



## **LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT**

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**Planning • Building**

### **MEMORANDUM**

**TO:** Laramie County Board of Commissioners

**FROM:** Michael Surface, Senior Planner

**DATE:** May 3, 2022

**TITLE:** PUBLIC HEARING regarding a Board Approval for a RV campground located at Allison Tracts, the south 360 feet of the east one-half of Tract 23, Laramie County, WY.

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### **EXECUTIVE SUMMARY**

Ed Waddell of Western Research and Development has submitted a Board Approval application seeking approval for a RV campground on behalf of Cheyenne Estates MHC, LLC.

The proposed RV campground is located on Allison Tracts, the south 360 feet of the east one-half of Tract 23. The physical address is 509 East Jefferson Road.

Should the Board Approval be granted, the project shall proceed to a site plan review process.

### **BACKGROUND**

This property is within a MR – Medium Density Residential zoning district, which requires Board Approval for a RV campground. A storage building currently exists on the 1.38-acre parcel.

Pertinent regulations include:

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

Section 4-2-104 of the Laramie County Land Use Regulations governing the MR — Medium Density Residential Zoning District.

## **DISCUSSION**

The Laramie County Comprehensive Plan designates the property as URI – Urban Rural Interface, with areas in the designation allowing for more intensive land uses and possible service-oriented development.

The PlanCheyenne category for the property is Urban Residential and is to accommodate a broad variety of residential types as well as complementary uses.

The subject property is within the MR, Medium Density Residential Zoning District, with surrounding uses primarily residential in nature. Per Section 2-2-123, a RV campground is permitted with Board approval.

A plot plan provided by the applicant is attached for reference.

The applicant will need an approved site plan, per 2-2-133 of the Laramie County Land Use Regulations to develop the RV campground. The applicant must obtain a building permit from the Laramie County Building Department and must also meet the required development regulations within the MR Zone District.

The Notice of Development Action sign was posted on March 28, 2022. A public notice reappeared in the local daily newspaper on April 2, 2022. Adjacent property owners were notified via certified mail on March 28, 2022. There was no public comment received.

The public agency comments are attached. The applicant complied with the requirement of a 24-foot-wide access road into the campground, per the remarks of the County Engineer.

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Staff finds this application is in conformance with the plans and policies of Laramie County.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:**

- a. This application meets the criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations.
- b. This application is in conformance with Section 4-2-104 of the Laramie County Land Use Regulations governing the MR – Medium Density Residential Zoning District.

**Planning Staff recommends that the Board approve the RV campground as a use, located at Allison Tracts, the south 360 feet of the east one-half of Tract 23, Laramie County, WY.**

## **PROPOSED MOTION**

**I move to grant Board Approval for the RV campground located on Allison Tracts, the south 360 feet of the east one-half of Tract 23, Laramie County, WY., and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: County Comprehensive Plan Map**
- Attachment 4: PlanCheyenne Map**
- Attachment 5: Current Zoning**
- Attachment 6: Agency Review Comments**
- Attachment 7: Plot Map**
- Attachment 8: Resolution**
- Attachment 9: Resolution Exhibit ‘A’**



