about tonight, about the White Antelope Barn. I am the owner of 1847 Mesa Trail S, bought it in 2021, and I enjoy every minute of living in the country. The nice quiet mornings to the serene evenings that the wonderful Wyoming gives us. We decided to buy the land and have the house built where it is because of the wonderful views, mother nature and far enough away from the hustle and bustle of city living. I love knowing my neighbors, but not enough that we hear everything, this area is so quiet and peaceful that I could see this building idea ruining it. I do not want the city coming out this far, that's why I left Cheyenne and moved out to the country, 15 miles away to be exact. I also believe why build in an old settled ranch community, why not build somewhere else, for example the Bell Pastures or Roundtop Estates or the Reserves all out on Horse Creek. Why ruin farm/ranching land for the venue that will possible increase traffic and ruin the quiet country living?.

Carrie Bruce-Dolat

[Sent from AOL on Android](#)

Bryce Hamilton

From: Cab0385 <cab0385@aol.com>
Sent: Friday, March 7, 2025 7:53 AM
To: Planning
Subject: Tract 33/against

Categories: BRYCE

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, I am adding another comment on the White Antelope Barn. I am fully against the venue. Increase traffic, increase in noise, increase in drunk and disorderly. We should have had a community meeting or hearing about this, this area is for farm and ranchers, With one residential building with barn or out building.

Carrie Bruce-Dolat

Bryce Hamilton

From: James Dolat <jddolat@hotmail.com>
Sent: Monday, March 10, 2025 12:24 PM
To: Planning
Subject: PZ-25-00008

Categories: BRYCE

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 currently reside in the Mountain Shadow subdivision in Laramie County. I wish to register my opposition to the above referenced planning proposal for Tract 33.

This plan was developed and sent without consulting with other residents in the area in regards to the impact of the development. The location will cause undue hardship to residents who utilize the roadway for daily purposes. The roads are graded gravel and not fully maintained enough to handle increased traffic flow. Entrance to the development will also impact adjacent property owners in the area. The "street" for the site is a "loop" with limited access for residents.

This area is 18 miles from I-25 with a lack of amenities available to the public. This will increase traffic along WY 211 (Horse Creek Road) with the possibility of speeding and unsafe driving acts (i.e. driving while impaired).

The proposed plan will also create noise issues for current residents with livestock.

This past summer, there was a noise issue with an undeveloped property as people had an outdoor celebration following a wedding. Bonfires, music, fireworks and alcohol were present and affected local animals. This "venue" will have a similar effect, in my opinion.

Will a liquor license be required of the property owner? What about occupancy in regards to the building of cabins? Will the owner now be responsible for upkeep of the roadways?

This plan may also impact the quality of life for residents as the site is directly adjacent to an internet service provider's equipment in the area.

Please understand, I'm a Disabled Veteran and living in my dream home. I enjoy the peace and quiet I've found living here the past 3 years.

I support those with the integrity to do the right thing with due diligence. I feel that isn't the case in this situation. Notices were placed at central mailboxes without any indication that it was not a notice placed by USPS. These were also placed between 2 of the 4 rural boxes and not easily viewable.

Please contact me with any additional questions you may have.

Sincerely,
James Dolat

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

Bryce Hamilton

From: Molly J <mollyjohnson1011@gmail.com>
Sent: Friday, March 7, 2025 10:32 AM
To: Planning
Subject: In Reference to PZ-25-00008

Categories: BRYCE

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,

My name is Molly Johnson and I live at 1855 Mountain Shadow Ln S. This is on the other side of "the loop" that White Antelope Barn is looking at. I must say I have some concerns about such a commercial venue going into our quiet, peaceful, residential neighborhood.

The traffic. It concerns me when I viewed the parking lot plans that include well over 50 parking spots. This amount of traffic is going to do a number on the roads. They are all county maintained (super grateful for that) but sometimes it does get rather spotty, however I know that with the current amount of cars and trucks that the county does a really good job maintaining it. I also worry that with it being a wedding venue that drunk driving could increase. Especially if it's a bunch of out of town people thinking they are at a barn party and consequences don't apply because "they are in the country." People have horses and livestock out, what happens when the wedding guests want to start bothering them because again, they are not from here.

