



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: June 11, 2026

TITLE: Review and Action on a Class B Conditional Use Permit for the K-9's for Mobility Multi-Family Residential, located in a portion of Section 4, Township 13 North, Range 65 West, Laramie County, WY.

EXECUTIVE SUMMARY

Executive Builders, on behalf of K-9's for Mobility, has submitted a Class B Conditional Use Permit application for approval of the K-9's for Mobility Multi-Family Residential at 11805 Campstool Road, Cheyenne, WY.

BACKGROUND

The subject property is located in the Land Use (LU) zone district. The parcel is currently assessed as residential improved land with outbuildings. The surrounding area is zoned Land Use and consists of a mixture of residences and pasture.

Multi-Family residential use is allowed in the Land Use (LU) zone district but requires a Class B Conditional Use Permit. Approval of this permit will allow the applicant to apply for a building permit for a manufactured home that will provide temporary housing for visiting dog trainers.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 2-3-102(d)(ii) governing the Conditional Use Type B permitting process.
- Section 2-4-104 governing the LU – Land Use Zone District.
- Section 1-3-100 governing public notice.

DISCUSSION

The Laramie County Comprehensive Plan identifies the areas as Rural Metro (RM). Where possible, denser residential uses should be encouraged. This parcel lies in the PlanCheyenne Agricultural/Rural (AR) area.

Agency review comments have been addressed. A commercial septic permit is required, and the application has been submitted to Environmental Health.

Public notice was provided, and no public comments were received.

A conditional use is given to land use meant to be beneficial to the permitted uses or those similar within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area. Land use or land use proposal similar in nature, intensity and community impact which requires a conditional use permit has probable impacts and is required to meet all LCLUR conditions. Class B conditional uses are those meant to be beneficial to an area and are permissible in their zoning district.

Section 2-3-102 (a) of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission make a determination as to whether the proposed use is permitted and is in conformance with all applicable development standards. Staff find this application is in conformance with the plans and policies of Laramie County.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a Class B Conditional Use permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

and that the Planning Commission may approve the Class B Conditional Use Permit for the K-9's for Mobility Multi-Family Residential with no conditions.

PROPOSED MOTION

I move to approve the Class B Conditional Use Permit for the K-9's for Mobility Multi-Family Residential and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

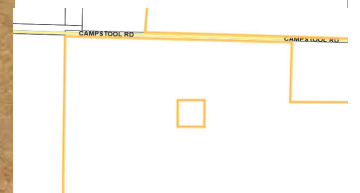
- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Pre-Application Notes
- Attachment 4: Transportation Assessment Worksheet
- Attachment 5: Agency Review Comments
- Attachment 6: Class B Conditional Use Permit Resolution
- Attachment 7: Exhibit A – Proposed Site Plan



**K-9's for Mobility
Class B Conditional
Use Permit**

**11805 Campstool
Road
Cheyenne, Wyoming**

PZ-26-00039



Executive Builders

Commercial • Residential • Design
(307)630-7539

4/20/26

**Narrative for new manufactured housing project for K-9's for Mobility at 11805
Campstool Rd.**

Executive Builders has been hired to place a new manufactured home with supported work. This residence will be used for traveling dog trainers at the K-9 facility. We will be installing a separate, new septic system and new electrical feed from an existing pole on the property. Water will be tied into existing main water to K-9 building. The home will be used temporarily at times for dog trainers who will be training the dogs for short periods of time throughout the year.



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecountywy.gov

PERMIT

PA-25-00123

PRE-APPLICATION MEETINGS

SITE ADDRESS: 11805 CAMPSTOOL RD CHEYENNE
PRIMARY PARCEL: 13650430000300
PROJECT NAME: K9'S FOR MOBILITY EMPLOYEE HOUSING

ISSUED: 01/28/2026
EXPIRES: 07/27/2026

APPLICANT: Blakesley, Tavin
NOT KNOWN AT TIME OF ENTRY
UNKNOWN, UK 00000
307-256-7353

OWNER: BURNETT LAND AND LIVESTOCK LTD LLLP
5453 ROAD 202
CARPENTER, WY 82054-9400

Detail Name	Detail Value
Meeting Date	01/28/2026
MEETING AM OR PM	AM
Application Types	Site Plan
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	Housing for visiting trainers
Staff Attending	JA DP CC CS
Development Action	Conditional Use Class B
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Transportation Assessment Worksheet
Roadway Maintenance Plan	No
Drainage Study	No
Drainage Plans	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No
Road/Easement Use Agreement	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Environmental and Services Impact Report	No



