



Thunder Plains Park will be the first horse track in Laramie County. It will also be the first full size track in the State of Wyoming. This submittal for the Thunder Plains Park horse track is the exciting first step toward a larger vision that will eventually be home to the many amenities that Laramie County has wanted, but up until now, has not been realized. Approval of this initial phase of the site plan provides the necessary anchor to bring interest and future development to the property and area.

Thunder Plains Park is located on a 312 acre parcel of land just north of the Hillsdale exit, 10 miles east of Cheyenne. The property is zoned as LU which gives its use as a horse track “use by right.” The property is easily accessible from I-80 as well as by the frontage road that runs parallel to it from Cheyenne.

The site plan that is presently submitted for approval is a simple and straightforward one. It features a dirt racecourse that encompasses approximately 55 acres of land. The track and rail are designed and engineered from the most up to date nationally accepted racetrack specifications. This site plan represents the initial phase of development and, as such, the improvements associated with this submittal are largely temporary in nature. Nevertheless, all the requisite first aid, animal and public safety facilities, judging, boarding and paddock facilities, stables and stalls that are required to successfully run a parimutuel event are all included. This site plan provides 171 parking spaces (that includes 16 handicap spaces) along with an area designated for overflow parking if needed. The driving and parking areas in this plan are all permeable surfaces but an asphalted area that sits immediately adjacent to the track is planned for spectators. Bleacher trailers will also be provided for seating. For the track’s inaugural year of operation, attendees will have access to luxury restroom trailers similar to that of premier music festivals. The Track’s hours of operation will likely be between 12:00 noon to around 4 p.m. three days a week for approximately 7 weeks (21 total non-consecutive days).

We estimate that any given race day will employ 20 to 25 people not including racing participants. The property itself is bordered on three sides by farmland. There are four residential acreage lots located south of the property. To accommodate these residents, there will be a 70’ space buffer along the south border of the property (that is a pipeline easement). In addition, we plan to install fencing, berms and trees.

There is a much larger vision for this project that is laid out in the Illustrative Overall Vision Plan. Our dream is that Thunder Plains Park will be a western themed multi-dimensional equestrian events center, entertainment, and sports park unique in its vision and scale. Thunder Plains will be both a destination as well as an attraction. It will serve to draw people from all over the mountain west for events, training, and entertainment and it will be a location where travelers on I-80 will look out the car window and see signs for water slides, go karts, year-round indoor and outdoor sports and seasonal activities.

It is our goal to bring actual real live horse racing to this part of the State. In doing so, it creates an opportunity to promote our Western heritage and preserve Cheyenne and Laramie County’s legacy.


Thank you for your time and willingness to discuss our vision for this project with our development and design team. We look forward to working together with you throughout the process.

Sincerely,

**Thunder Plains Team**







03. **PURPOSE**

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07. **BUSINESS PLAN**

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Purpose

**THIS RESOLUTION ALLOWS COWBOY RACING, LLC TO APPLY TO THE WYOMING GAMING COMMISSION FOR A PARI-MUTUEL PERMIT.**

**Wyo. Stat. Ann. § 11-25-201(a) states:**

“The [Wyoming Gaming Commission] may issue pari-mutuel permits for a specified period not to exceed three (3) years from the date of issuance to any Wyoming county, city, incorporated town, county fair board **or any corporation or association which has been approved by the board of county commissioners...**”

The state statute tells us that our County Commission needs to grant us approval merely to apply to the Gaming Commission for a permit. After discussions between the County Attorney and our legal team, it has been determined that the best procedure for this approval is to have this Board pass the resolution that is in front of you.

By approving this resolution, you are allowing Cowboy Racing to become an applicant with the Wyoming State Gaming Commission. This resolution also grants Cowboy Racing approval to conduct pari-mutuel, equestrian and western events in accordance with the Wyoming Gaming rules and regulations at the newly proposed Thunder Plains Park.