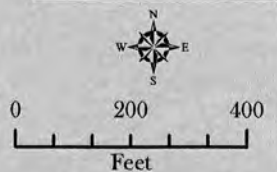
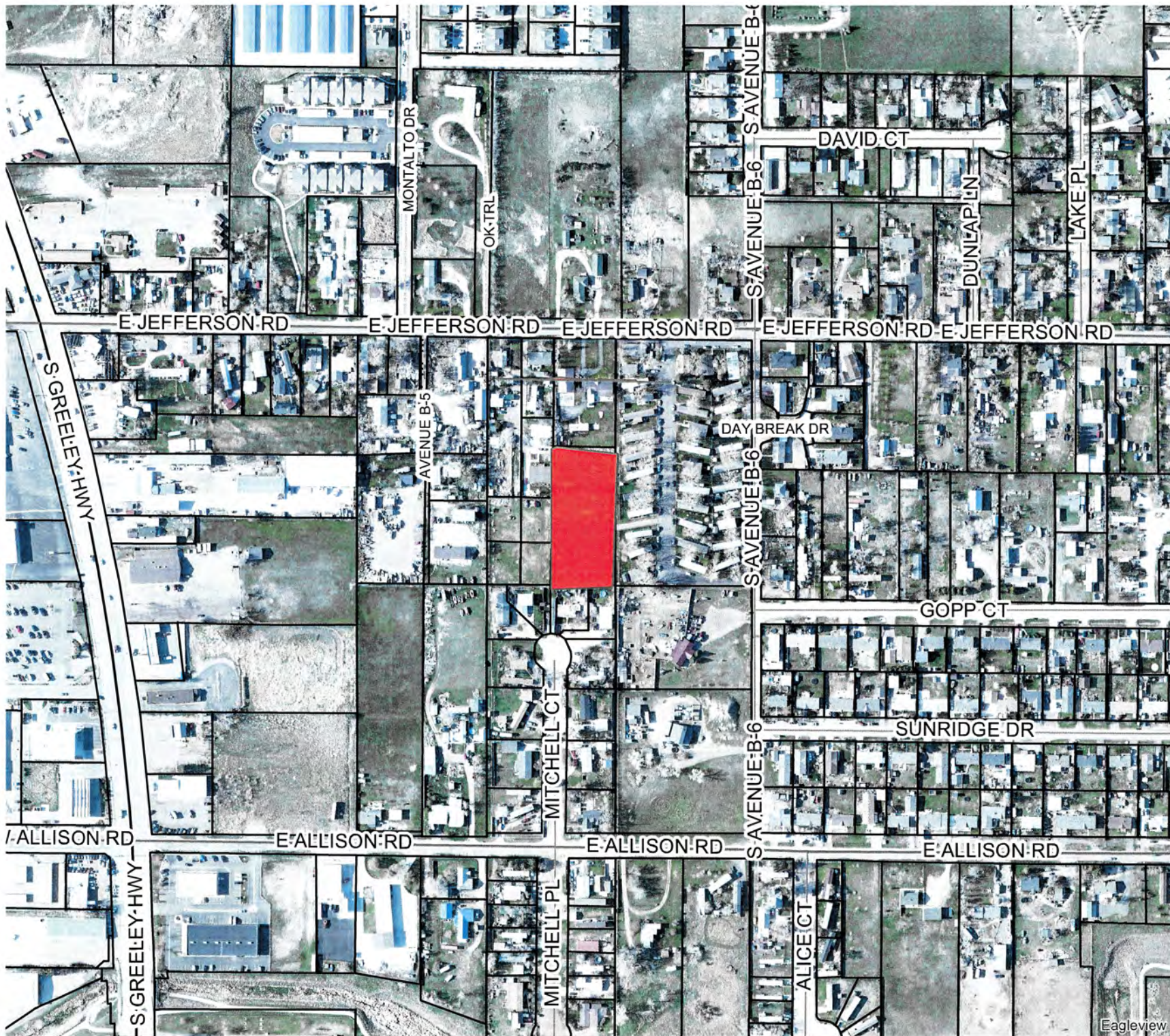
# Laramie County, Wyoming



