

BROWN & HISER LLC
A WYOMING LIMITED LIABILITY COMPANY

KERMIT C. BROWN,* P.C.
WILLIAM L. HISER, P.C.
ALAN G. HARDING,* P.C.
GALEN B. WOELK,# P.C.

JEFFERY T. VAN FLEET*

* ALSO ADMITTED IN COLORADO

ALSO ADMITTED IN IDAHO

† ALSO ADMITTED IN NEBRASKA

163 N. 4TH STREET (82072)
P.O. BOX 971
LARAMIE, WYOMING 82073-0971
TELEPHONE 307-745-7358 (LARAMIE)
TELEPHONE 307-324-7350 (RAWLINS)
FACSIMILE 307-745-7385
WWW.BROWNANDHISER.LAW
JVanFleet@BrownandHiser.Law

THOMAS S. SMITH
(1924-2008)

JANICE B. RERUCHA
OF COUNSEL

KELLY M. NEVILLE*†
OF COUNSEL

December 8, 2022

William Winkler
P.O. Box C
Laramie, WY 82073

Re: *Timberline Business Park*

Dear Mr. Winkler:

This Firm represents Timberline Business Park and its owner William Spires. Mr. Spires has been working to develop and improve the Southern corridor of Laramie for several years. He has brought in developments that add to the value and income of the City of Laramie, including Timberline Industrial Park and Maverick.

We are currently having a parking issue on City streets in Timberline Business Park. We have two lots which Buyers are unwilling to close on until the parking issue is resolved. Both Buyers require no parking within the streets of Timberline Business Park. The City will benefit from employment opportunities and revenue created by these two businesses as one Buyer will be adding a branch to their Wyoming business and expects to initially have 10 to 15 employees and annual revenue of \$10,000,000.00 to \$15,000,000.00 with growth each year. The second Buyer is looking to expand their local business by adding needed services and new job opportunities at the Southern entrance to Laramie. Their sales projections are not specifically disclosed, but their other locations are already providing useful services, employment, and revenue to the City. Mr. Spires is a partner in organizations that own the land surrounding the Maverick, open lots in Timberline Business Park, and land to

be used for affordable residential housing just South of Huron. As a business person, he needs to substantially complete one project before he can move forward with other projects. Consequently, as a result of these parking issues, he has been forced to de-list nearly all his properties until the parking matter in Timberline Business Park is resolved.

You may wonder how we came to where we are today. Let me briefly explain the history. As you are aware, Timberline Business Park was approved in 2017. The process to plan and develop the park took several years. On January 14, 2016, Derek Teini submitted his comments to project number PP-15-05. Paragraph 10 of that document states:

Local Streets are designed as a 60 foot right-of-way, with a minimum 46 or 40 foot roadway width. Staff understands that the applicant's desire to have an 80 foot right-of-way in order to accommodate the anticipated truck traffic typically associated with a commercial development that is anticipated in the area. A local street, with a 60 foot right-of-way, with the request for no parking along the street, could accommodate a similar travel surface and width, without the extra right-of-way and construction costs, and avoid long term maintenance for the City. (15.18.010A.2)


It was my client's intention to have no parking on the streets of Timberline Business Park to allow for the anticipated commercial traffic. Somehow between 2015 when the process began and 2017, when the final plat was approved, the desire to have no parking on the streets in Timberline Business Park was overlooked.

Today Timberline Business Park is only 33% filled. We anticipate being at 50% capacity or more in less than a year if these pending transactions can close. Despite the current vacancies, we are already having significant street parking issues. Despite my client's careful planning and work with the city, the oversight to not have the Timberline Business Park streets designated as no parking has become a problem which we fear will only become worse. We have already seen one recreational vehicle with residents on the streets of the Timberline Business Park, as well as personal trailers and recreational

vehicles parked on the street. We do not want to create an area which is blighted by abandoned vehicles and commercial trucks at the entrance to our great city. Instead, we want to have the Southern entrance to be a sign of life, prosperity, and a welcome environment for new business and residents.

Mr. Winkler, I would be happy to speak with you by phone, in person, or appear at any meetings where further explanation would be useful. I appreciate your assistance in this matter. With the help of City Council and yourself, we can continue to grow the City of Laramie together.

Very truly yours,
BROWN & HISER LLC



Jeffery T. Van Fleet

JVF:
Encl.
cc:

William Spires (Email)
City of Laramie City Council
Janine Jordan, City Manager
Robert Douthard, City Manager
Flint L. Polson, Coffey Engineering
902 S 3rd Street, Laramie, WY 82070