



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Sonny M. Pourchot, Associate Planner

DATE: April 23rd, 2026

TITLE: Review and Action on a Class C Conditional Use Permit for the BT Campground Cabins, located in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, Laramie County, WY, and located at 215 S Greeley Highway, Cheyenne, WY.

EXECUTIVE SUMMARY

DeRoon Consulting, LLC, on behalf of landowner, BT II, LLC, has submitted an application for approval of a Class C Conditional Use Permit for the BT Campground Cabin location. They have also submitted applications for a Modest Plat: Lot Line Adjustment to acquire the land for the new cabin location (BOCC approval) and a site plan amendment to include the cabin use (Administrative approval). These additional applications are being combined for ease of reading and will be determined by the means listed above. The purpose of the project is to expand the campground to include the eight (8) new cabins that will be situated on the newly acquired portion of land.

BACKGROUND

The subject property is located in the Community Business – CB zone district and consists of 0.43 acres, with the remainder of the BT Campground being Planned Unit Development – PUD zone district. The surrounding area is also zoned Community Business – CB zone district. The property is currently accessed from S Greeley Highway.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 1-3-100 governing public notice.
Section 2-3-102(d)(iii) governing the Class C Conditional Use permitting process.
Section 2-4-105 governing the CB – Community Business Zone District.
Section 3-1-109 governing commercial projects.
Section 4-2-103 governing Modest Plat: Lot Line Adjustments.
Section 3-1-109(h) governing Revised Site Plans.

DISCUSSION

The Laramie County Comprehensive Plan designates this area as Urban Rural Interface – URI, which is intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. PlanCheyenne Future Land Use designates this area as CB – Community Business, and MU-C – Mixed-Use Commercial. Both plans align with the intended use of these properties.

This property is part of South Cheyenne Water Sewer district and regulations pertaining to water and sewer services will be addressed in the site plan application.

Public notice was published, and neighbor notice letters were sent by first class mail. Staff received no written comments from adjacent landowners. Agency comments were addressed.

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. Every listed 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 conditions within the LCLUR. It was determined that a Class C Conditional Use Permit would be required along with a Site Plan. Class C Conditional uses are generally those which are presumed intense in nature and likely require conditions to mitigate impacts they may have on the surrounding area to uphold public health, safety and general welfare. Any conditions placed by the governing bodies shall be met.

Section 2-3-102 of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission decide 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 C Conditional Use Permit pursuant to section 2-3-102(d)(iii) of the 2025 Laramie County Land Use Regulations.
- b. This application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations.
- c. This application is in conformance with section 2-4-105 of the 2025 Laramie County Land Use Regulations governing the CB – Community Business Zone District.

and that the Planning Commission may recommend approval of the Class C Conditional Use Permit for the BT Campground Cabins, located in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, Laramie County, WY, to the Laramie County Board of Commissioners with no conditions.

PROPOSED MOTION

I move to recommend approval of the Class C Conditional Use Permit for the BT Campground Cabins, located in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, Laramie County, WY, to the Laramie County Board of Commissioners, and adopt the findings of facts a, b, and c of the staff report with no conditions.

ATTACHMENTS-

- Attachment 1: Location Map
- Attachment 2: Pre-Application Notes
- Attachment 3: Project Narrative
- Attachment 4: Agency Review Comments with Applicant Responses
- Attachment 5: Class C Conditional Use Permit Resolution
- Attachment 6: Exhibit A – Conceptual Site Plan
- Attachment 7: Exhibit B – Modest Plat: Lot Line Adjustment (For reference only)
- Attachment 8: Exhibit C – BT Campground Revises Site Plan (For reference only)



Laramie County Wyoming MapServer

PZ-26-00017 MODEST PLAT - LOT LINE ADJUSTMENT

PZ-26-00018 SITE PLAN AMENDMENT

PZ-26-00019 CLASS C CONDITIONAL USE PERMIT

CB ZONE DISTRICT

LARAMIE COUNTY FIRE DIST. 1

LARAMIE COUNTY SCHOOL DIST. 1



This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information. printed 4/6/2026



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-25-00107

PRE-APPLICATION MEETINGS

SITE ADDRESS: 215 S GREELEY HWY CHEYENNE
PRIMARY PARCEL: 13660820100800
PROJECT NAME: BT CABIN SITE PLAN EXTENSION

ISSUED: 12/03/2025

EXPIRES:

APPLICANT: Deanne Frederickson
3050 67th Avenue

Greeley, CO 80634
(970) 535-9854

OWNER: MARKS, DICK ET UX
122 W PROSSER RD
CHEYENNE, WY 82007

Detail Name	Detail Value
Meeting Date	12/03/2025
MEETING AM OR PM	AM
Application Types	Site Plan
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	“Attached is a concept plan for a development located north of Breeze Thru Car Wash and west of the new BT Campground. The site is under contract for purchase. We propose a cabin community associated with the campground. The units will be connected to sewer and water and will be leased and managed by the campground.” Applicant is also seeking a Modest Plat Simple Subdivision to combined the existing tracts. This will require a Board decision to vacate the existing plat.
Staff Attending	JA CC DP TM PB SP SL JC DR
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class C