## Cheyenne Estates RV Campground Location Map

Board  
Approval

PZ-22-00109



Eagleview



E JEFFERSON RD

E JEFFERSON RD

AVENUE B-6

SAVENUE B-6

DAY BREAK DR

S AVENUE B-6

GOPP CT

S AVENUE B-6

MITCHELL CT

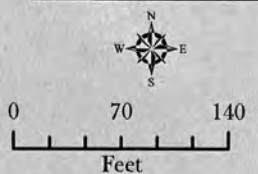
# Laramie County, Wyoming



## Cheyenne Estates RV Campground Aerial Map

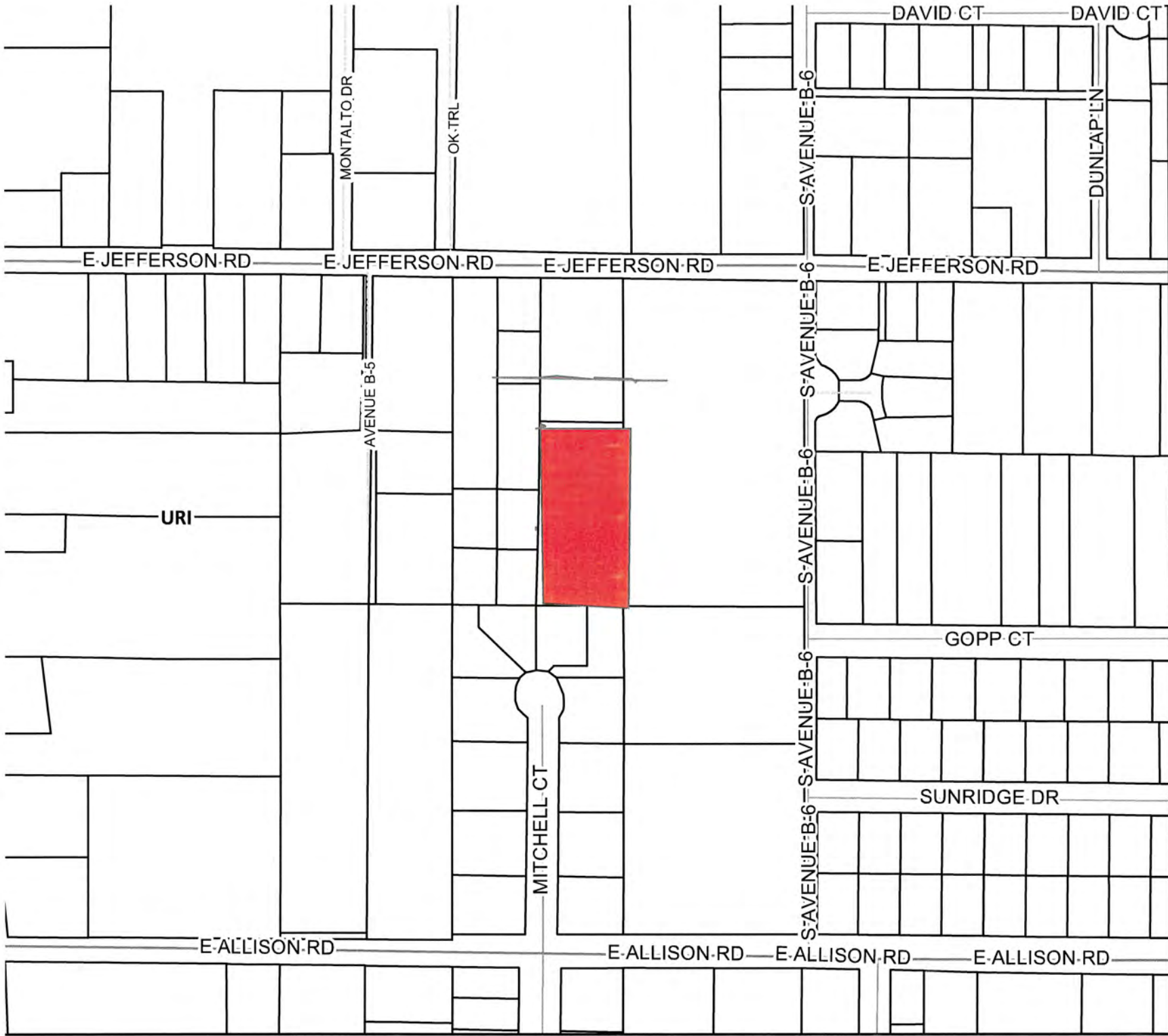
Board  
Approval

PZ-22-00109



Eagleview





**Laramie  
County,  
Wyoming**



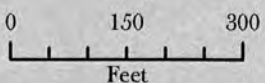
**Cheyenne  
Estates  
RV  
Campground**