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Community Facility Fees Acknowledgement Letter	No
Public Safety Fees Acknowledgement Letter	No
Application Fees	Yes
Environmental Health Review/Approval	Yes
Engineer Review - Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Public Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Floodplain Development Permit	Yes
GESC Permit	No
Right-of-Way Construction Permit	No
Miscellaneous Notes	<p>EH: They would need to take out a permit for another septic for the ADU or ALQ as long as it is approved by you guys. If you have any questions, let me know. Thanks, Tiffany.</p> <p>Applicant said that employee housing is needed for visiting dog trainers. Trainers will only be in residence 2 to 6 weeks at a time. K9 Mobility is a grandfathered existing business so no site plan will be required, will treat this as housing. To add a residence to this size of parcel Planning will require a Class B permit to allow the second home. Can be treated as a multi-family (ADU) or a temporary housing (ALQ). No site plan is needed, just a plot plan. Public Works said that the existing access is satisfactory and no upgrades needed. A manufactured home is proposed so a building permit would be for a MH Set. DEQ will get a review on the Class B permit since the kennel septic is a commercial system so a request could be made to EH to add this housing to the existing residential septic.</p>



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Miscellaneous Notes (2)

Owners of property would have to provide a permission letter when submitting the application. Fees are Conditional Use Permit is \$500, \$26 per sign, legal ad actual cost, neighbor mailing actual cost, engineer review actual cost, environmental health review \$200. Approval is by the Planning Commission following the public hearing. Following approval the building permit can be requested. Documents include project narrative, lease, owner approval letter, plot plan, drainage waiver request, transportation worksheet, concept plans, drainage waiver, pre-app notes.

CONDITIONS

- * Disclaimer: These 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 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.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.
- * A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- * Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- * A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Trainer Trailer By: Executive Builders

Date: 4/22/26 Contact: Don Blakosley

Owner/Developer: Burnett Land and Livestock LTD Phone: 307-757-6961

Property Address or Legal Description (lot, block, subdivision): 11805 Campstool Rd

Legal Description: 11805 Campstool Rd

Existing Zoning: Residential Land Use Dis Change to:
 Existing Land Use: Residential Proposed:

Above changes if applicable.

Applicant email: Don@ServiceCheyenne.com

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Residential	620	Daily	4.87		3.01
Total:							

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Residential	620	Daily	4.87	620	3.01
	110	Residential	620	Daily	4.87	4.87	3.01
	110	Residential	620	Daily	4.87	1000=301	3.01
Total:							

New Land Use: Trips/Day
Increase (+)/Decrease (-): 3.01

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-26-00039

Parcel Number: 13650430000300

Submitted: 04/23/2026

Applicant: EXECUTIVE BUILDERS LLC
Owner: BURNETT LAND AND LIVESTOCK LTD LLLP

Site Address: 11805 CAMPSTOOL RD
Cheyenne, WY 82007

Technically Complete: 04/23/2026
Approved: 05/19/2026
Issued:

Project Description: Housing for temp dog trainers at K9 for Mobility

<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>
04/23/2026		Application	PZ-26-00039	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
04/24/2026		Application	PZ-26-00039	GENERAL	Planning Commission Public Hearing June 11, 2026, letters 4.22.26, legal ad 4.29.26	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
04/27/2026		Application	PZ-26-00039	GENERAL	No comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
05/04/2026		Application	PZ-26-00039	GENERAL	No concerns from the Wyoming Game and Fish Department.	WYGAMEFISHDEP T@LARAMIECOUN TYWY.GOV
05/05/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@ LARAMIECOUNTY WY.GOV
05/05/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
05/06/2026		Application	PZ-26-00039	GENERAL	1. The applicant should contact the State Engineer's Office to confirm the proper procedures for confirming and obtaining water rights for the manufactured home and any other points of use by completing an enlargement application for the existing point of diversion (well). This application should indicate the original permit number, request an additional point of use, and, if appropriate, an additional volume of water. 2. The proposed subdivision is located within the Conservation Area identified under the 2015 State Engineers Order for the Laramie County Control Area. Well spacing requirements will be assessed on any well permit applications received by our office as defined within the Order.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV
05/06/2026		Application	PZ-26-00039	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMI ECOUNTYWY.GOV

Permit Notes

05/06/2026		Workflow	ENGINEERS REVIEW	GENERAL	Although some of the information on the Traffic Assessment Worksheet was incorrect, utilizing the correct data/information would still result in traffic volumes significantly less than 200 vehicles per day (a Traffic Impact Study is only required when there are estimated to be 200 vehicles per day or more). Therefore, no Traffic Impact Study would be required for the proposed development. Additional comments may be made when the site plan application has been submitted, but I have no comments regarding the conditional use request.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
05/06/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	no comments on the conditional use permit.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
05/07/2026		Application	PZ-26-00039	GENERAL	No comments from the fire district	JEFF.SHAFFER@LARAMIECOUNTY.WY.GOV
05/07/2026	05/19/2026	Workflow	ENVIRONMENTAL HEALTH REVIEW	DEFICIENCY	There is no septic permit for this trailer. A septic permit can be issued for an ALQ on this property.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV

RESOLUTION# _____

**A RESOLUTION FOR A CLASS B CONDITIONAL USE PERMIT FOR THE
K-9'S FOR MOBILITY MULTI-FAMILY RESIDENTIAL LOCATED IN A PORTION OF
SECTION 4, T13N, R65W, OF THE 6TH P.M., LARAMIE COUNTY, WY.**

WHEREAS, Wyoming State Statutes §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 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY PLANNING COMMISSION,
as follows:

The Laramie County Planning Commission finds that:

- a. This application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU - Land Use Zone District.

PRESENTED, READ, AND ADOPTED, this ___ day of _____ 2026.

LARAMIE COUNTY PLANNING COMMISSION

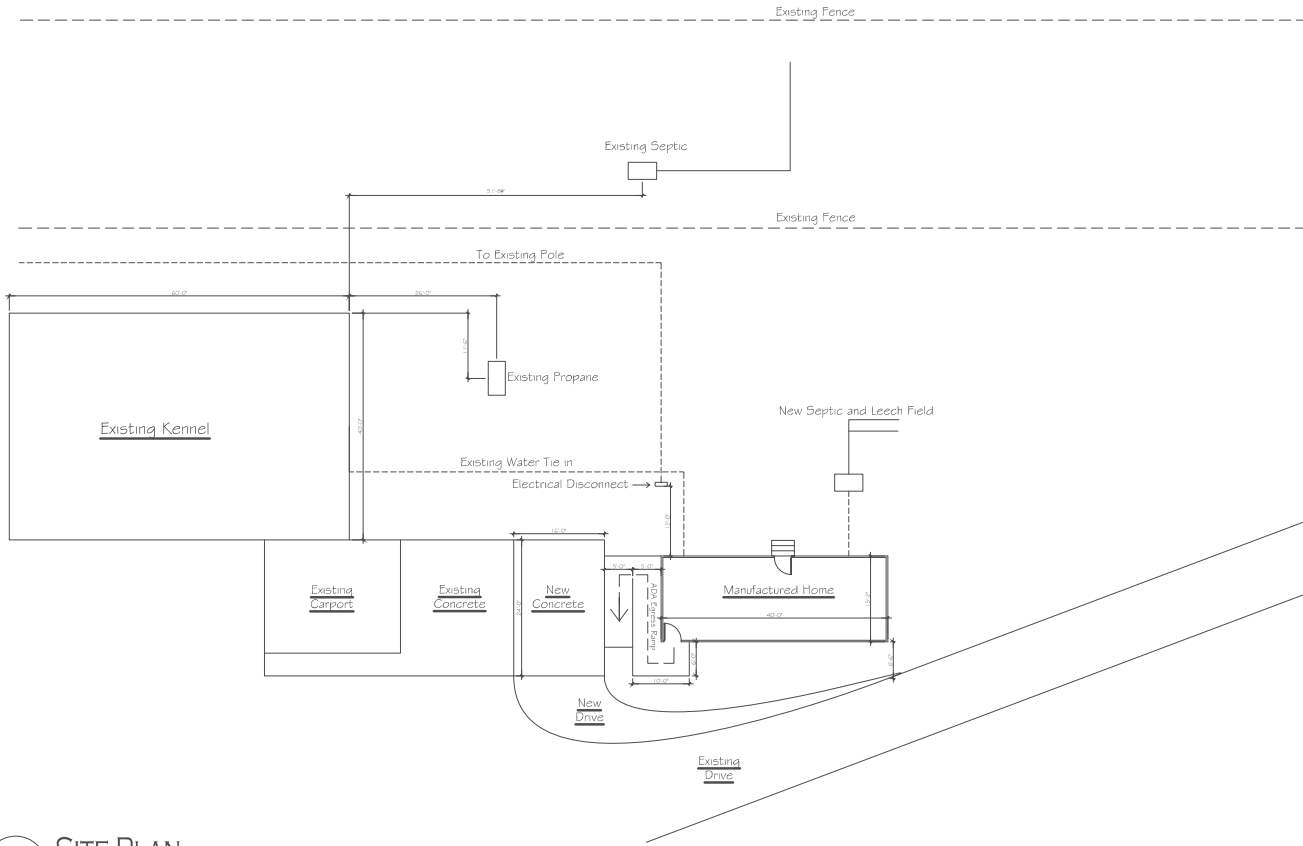
Jason Caughey, Chairman

ATTEST:

Cate Cundall, Planning Commission Clerk

Resolution reviewed and approved as to form:

Laramie County Attorney's Office



SITE PLAN
SCALE: 1/4" = 1'-0"



DRAWN BY: TAVN BLAKESLEY
PROJECT NO. 00014
PHASE: PRELIMINARY
CONTRACTOR: DON BLAKESLEY
BUILT BY: EXECUTIVE BUILDERS

DIMENSIONS
TO BE FIELD
VERIFIED BY
CONTRACTOR



DRAWINGS FOR THE RESIDENCE OF:
K9S FOR MOBILITY