The noise and community benefit. When there is a party out there what time does it have to end. If they have cabins to stay in, parties could possibly go well into the night. This would also mean people leaving to drive back to town (20 miles away on a dark and curvy unfamiliar highway.) There is also no community benefit. No one who lives out here will regularly utilize a wedding venue.

It's a residential neighborhood out of the way. There are no amenities anywhere near Federal. From a business standpoint this is something that should be taken into consideration by the person wanting to build. Everything will need to be trucked in. It's also not close to any major interstates and 20 miles away by highway. Again, as a commercial venture this makes no sense to travelers coming to the area.

Are there environmental impacts that could happen because of literally "paving over paradise to put in a parking lot?" Is it sustainable long term or will it go under quickly and then there will be an abandoned commercial building in a residential neighborhood? Is there a traffic study that should be conducted for the county since the road maintenance will be on you guys and increased traffic will tear up the road that much faster? Wasn't there a whole uproar about rezoning literally 2 months ago?

It also leaves a bad taste in my mouth that if you are going to put something like this in a neighborhood why not get friendly with the neighbors? Maybe instead of posting the notice on the side of the mailboxes (luckily I saw it) do some goodwill and introduce yourself. Yes, I know only the adjacent neighbors need to be notified but it's something that will affect the entire neighborhood. It tells me the person who is applying for this doesn't live in the neighborhood or really doesn't care. Instead the White Antelope Barn has already posted the land on Tik Tok and on Instagram with an opening date of Fall 2025. This seems a little fast. Especially, getting all the permits in order.

Please take all of this into consideration when going forward with this practical planning site.

Thank you for your time,
Molly Johnson
1855 Mountain Shadow Ln S
307-214-3958

Bryce Hamilton

From: Ryan Mershon <rymershon@gmail.com>
Sent: Thursday, March 6, 2025 11:09 PM
To: Planning
Subject: Mountain Shadow Tract 33 permit

Categories: BRYCE

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 writing you in reference to the proposed wedding venue at mountain shadow tract 33. I am extremely opposed to having a business that will most likely result in loud music and a large number of intoxicated people being placed in the middle of our sleepy residential neighborhood. The area has dirt roads and is wholly residential. Please do not approve this permit and place a large business in the neighborhood. Thank you for your time and consideration.

Ryan Mershon
1843 Mesa Trail S, Cheyenne, WY 82009

Bryce Hamilton

From: Georgia Murray <gmurray5555sm@outlook.com>
Sent: Tuesday, March 4, 2025 8:59 AM
To: Planning
Subject: PZ-25-0008 White Antelope Barn Site Plan

Categories: BRYCE

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.

Mr. Bryce Hamilton,

As owner of several parcels in Mountain Shadows, I wish to express my complete and total opposition to White Antelope Barn site Plan.

I and many others live out here for the peace and tranquility of a residential neighborhood. Among other concerns to allowing a commercial business here are:

- Devaluing my property

- Increase water consumption

- Increased traffic

- Noise pollution

- Trash blowing in the wind

- Light pollution

- Disruption of the peace and quite we so enjoy, which is why most people have chosen to live out here

It is my hope that you give my comments concertation and don't destroy our residential neighborhood lifestyle.

Sincerely
Steve Murray
1876 Mesa Trail N
Cheyenne, WY 82009
307-630-6272
hdmurr4055@aol.com

Bryce Hamilton

From: Brigitte Peters <denaliwy@gmail.com>
Sent: Friday, February 28, 2025 12:44 PM
To: Planning
Subject: Re: PZ-25-00008 WHITE ANTELOPE BARN SITE PLAN, TRACT 33

Categories: BRYCE

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 name is Brigitte Peters. My husband Dennis and I live in the Mountain Shadow subdivision. We live about a quarter mile down hill from the above referenced property and have become aware that there are plans to develop an 'event venue' business that could host 88 attendees (double or more) based on the planned parking spaces in the large planned parking lot.