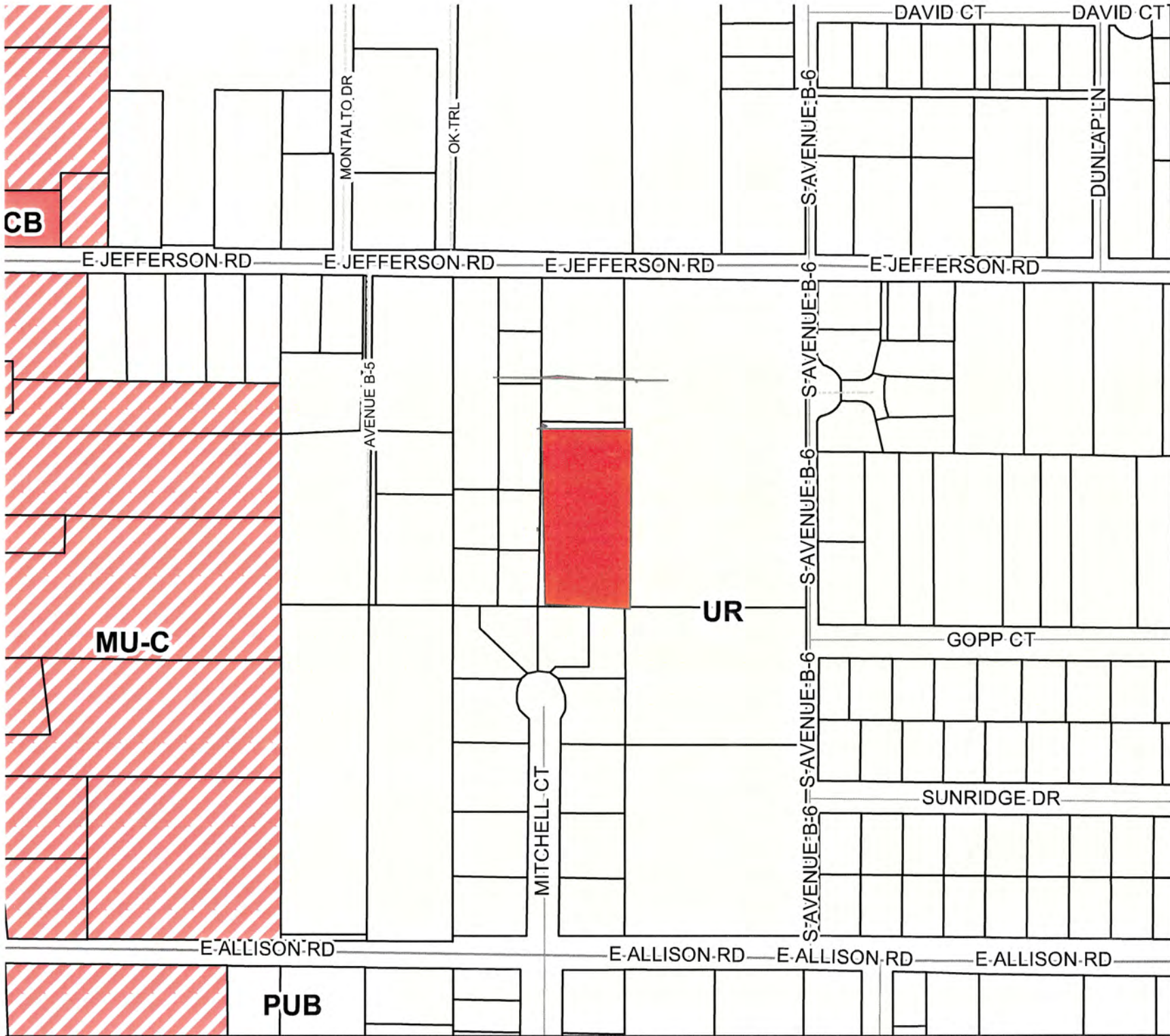
**County  
Comprehensive  
Plan -  
Urban  
Rural  
Interface**

**Map**

**Board  
Approval**

**PZ-22-00109**





# Laramie County, Wyoming



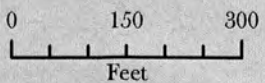
**Cheyenne  
Estates  
RV  
Campground**