Cowboy Racing, llc is working in conjunction with Thunder Plains, llc on constructing a new full size racetrack located east of Cheyenne, that will be the first in Laramie County and this part of the State. Thunder Plains has submitted plans for the initial phase of the park to the County for approval. **Cowboy Racing is now asking this Board for approval to actually use it.**



All events are subject to the Wyoming Gaming Commission Administrative Rules. These Rules are available in their entirety at [www.gaming.wyo.gov/rules-and-regs](http://www.gaming.wyo.gov/rules-and-regs). They set forth extensive and comprehensive regulations that govern the proper procedures and safeguards required to conduct pari-mutuel events.

According to the Wyoming Gaming Commission, pari-mutuel permitting is intended to:

- Benefit and provide a revenue stream for the horse racing industry fostering more racing days in Wyoming (Tourism).
- Provide an incentive to Wyoming Bred Horses and horsemen (Agriculture).
- Provide a revenue stream to local municipalities (City/County Funding).
- Provide revenue to the Legislative Stabilization Reserve Account (State Funding).

It is our dream and mission to bring actual live, professional horse racing to this corner of the State. We will be building a brand-new full size race track complete with all of the requisite facilities. In fulfilling this dream, we will be supporting and promoting each one of the intended purposes stated by the Wyoming Gaming Commission.

Live horse racing and the related equestrian events will be an exciting new amenity to Laramie County in and of itself.

Notwithstanding, it will also act as an anchor for new economic interest, revenue generation, and growth to this area of the County. Passing this resolution also enables us to take the first step toward a long-term vision for this area that encompasses meeting many diverse needs for the County.

**IT IS OUR DREAM AND MISSION TO BRING  
ACTUAL LIVE, PROFESSIONAL HORSE  
RACING TO THIS CORNER OF THE STATE.**

Please visit [ThunderPlains.com](http://ThunderPlains.com) for more information. We have set up a public portal through this site where we hope to receive public comments, but we would also really love to hear any ideas and input that folks may want to see included in this vision.





MEET

THE

*Team*





MEET  
THE  
*Team*

## COWBOY RACING LLC, IS A WYOMING LIMITED LIABILITY COMPANY THAT IS OWNED AND MANAGED BY NATIVE WYOMING RESIDENTS.

Cowboy Racing's two principal managers (Ryan Clement and Will Edwards) have formed a team of various experienced professionals from both in and outside of the State.

Cowboy Racing is affiliated with Thunder Plains Park. Thunder Plains Park is the proposed privately owned racecourse, which will be the first racecourse in South East Wyoming and the first and only full sized racecourse in the State of Wyoming.

Cowboy Racing is a newly founded Wyoming business that seeks to be licensed by the State to conduct western events in support of Wyoming's long equestrian heritage. This includes, but is not limited to, racing, simulcasting, historic racing, chuck wagon and carriage type racing, roping and other equestrian events.

Cowboy Racing shall be required to be licensed annually by the Wyoming Gaming Commission and will need County approval.



All staff require background checks and fingerprinting by the Wyoming state pari-mutuel rules and regulations.

The City, County, State, Breeders and Horsemen will all receive percentages of the total amount wagered.



**BUSINESS**  
*plan*





## BUSINESS plan

### COWBOY RACING IS BRINGING ACTUAL LIVE HORSE RACING TO LARAMIE COUNTY.

Thunder Plains Park is located off the Hillsdale exit, approximately 10 miles east of Cheyenne.

Thunder Plains initial phase of development shall include construction of the first full sized racecourse in Wyoming.

**The site plan for the initial phase of Thunder Plains Park is attached hereto as Exhibit A.**

Cowboy Racing plans to host a minimum of 16 non-consecutive horse racing days per year. Racing days will most likely occur during the Fall on Thursdays through Sundays.

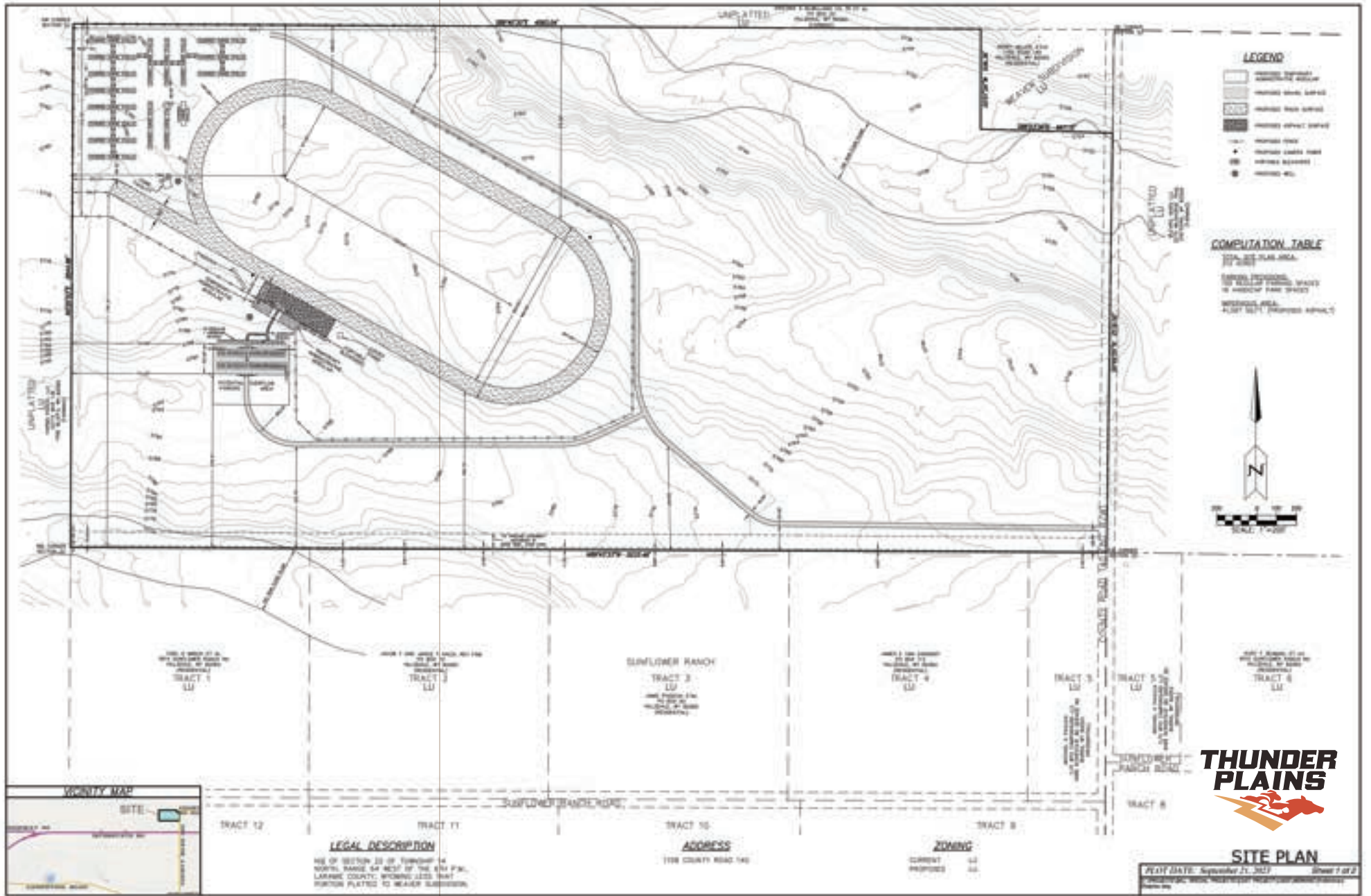
In its inaugural year, attendance will be limited to approximately 250 to 300 persons per race day.

The construction of the improvements will come in phases. Each phase of development will require County approval.

For the initial phase, the facility will provide luxury restroom trailers, first aid stations, security stations and cameras, adequate handicap access, adequate parking, as well as all other facilities required by the applicable Wyoming gaming rules and regulations to conduct pari-mutuel events.

Water trucks have been purchased and will constantly condition the racing surface.

Onsite security and emergency response personnel will be on duty at all hours of operation.