My main concern here is that all the properties in our Mountain Shadow community are zoned for residential use and the Covenants also state that "... no commercial enterprise shall be done, engaged in, suffered, or permitted on or about the land".

I have lived here for over 25 years and many people have moved into the neighborhood from all walks of life, different areas, and backgrounds. So far, everybody who has stayed here has adhered to the residential use of their properties. It appears that the residents here have established a solid residential neighborhood over many years. Therefore, there should be no further discussion about allowing these business plans to go forward.

However, if this business were allowed to build this event center in the middle of our family homes, there would be a significant negative impact on the neighborhood.

TRAFFIC: Up to 88 more vehicles on our unpaved county side roads, containing 88 plus more people in our neighborhood that normally would not be here. The roads are not built for this amount of traffic. This additional traffic would not stay contained to the north loop of Mountain Shadow Lane but would spread all over the area because many of these visitors would be sight seeing as well. This increased traffic could also become a safety and security concern for various reasons like accidents, overuse of our roads, etc.

The headlights of 88 vehicles leaving the parking area will nicely illuminate rooms of the houses below and could become a nuisance by themselves.

TRASH: With a large amount of people there will be more trash blowing in the wind and floating in the ditches.

NATURE: The referenced property sits on a slope and there could be more flood waters running down hill and over floating the open ditches. This could be caused by the huge parking place which would not absorb the water like the open prairie did.

SEPTIC, LEACH FIELD, SEWAGE: A venue of the size of 88 vehicles (88 to 176 possible people) per event needs bathroom facilities. This would mean a fairly large septic tank and the plan shows a much larger leach field than a family home would have. This large leach field is located at the fence line of the neighboring property and fairly close to the road. The stink from this large leach field will be blown directly at the neighboring house because of the direction of the wind. Not a nice experience.

What happens in case of an overflow of sewage? Especially in one of our many summer thunderstorms there could be backup. Will the overflow/spillage of sewage enter the open overflowing ditches and get swept into the houses below?

APPEARANCE: The digging out and partial destruction of the hill and rim of the valley will leave a sore mark. The entire valley has a pronounced valley rim that essentially defines the look of the neighborhood. Damaging or destroying part of this rim would significantly change this natural land mark.

PRECEDENCE: Once the first business is allowed to open up in our community, others will follow. I would not like to see the residential culture of Mountain Shadow to be damaged by who knows what businesses moving in.

It is sad to see that one fairly newcomer can force a negative change on an entire neighborhood.

Sincerely,
Brigitte Peters

From: [Mike](#)
To: [Planning](#)
Subject: PZ-25-00008
Date: Saturday, March 22, 2025 9:10:46 AM
Attachments: [We sent you safe versions of your files.msg](#)
[covenants.pdf](#)

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

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

Good Day,

I am writing to express my opposition to the proposed venue. I believe it is in direct violation of the covenants for the development. Specifically sections 1, 2, and 9 in the attached document.

I do oppose the project and request the board, with the authority defined by Title 4-2-114 of The Laramie County Land Use Regulations, deny its approval.

Respectfully,

Robert Michael Tarbuck
Owner of tract 49, parcel 15691530600500, 1807 Mountain Shadow Ln S.

Monday, March 24, 2025

To the Laramie County Planning Department and the Laramie County Commissioners:

Comments on PZ-25-00008 White Antelope Barn Site Plan Application

I have been a resident of Wyoming since 1995 and a member of the current community for 8 years.

Like most of the current residents, I moved out here for solitude, quiet, and a rural landscape. As a licensed acupuncturist, I have maintained an office in Cheyenne for nearly 30 years.