**Plan  
Cheyenne**

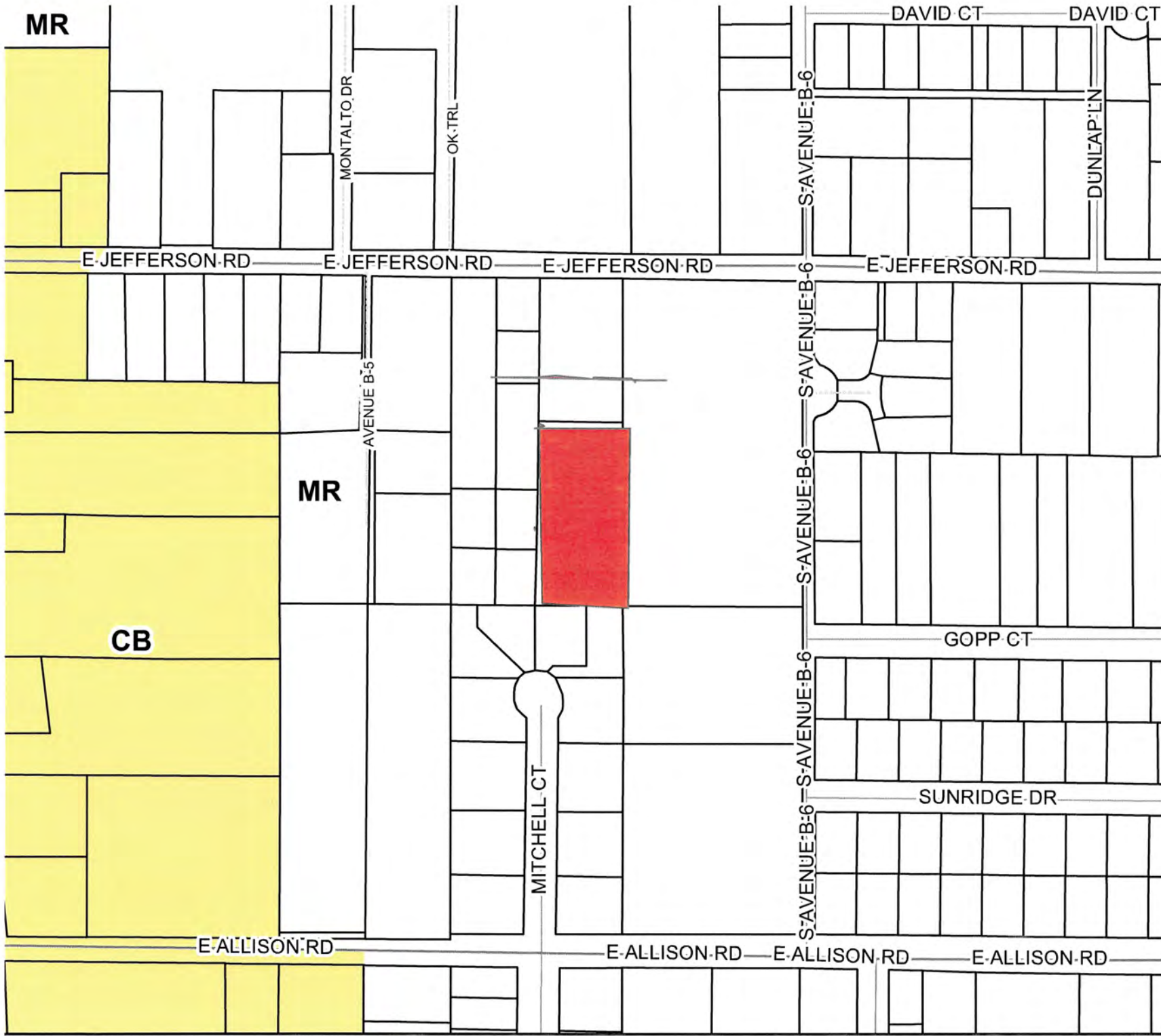
**Urban  
Residential  
Map**

**Board  
Approval**

**PZ-22-00109**







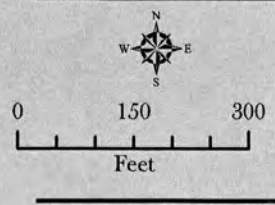
# Laramie County, Wyoming



**Cheyenne  
Estates  
RV  
Campground  
Zoning  
District  
MR- Medium  
Density  
Residential  
Map**

**Board  
Approval**

**PZ-22-00109**





**PZ-22-00109      Public Agency Review Campground Board Approval for Use  
Followed by Site Plan**

**Black Hills Energy:** Black Hills Energy, Eric Underhill No Comments

**Charter Cable Services:** Charter Cable Services, Bryan VanKirk No Comments

**Cheyenne Development Services:** Cheyenne Development Services, Seth Lloyd  
Comments

1. An RV campground seems largely compatible with the neighboring property. However, I would prefer RV campgrounds to be more visible and accessible from major roadways.
2. I have concerns about the abilities of average drivers in RVs to effectively navigate to and through this site.
3. The northern portion of the site exceeds the IFC 150' length - suggest including a fire turn around on the north end, or confirming the lane around the back of the storage building can be utilized by a fire apparatus. This may require site reconfiguration.
4. Parking should not be permitted along access aisles. I would recommend the installation of no parking signs.