## BUSINESS PLAN FOR PARI-MUTUEL WAGERING:

1. Simulcast races and Historic Horseracing Terminals (HHR) are planned to be available only on a limited basis and at limited times in the first year of the track's operation.
2. The structure for the initial phase of development that will host pari-mutuel wagering at the Thunder Plains park will be a large-scale modular office facility.
3. **The building plan for the anticipated phase one facility is attached hereto as Exhibit C.**
4. Eventually, when the site and track are well established, we plan to operate HHR terminals and simulcast racing Monday through Saturday at the Thunder Plains Park location. At this point of build out, we anticipate approximately 150 customers per day of operation. The traffic study will be amended per phase of development.
5. There will be approximately 10 to 15 live simulcast races displayed each day.
6. There will be approximately 80 HHR terminals.
7. The level of anticipated wagering when simulcast and HHR wagering is available is approximately \$20,000 per race day.
8. Revenues other than Pari-mutuel wagering would primarily come from gate admissions to the Park, food and beverage sales. This is roughly estimated to be approximately \$5,000 per race day.
9. For at least the first 5 years of operation, we expect the costs of operating the track and facilities to exceed the revenues it will generate on their own. Income that will support the live horse racing and pari-mutuel events will be generated from off track wagering locations in other parts of the County and State.

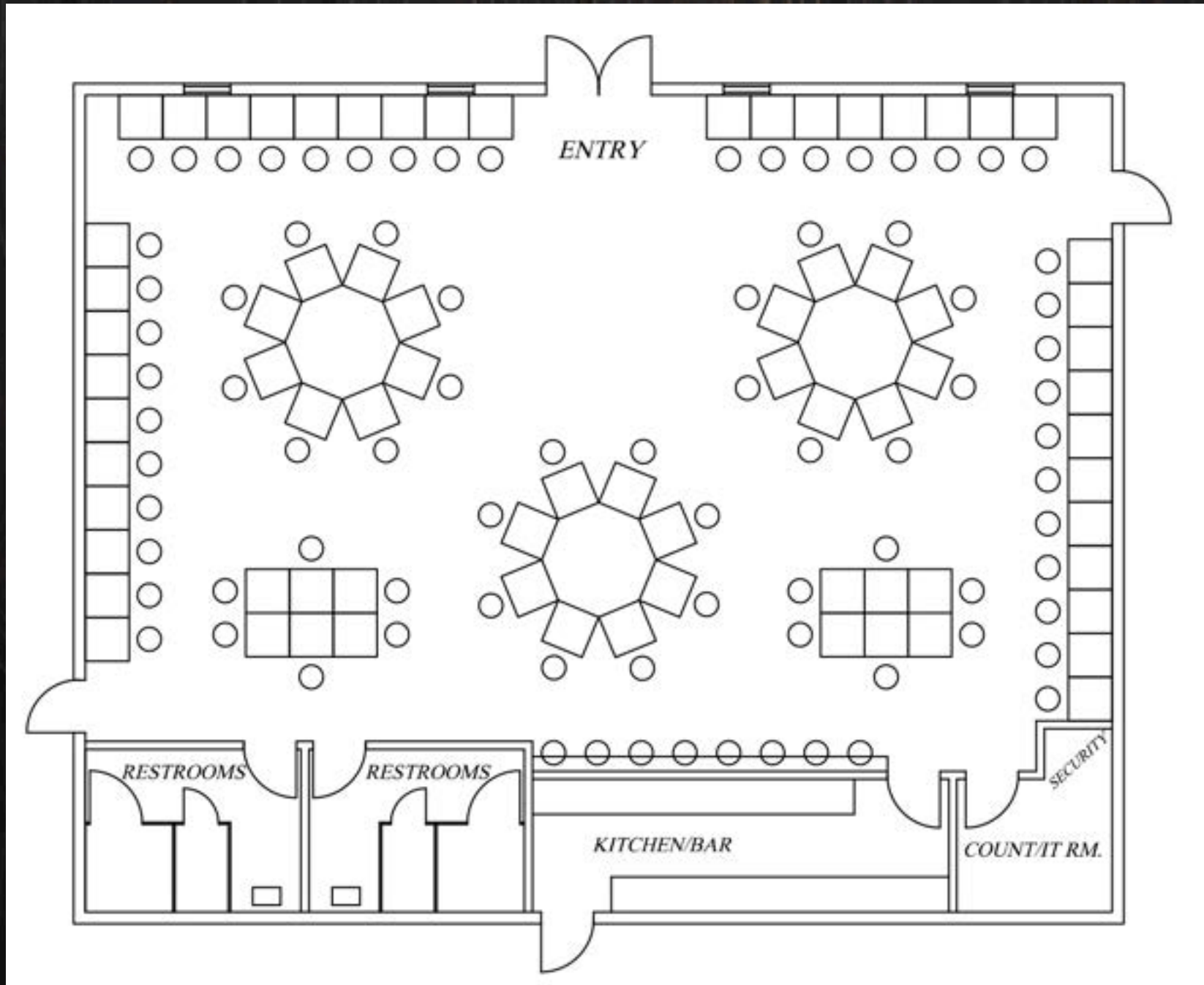
There is a much bigger vision for the Thunder Plains Park that includes numerous amenities and outdoor activities. **This overall vision is illustrated in the attached plan marked as Exhibit B.**