As a noted expert in 7 traditional Asian Martial Methods, I also maintain a training facility in Cheyenne as well. Before I purchased my property, I met some of my neighbors and enquired if they had any objections to my running my businesses out of this property. While they were generally respectful, there was a general consensus that my doing so would adversely affect the neighborhood in terms of traffic and noise. Mostly, I remember people saying they would not object to me seeing a few patients on a special basis occasionally, or that I could conduct a 1-day martial seminar for my schools of a summer. Understandably, they were concerned about noise and unusual traffic. So, in the spirit of Neighborliness, I have had less than four business 'Events' since I moved here. Although I have patients that live in the general neighborhood, I still require they visit me in town.

My partner, Jill, is a very successful Financial Planner, and she has also avoided conducting personal business at our residence for the same reasons.

Now, I have come to understand that there is a proposal for an event venue on the site of Mountain Shadow Tract 33.

I must object to the project in the strongest terms, as it will radically change the character of our community for now and in the future. For starters, the proposed paved parking lot for 90 cars is unacceptable. I speak for most of our local residents when I say that keeping our roads at the present rate of usage is a full-time concern. The county does its best. Yet, the noise and dust pollution of motor traffic that does not reside in the area is beyond frustrating for most of us. I live on a well-marked private road, and still, every Cheyenne Frontier Days I see cars and trucks drive down it at slow to dangerous speeds. When I manage to pull one over, I'm told that they're sorry because they were a) lost b) looking at houses c) not interested in talking to me about what they were doing, etc. Whatever!

About once or twice a year, I catch a vehicle with it's lights off cruising slowly down my private road at 3:00 AM or so with the driver using a flashlight rather than using the vehicle lights. When I have confronted them, they usually make a threatening remark and take off down the road with their

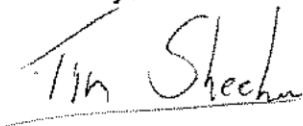
vehicle lights suddenly operable. While nothing seems to have come of these situations, getting a sheriff out here during a warm sunny day is at least a ½ hour project. I do not feel that the "authorities" are much help in such situations, as it is usually over in minutes. (I was a bouncer...)

Further, the author of the proposed Wedding Venue plans to use "landscaping with trees, flowers, berms (?) and grasses." I'd be curious to know what species of local trees and flowers and grasses he/she plans to use to fit into the local natural ecosystem of "Arid Prairie" and "High Elevation Desert." To do otherwise would create an environmental eye-sore.

I see the P.R. intention of creating a barn in the style of the TV show Yellowstone. That, along with free Horse & Carriage rides, Warm Cider and Easter Egg Hunts and a golf simulator are not needed or wanted in this rural community. Opening these activities to the public twice a year would create even more problems with traffic, noise and dust pollution, among other things. As it stands now, the proposed venue will create more traffic and noise in a day than many of the suburban areas in Cheyenne!

For these reasons, and more, I must strongly object to the proposed Wedding Venue. It is incongruous with the neighborhood and will disrupt/destroy the reasons people moved out here in the first place. Namely, Solitude, Peace and Quiet, and a Rural Landscape.

Thank you!

A handwritten signature in dark ink that reads "Tim Sheehan". The signature is written in a cursive, slightly slanted style. The first name "Tim" is written with a large, looped 'T', and the last name "Sheehan" follows in a similar cursive script.

Tim Sheehan, L.Ac.

1775 Shadow Valley Rd.

Cheyenne, WY 82009

307-637-4386 (Clinic Phone)

P.S. Did I mention that Heidi Pulcifer, the individual who submitted the site plan application, lives next door to the proposed site? In my opinion, dragging one's livelihood next door to where you live would diminish the quality of the neighborhood. That's why it's usually carefully controlled in towns and cities.

RESOLUTION # _____

**A RESOLUTION FOR A SITE PLAN FOR THE WHITE ANTELOPE BARN SITE PLAN LOCATED AT
TRACT 33, MOUNTAIN SHADOW, 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,

This application is in conformance with Section 4-2-114 governing the LU = Land Use Zone District.

THEREFORE, the Board places the following conditions on the White Antelope Barn Sit Plan:

1. All agency comments must be addressed and corrections made to the Site Plan prior to issuance of a Certificate of Review.

PRESENTED, READ, AND PASSED, this _____ day of _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney