



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Cate Cundall, Associate Planner

**DATE:** September 16, 2025

**TITLE:** PUBLIC HEARING regarding a Site Plan for the AB Camping Facility located at Tract 1, Mohrlang Meadows, Laramie County, WY.

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### EXECUTIVE SUMMARY

Benchmark Engineers, PC, on behalf of ORR Cheyenne, LLC, has submitted a Site Plan application for the AB Camping facility, located at the intersection of Hellwig Road and Draper Circle. The purpose of the application is for the expansion of the existing AB Camping facility.

### BACKGROUND

There are two properties associated with the AB Camping facility, one off West College Drive and the other immediately south of Hellwig Road. This site plan is for the property to the south of Hellwig Road. The proposed expansion includes adding eight (8) additional RV camping sites/spaces along the western property line. There are currently twenty-eight (28) camping sites/spaces on the parcel. The expansion also includes extending the existing electrical, water, and sanitary sewer line for the new sites.

The subject property is a 2.31- acre parcel located in the Medium Density Residential (MR) zone district. Surrounding parcels include residences, manufactured home parks, and storage facilities.

### **Pertinent Statutes and Regulations include:**

Section 2-2-133 governing Site Plans.

Section 4-2-104 governing Medium Density Residential zone districts (MR).

## **DISCUSSION**

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). These areas are intended to accommodate a mix of more intensive land uses than other areas. These areas may have public services, a higher level of vehicular access, and a greater overall level of community services. PlanCheyenne identifies the area as Urban Residential (UR).

Access to the facility is from West College Drive and through the northern campground to the subject parcel that is immediately south of Hellwig Road. South Cheyenne Water and Sewer District provides water and sanitary service to the parcel.

Agency review comments are being addressed and the Site Plan updated to reflect the changes. Public notice was provided with no comments being received.

## **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 governing Site Plans of the Laramie County Land Use Regulations; and,
- b) This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR - Medium Density Residential Zone District.

**and that the Board may approve the AB Camping Facility 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 AB Camping Facility 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: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: Agency Review Comments**
- Attachment 5: Drainage and Traffic Study Waiver Request**
- Attachment 6: Site Plan Resolution**
- Attachment 7: Site Plan**



## AB Camping Site Plan

**PZ-25-00057**





August 1, 2025

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

**RE: AB Camping Expansion – Site Plan Submittal  
Project Narrative**

Dear Mr. Arnold:

On behalf of the project owner, we are submitting a site plan with associated documents for the expansion of the existing AB Camping facility. There are two properties associated with the AB Camping facility, one off West College Drive and the other is immediately south across Hellwig Road. This site plan submittal is for the property to the south of Hellwig Road.

The proposed expansion includes adding 8 additional RV camping sites/spaces along the western property line. There are currently 28 camping sites/spaces. The expansion will include expanding the existing electrical, water, and sanitary sewer lines for the new additional sites/spaces. The purpose of the expansion is to fulfill a need/demand for additional sites since the facility gets fully booked, especially during peak summer periods, such as Frontier Days.

There is an existing water meter that meters all domestic water that enters the site. Water and sewer are currently provided by South Cheyenne Water & Sewer District. No changes are expected to be made to the existing connections to the mains. All expansion and improvements will be done with the site/property.

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](mailto:scottL@benchmarkengineers.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott D. Larson', is written over a faint background of architectural drawings and a compass.

Scott D. Larson, PE  
President





**Laramie County, WY**  
**Laramie County Planning and Development Office**

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

**PERMIT**

**PA-25-00023**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 1503 W COLLEGE DR CHEYENNE  
**PRIMARY PARCEL:** 13661820100500  
**PROJECT NAME:** AB CAMPING EXPANSION

**ISSUED:** 05/30/2025  
**EXPIRES:** 11/26/2025

**APPLICANT:** Cutler, Trevor  
1529 W College DR  
CHEYENNE, WY 82009

**OWNER:** HARRINGTON, MARC A ET UX  
1529 W COLLEGE DR  
CHEYENNE, WY 82007

Detail Name	Detail Value
Meeting Date	05/21/2025
Site Area (Acres or Sq Ft.)	0.00
MEETING AM OR PM	PM
Application Types	Site Plan
Current Zoning (please choose)	Community Business (CB)
Current Land Use	campground
Attendees	Online (Teams Meeting)
What is the purpose of the development?	expansion
Property Interest	Owner
I hereby certify that I am the owner/applicant named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on the application and in required documents are true and accurate to the best of my knowledge.	I, the owner of the property or their representative agent hereby certify that all the information contained within this submittal is true and accurate.
Detailed Project Narrative	expansion of campground
Staff Attending	JA, CC, DP, SK, JP, KS, SS, TM, PB
I understand that the Site Plan approved by the Laramie County Planning and Development Office represents a commitment by me to carry out the construction of the project as represented. Any and all modification to the "Approved Site Plan" must be coordinated through the Laramie County Planning and Development Office, at which time a determination will be made as to the need for an amended Site Plan and/or additional Administrative or Board review.	I, the owner of the property or their representative agent hereby certify that all the information contained within this submittal is true and accurate.



## Laramie County, WY

### Laramie County Planning and Development Office

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Cheyenne, WY 82009  
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[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

I also understand that the site will be examined during the final inspection for compliance with the "Approved Site Plan" of record. NOTE: unapproved modifications to the site may be cause for non-issuance of a "Certificate of Compliance." The undersigned do hereby agree to pay all fees associated with this application. It is understood an incomplete submittal will not be accepted.

I, the owner of the property or their representative agent hereby certify that all the information contained within this submittal is true and accurate.

How many Public Notice Signs?

0

Copy of Pre-App Notes

REQUIRED FOR APPLICATION  
SUBMITTAL

Project Narrative Letter

Yes

Engineering Review(Actual Cost)

0.00

Mailing Fee(Actual Cost)

0.00

Warranty Deed and/or Lease Agreement

Yes

Development Action

Site Plan

Drainage Plans

TBD

Drainage Study

Letter of Waiver

Traffic Study

Letter of Waiver

Public Safety Fees Acknowledgement Letter

No

Community Facility Fees Acknowledgement Letter

No

WY DEQ Chapter 23 Study/Submittal Letter

No

Development Agreement

No

Roadway Maintenance Plan

No

Road/Easement Use Agreement

No

Right-of-Way Construction Permit

TBD

Engineer Review - Paid by Applicant

Yes

Environmental Health Review/Approval

TBD

Environmental and Services Impact Report

TBD

GESC Permit

TBD

Floodplain Development Permit

No

Perimeter Fence Construction per W.S.S. 18-5-319

No

Public Notice, Paid by Applicant

Yes

Newspaper Legal Notice, Paid by Applicant

Yes

Adjacent Property Owner Letter, Paid by Applicant

Yes



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[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

#### Miscellaneous Notes

Expansion of two parcels of AB Campground, reconfigure the existing sites on the east side that are overly crowded and cramped by reducing the number of sites, and configure them as half-moon pull-through sites. All would need to be tied into water/sewer with full hook-ups. Scott Sprakties with SCWSD: Because they are reducing the amount, there shouldn't be any issues with water/sewer. Contact them for any requirements, 307-635-5608. WYDOT: Not concerned with the density of traffic and policy states everything is grandfathered in, 307-745-2117. Public Works: Hellwig access may need to be widened and/or upgraded due to fire apparatus access, etc., 307-633-4302. City of Cheyenne: Does not anticipate any comments on the review process. There is a consent to annex by the City, but it is roughly 50 years old, and there is no intention to do that soon, just FYI. Dan Peters CBO: Any upgrades to electrical work will need building permits.

#### Miscellaneous Notes (2)

This process, under current regs, will be reviewed by Environmental Health, 307-633-4090.

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### 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.



## **Laramie County, WY**

### **Laramie County Planning and Development Office**

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[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

\* 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.



## Permit Notes

**Permit Number:** PZ-25-00057

**Parcel Number:** 13661820400700

**Submitted:** 08/01/2025

**Applicant:** Larson, Scott  
**Owner:** HARRINGTON, MARC A ET UX

**Site Address:** UNKNOWN  
Laramie County, WY 00000

**Technically Complete:** 08/01/2025  
**Approved:**  
**Issued:**

**Project Description:** Add camping spots along west edge of property.

<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>
08/01/2025		Application	PZ-25-00057	GENERAL	2 signs needed - placed on frontage of Draper and Hellwig. Project will be approved by BOCC. Public Hearing date is 9.16.25	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
08/04/2025		Application	PZ-25-00057	GENERAL	No Comment	CHRISTOPHER.YANEY@LARAMIECOUNTY.WY.GOV
08/04/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 319, 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
08/04/2025		Workflow	WYDOT REVIEW	GENERAL	No comment,	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
08/06/2025		Application	PZ-25-00057	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
08/11/2025		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	No major changes at this time so no additional requirements for Environmental Health.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
08/12/2025		Application	PZ-25-00057	GENERAL	Ensure proper access and egress for emergency services is accounted for,	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
08/13/2025		Application	PZ-25-00057	GENERAL	No conflicts with Park expansion.	SCOTT.SPRAKTIES@LARAMIECOUNTY.WY.GOV
08/13/2025		Workflow	PLANNING REVIEW BY AGENCY	GENERAL	FYI to applicant: The area within the South Cheyenne Water and Sewer District is under a consent agreement to annex. This has been the case since the late 70's and the City has not acted on it since that time and there are no current plans to do so. However, the owner should be aware of this possibility.  The South Cheyenne Water and Sewer District gets water from the BOPU and the BOPU treats its sewage. BOPU comments should be resolved. Please see the attached BOPU Comment.	CONNOR.WHITE@LARAMIECOUNTY.WY.GOV

Permit Notes

08/14/2025		Workflow	PUBLIC WORKS REVIEW	GENERAL	<div>1. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works.</div> <div>2. All comments from the review engineer and/or surveyor shall be addressed.</div>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
08/15/2025	08/15/2025	Application	PZ-25-00057	GENERAL	<div>1. No Exceptions taken to the request for traffic and drainage waivers.</div> <div>2. Applicant is advised that all water and sanitary sewer construction will require a Wyoming DEQ Permit to construct.</div>	TREY.RINNE@LARAMIECOUNTY.WY.GOV

## AB CAMPING EXPANSION

### SITE INFORMATION:

1503 WEST COLLEGE DRIVE  
EX. ZONING: MR (MEDIUM DENSITY RES.)  
EXISTING & PROPOSED USE: RV CAMPING

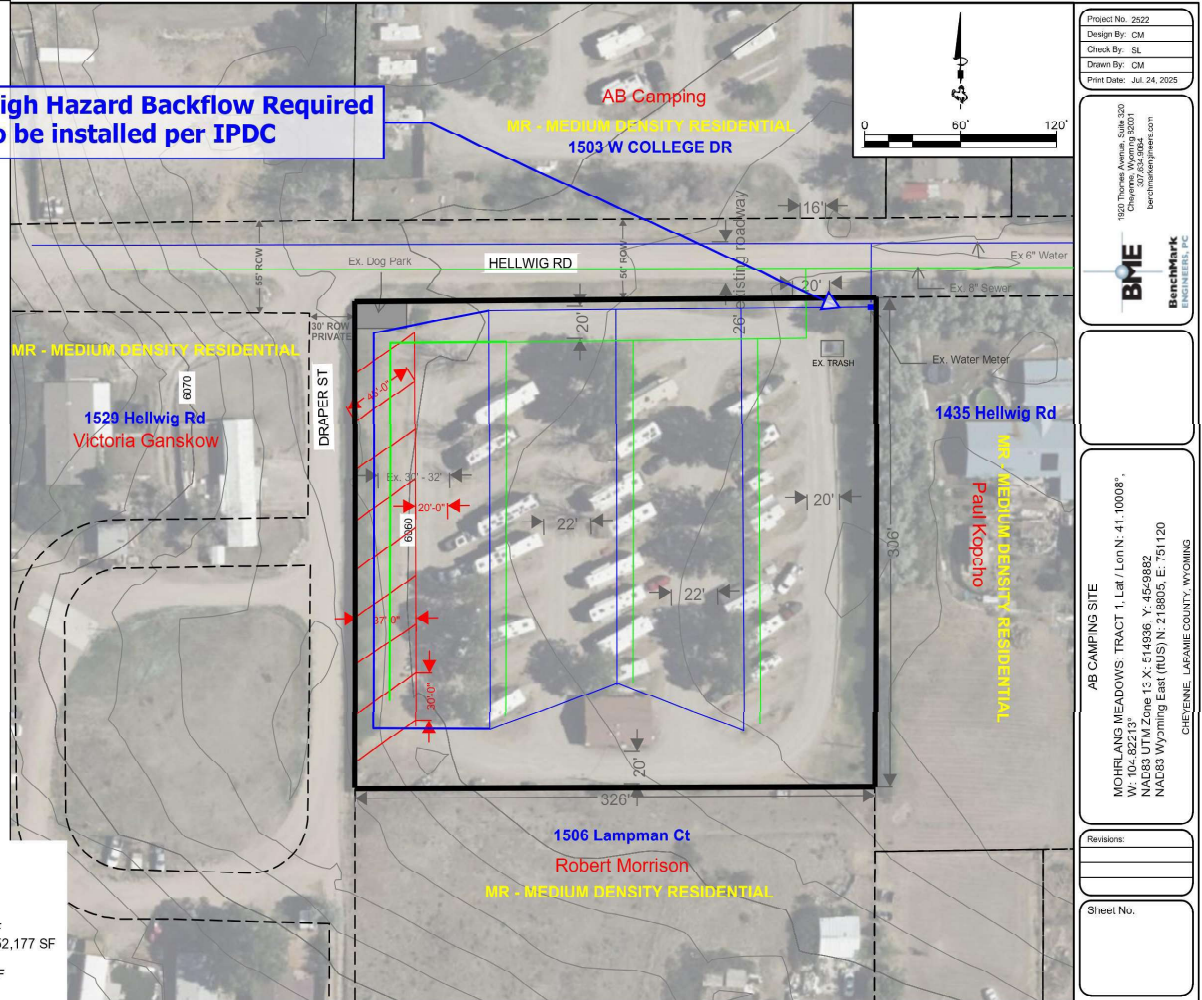
**High Hazard Backflow Required  
to be installed per IPDC**