**Cheyenne MPO:** Cheyenne MPO, Christopher Yaney No Comments

**Combined Communications Center:** Combined Communications Center, Chuck Trimble No Comments

**County Assessor:** County Assessor, Kaycee Eisele No Comments

**County Attorney:** County Attorney, Joe Chenchar No Comments No Comments

**County Engineer:** County Engineer, Scott Larson Comments

1. The LCLUR requires a minimum access and aisle width of 24' aisles for two-way traffic. The proposed concept plan does not meet this requirement. In addition, given the type of traffic that is being proposed (i.e., campers/trailers, etc.), the 24' minimum may not even be enough to have two RVs pass each other. The access is fairly long and on busy weekends and/or during Frontier Days, the chances of having an RV entering and leaving at the same time is very good and there is nowhere for one or the other to move over enough to let the other pass easily. Given that there is a fence on both sides of the 20' access means there is only approximately 17' of usable width. Given most RVs are



approximately 8.5' width (which does not include mirrors or other equipment that may be mounted on the sides), the 20' is not adequate for two-way traffic for RVs. Since I do not see how 24' can be obtained for the entrance into this facility so I would not recommend approval.

2. If approved, the County would need to be shown, using a turning movement software such as AutoTurn, that all the various types, combinations and lengths of RVs that could enter this facility could navigate through the site, get in and out of the various designated RV spots, etc.

3. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study at this time since it appears this development will have negligible impact on both. A Drainage Study may be required with a Site Plan application.

**County Public Works Department:** County Public Works Department, Molly Bennett  
Comments

I concur with the review engineer's comments.

**County Real Estate Office:** County Real Estate Office, Laura Pate No Comments

**County Treasurer:** County Treasurer, Trudy Eisele No Comments

**Emergency Management:** Emergency Management, Matt Butler No Comments

**Environmental Health:** Environmental Health Department, Roy Kroeger Comments  
Attached 04/11/2022  
Cheyenne-Laramie Co Campground Regulations

Provide plans 30 days prior to the start of construction. A Campground license will be required prior to open.

**Fire District No 1:** Fire District No. 1, Darrick Mittlestadt Comments Attached  
04/12/2022

Meet the 2018 IFC

Chapter 5, Fire Service Features-

Section 503, fire apparatus access roads page 73 and 74.

Section 505, premises Identification per site page 75.

Section 507, fire protection water supply, page 75 to 76.



Meet the 2018 IFC

Chapter 5, Fire Service Features-

Section 503, fire apparatus access roads page 73 and 74.

Section 505, premises Identification per site page 75.

Section 507, fire protection water supply, page 75 to 76.

**Intraoffice:** Planners, Cambia McCollom Comments

If RV site is approved, is the intention to extend the numbering of spaces from the adjacent Mobile Home Park into this location as well?

**Planners:** Planners, Michael Surface Comments

This is a ten space RV campground west of an existing manufactured home park.