The future expansion and uses shown in the illustrative vision plan will provide additional revenue.

It is our plan to have live racing, pari-mutuel events on the brand-new track starting September of 2024.

Approval of this resolution provides us with the first step towards creating something very special for Laramie County.

Currently, there are only three other pari-mutuel companies in Wyoming. This number includes only one that is Wyoming owned and only one other that has a privately owned track.





A large, stylized silhouette of a horse's head and neck, facing right. The silhouette is filled with a dark brown color and has a white star on its forehead. The background of the entire page is a textured, reddish-brown color.

# BENEFITS

TO  
THE

# County



## BENEFITS TO THE County

### THE BENEFITS TO THE COUNTY ARE SELF-EXPLANATORY AND FAR-REACHING

Laramie County has a long history of horsemanship, breeding, training, etc. East Laramie County especially is comprised of a large horse ownership demographic.

Laramie County represents the intersection of travel between I-80 and I-25.

This racecourse represents the first step towards establishing an equestrian destination.

This plan brings a lot of interest to this area, both as an attraction as well as a destination.

Approval of the resolution enables us to take the first step toward future phases of development that include a myriad of other uses and activities.

**Other uses and amenities in our vision plan include (See Exhibit B for reference):**

- County Multi-Use Sports Complex and Fields
- Equestrian training, breeding and boarding facilities. Track boarding area
- RV Park and Future Lodging
- Pool with Water Park amenities
- Go-Cart Tracks
- Adaptive Park
- Western Themed Driving Range and Putting Courses

**Seasonal Events and Activities:**

- Fall- haunted corn maze, pumpkin patch and pumpkin launching events, tractor rides;
- Winter- snow machine courses, cross-country skiing courses, Santa's North Pole lights;
- Spring- farmer's market, easter events, kite rodeos
- Summer- drive in movies, concerts, horse racing and western events!

Laramie County is no stranger to pari-mutuel wagering. What we are doing is bringing the actual live horse racing to the County. We are doing what these gaming rooms are intended to support.

**Revenue to the County:** Laramie County has seen substantial revenue generated from pari-mutuel wagering. Our involvement will only bolster these revenues in the applicable ratios that we produce them.

**New Jobs:** Cowboy Racing will likely employ approximately 10 to 20 persons for live pari-mutuel events and will likely employ 5 to 10 more persons for pari-mutuel wagering and business administration.





**VISION**  
AND  
*Location*





Thunder Plains Park consists of approximately 312 acres. The overall vision for the full buildout of the project spaces out a wide range of mostly outdoor equestrian, western, and sports uses **(See Exhibit B)**

The race oval itself will be full size—built with all of the latest and modern track requirements and complete with brand new surfacing and rail.

Covered horse stalls and corrals are planned.

Thunder Plains Park is located and is visible off of I-80. It is ½ mile north on County Road 140 in Hillsdale, WY. This exit is the very next exit east from the Archer Complex. It is just north of the TA Truckstop and is surrounded by mostly farmland. A vicinity map of the area is included as Exhibit C.

It is approximately 25 miles via I-80 and I-25 to the Colorado border and is approximately 25 miles via I-80 to the Nebraska border.

The Land is currently zoned “LU” which makes its use as a horse track a “use by right.”

**ASHER**  
ARCHITECTS  
ENGINEERS











**THANKS**  
*you*