### LEGEND

- Proposed New RV Parking Stalls
- Existing Water
- Proposed Water
- Existing Sewer
- Proposed Sewer

### COMPUTATION TABLE

TOTAL SITE: 2.31 AC / 100,623 SF  
BUILDING: 0.03 AC / 1,229 SF  
TOTAL EX. LANDSCAPE: 1.08 AC / 47,217 SF  
TOTAL PROPOSED LANDSCAPE: 1.01 AC / 44,337 SF  
INTERNAL ROADWAYS/AISLES (GRAVEL): 1.19 AC / 52,177 SF  
TOTAL EXISTING IMPERVIOUS: 1.23 AC / 53,406 SF  
TOTAL PROPOSED IMPERVIOUS: 1.29 AC / 56,286 SF



Project No. 2522  
Design By: CM  
Check By: SL  
Drawn By: CM  
Print Date: Jul 24, 2025

1503 Thorpe Avenue, Suite 320  
Cheyenne, Wyoming 82001  
banchmarkengineering.com  
**BME**  
**Banchmark**  
ENGINEERS, P.C.

AB CAMPING SITE  
MOHLING MEADOWS TRACT 1, Lot 1, Lot N-41, 10008",  
W: 10'-82213"  
NACB3 UTM Zone 13 X: 44936 Y: 45-9882  
NACB3 Wyoming East (TUS) N: 218605, E: 151120  
CHRYSTIE LAFAMIE COUNTY, WYOMING

Revisions:  
Sheet No.

August 1, 2025

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

**RE: AB Camping Expansion – Site Plan Submittal  
Drainage Study and Traffic Study Waiver Request**

Dear Mr. Arnold:

On behalf of the project owner, we are respectfully requesting a waiver from the requirements of a detailed Drainage Study and Traffic Study for the above referenced project. Our justification is as follows:

The proposed improvement adds 8 additional RV camping sites/stalls within the existing camping facility which currently has a total of 28 camping sites/stalls. The addition of 8 additional stalls would not create a significant increase in traffic. Currently, most all of the traffic comes off College Drive, through the existing camping site, crosses Hellwig Road and into this site. The peak times for the traffic are generally during Frontier Days and on the weekends during the summer months, but generally decreases significantly during the fall, winter, and spring months. Even during the peak times, the entire facility does not experience 200 or more vehicles per day, which would require a study.

The proposed improvement increases the semi-impervious area by only approximately 2,880 sf by removing some of the landscaped area and placing gravel for the parking areas. This slight increase is minimal and will not create drainage issues for this property or surrounding property. The increase in runoff will be negligible. There have been no drainage/runoff issues associated with the existing site or surrounding sites.

Based on the above information, we believe neither study is necessary and/or warranted. 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](mailto:scottL@benchmarkengineers.com).

Sincerely,



Scott D. Larson, PE  
President



**RESOLUTION # \_\_\_\_\_**

**A RESOLUTION FOR APPROVAL OF A SITE PLAN FOR THE AB CAMPING EXPANSION LOCATED AT  
TRACT 1, MOHRLANG MEADOWS SUBDIVISION, 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 4-2-104 of the LCLUR governing the MR – Medium Density Residential 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 4-2-104 governing the MR – Medium Density Residential.