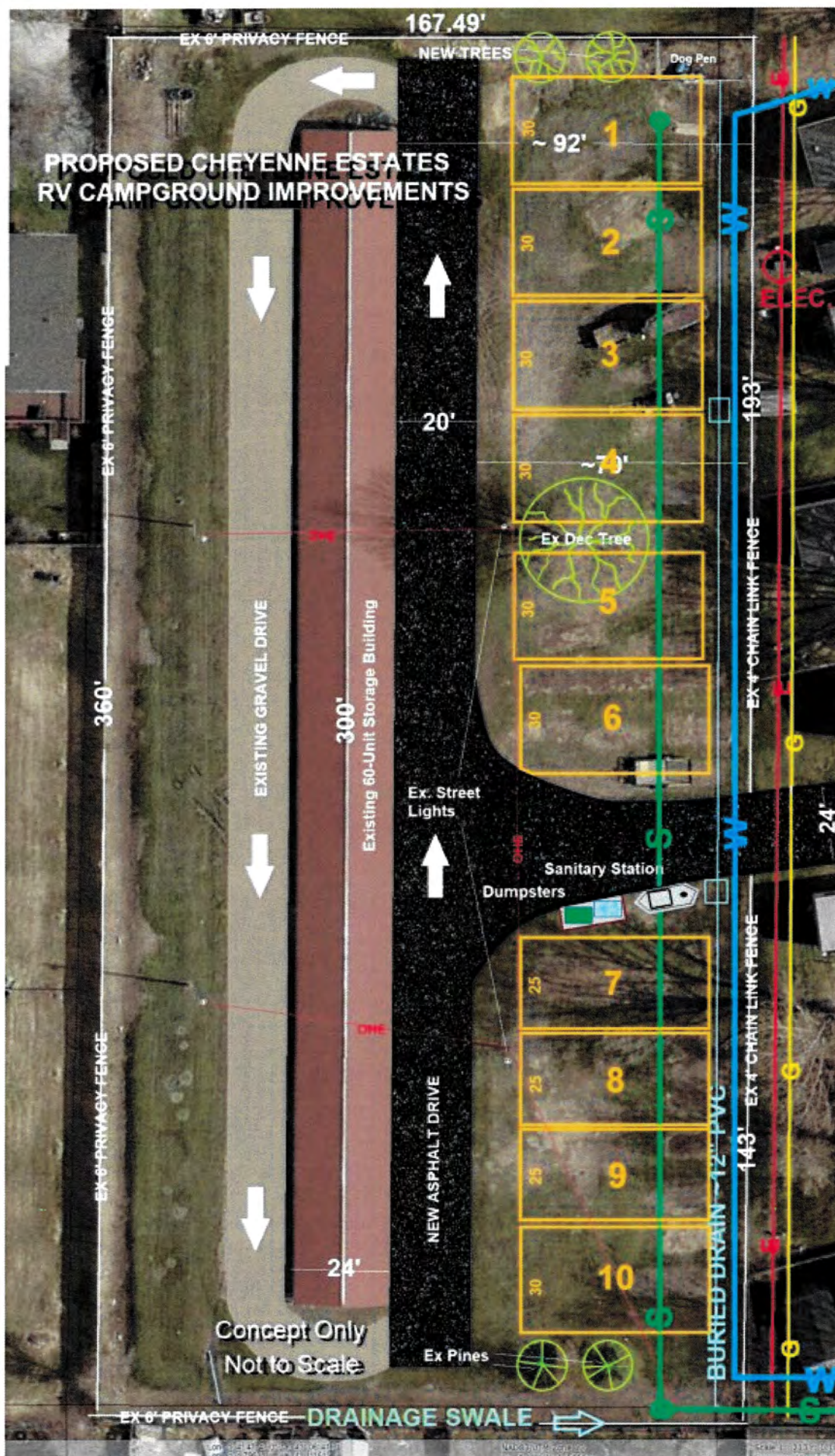
The access is through the park. It is a Board Approval use by the Board of County Commissioners.

**Sheriff's Office:** Sheriff's Office, Amber Shroyer No Comments

**South Chey Community Dev Assoc:** South Chey Community Development, South Chey Community Dev Assoc No Comments

**South Cheyenne Water & Sewer:** South Cheyenne Water & Sewer, Scott Sprakties  
No Comments





PLOT  
PLAN  
FOR  
RV  
CAMPGROUND



**RESOLUTION #**

**A RESOLUTION FOR BOARD APPROVAL OF A RV CAMPGROUND LOCATED  
AT ALLISON TRACTS, THE SOUTH 360 FEET OF THE EAST ONE-HALF OF  
TRACT 25, LARAMIE COUNTY WY.**

**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; and

**WHEREAS**, this application meets the criteria for a Board Approval pursuant to Section 1-2-100 of the Laramie County Land Use Regulations; and

**WHEREAS**, this application is in conformance with Section 4-2-104 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 meets the criteria for Board Approval pursuant to Section 1-2-100(a) 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.

**Moreover, the Board approves the RV Campground located at Allison Tracts, the south 360 feet of the east one-half of Tract 23, Laramie County, WY, as shown on attached Exhibit “A”.**

**PRESENTED, READ, AND PASSED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

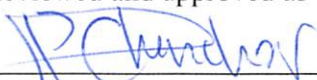
  
\_\_\_\_\_  
Laramie County Attorney's Office



EXHIBIT "A"