**THEREFORE, the Board approves the AB Camping Expansion Site Plan on the condition that:**

- 1. All agency comments are addressed prior to issuance of the 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

Resolution reviewed and approved as to form:

\_\_\_\_\_  
County Attorney's Office

## AB CAMPING EXPANSION

### SITE INFORMATION:

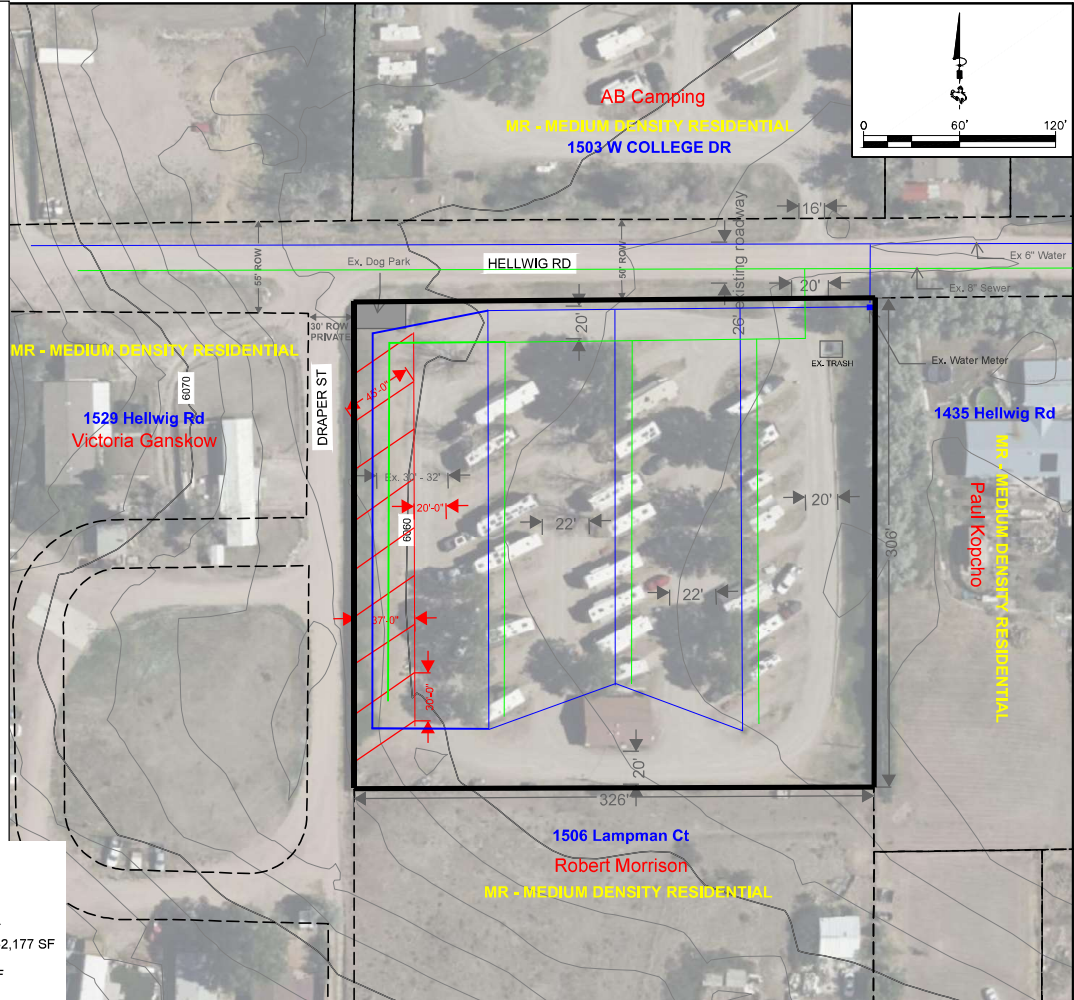
1503 WEST COLLEGE DRIVE  
EX. ZONING: MR (MEDIUM DENSITY RES.)  
EXISTING & PROPOSED USE: RV CAMPING

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- Existing Water
- Proposed Water
- Existing Sewer
- Proposed Sewer

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TOTAL PROPOSED LANDSCAPE: 1.01 AC / 44,337 SF  
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Project No: 2522  
Design By: CM  
Check By: SL  
Drawn By: CM  
Print Date: Jul 24, 2025

1820 Thomas Avenue, Suite 320  
Cheyenne, Wyoming 82001  
bmc@benchmarkinc.com  
benchmarkinc.com

**BME**  
**Benchmark**  
ENGINEERS, P.C.

AB CAMPING SITE  
MOHRLANG MEADOWS: TRACT 1, Lat / Lon N: 41.10008°, W: 104.82213°  
NAD83 UTM Zone 13 X: 544996, Y: 4549882  
NAD83 Wyoming East (FUS) N: 216605, E: 715120  
CHEYENNE, LARAMIE COUNTY, WYOMING

Revisions:  
1  
2  
3

Sheet No.