Laramie County, WY

Laramie County Planning and Development Office

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

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	No
Environmental and Services Impact Report	No
GESC Permit	Yes, Low Impact
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



Laramie County, WY

Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303

www.laramiecountywy.gov
planning@laramiecounty.com

Miscellaneous Notes

Access will off existing campground. Proposed is the construction of 8 cabins west of the new campground. The site is under contract for purchase. Water and sewer provided by SCWSD. Current zoning is CB and this proposal is a use by right so no zone change is needed but does require a Class C Conditional Use Permit which includes a conceptual plan. Public Hearings will be held by the Planning Commission and the BOCC. After approval a site plan application will be required. Can be done concurrently with the site plan at risk in case the CUP isn't approved. If want to change the campground an amendment would be needed to that site plan. WYDOT access is approved for the campground but will need documentation of the total number of additional traffic would be and does not exceed peak hour traffic. Turn lane is not usually placed in a turn lane area. Applicant said that they would eliminate a left turn. Other existing accesses will be closed to this property.

Miscellaneous Notes (2)

Scott with South Cheyenne Water and Sewer. This project will have its own taps and not be included in the campground operation. Approval from BOPU will be needed to see if the additional load can be handled. DEQ will need to be included in this project. Seth with the City of Cheyenne does not see anything substantial with the project but will be a reviewer on the application. Class C Permit \$750, \$500 Site Plan, legal ad, mailings, sign, engineer review fees. If done concurrently these expenses can be shared. DEQ permit for the campground is almost completed. Building permits will be required for the structures. After receiving the COR the building permits application can be submitted. Structures will be pre-made with a kitchenette, restroom.

Miscellaneous Notes (3)

Proposed setbacks meet the requirements of the 2025 LCLUR.



Laramie County, WY

Laramie County Planning and Development Office

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

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.

Permit Notes

Permit Number: PZ-26-00019

Parcel Number: 13660820100800

Submitted: 02/26/2026

Site Address: 215 S GREELEY HWY

Technically Complete: 02/26/2026

Applicant: Roon, Deanne
Owner: MARKS, DICK ET UX

Cheyenne, WY 82007

Approved:
Issued:

Project Description: Expand the approved BT Campground project to include a .43 acre site for development of rental cabins. Cabins will be connected to public sewer and water and will include parking and site amenities.

<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>
09/28/2023	03/12/2026	Parcels	13660820100800	POP-UP	soniac 04/26/2023: Tiffany from Env. Health will not approve any permits. If any permits come in will need to tie into SCWSD.	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
06/11/2025		Parcels	13660820100800	GENERAL	ZONING LETTER FOR 512 W COLLEGE AND 215 S GREELEY.	SONNY.HOOPS@L ARAMIECOUNTYW Y.GOV
02/27/2026		Application	PZ-26-00019	GENERAL	Please work with SCWSD and BOPU on site plan and capacities. No comments on conditional use application.	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
02/27/2026	02/27/2026	Application	PZ-26-00019	GENERAL	Flooding concerns as a result of stormwater flows in a southeast direction that may overwhelm the detention pond BMP at the southeast corner of the development. Large storm events could overwhelm the detention pond and result in downstream flooding of other property	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
03/02/2026	03/02/2026	Application	PZ-26-00019	GENERAL	The Wyoming Game and Fish Department has no concerns with this proposal.	WYGAMEFISHDEP T@LARAMIECOUN TYWY.GOV
03/03/2026	03/03/2026	Application	PZ-26-00019	GENERAL	No comment	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
03/05/2026		Application	PZ-26-00019	GENERAL	MPO has no objection to the methodology used for this minor development change.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
03/06/2026		Workflow	GIS REVIEW	GENERAL	Two addresses are currently associated with these 2 parcels that are to be combined in the Modest Plat and then utilized for this Conditional Use. Both of those addresses would be removed from the System (215 S Greeley HWY and 227 S Greeley HWY). As this use is associated and to be managed with the adjacent use to the south, it would be prudent to operate the entire enterprise under 1 address for clarity in location as well as management. Addresses are assigned with a building permit.	CAMBIA.MCCOLLO M@LARAMIECOU NTYWY.GOV
03/09/2026		Application	PZ-26-00019	GENERAL	No comments from LCDF1 at this time	JEFF.SHAFER@L ARAMIECOUNTYW Y.GOV

Permit Notes

03/10/2026	Application	PZ-26-00019	GENERAL	Water and sewer are with in South Cheyenne Water and sewer District Boundary. Development must meet BOPU design and construction Standards. Any Questions please contact District office. 307-635-5608	SCOTT.SPRAKTIE S@LARAMIECOUN TYWY.GOV
03/10/2026	Workflow	WYDOT REVIEW	GENERAL	<p>1.The siteplan shows no access to S Greeley where two exist. They will need to be removed. Please submit an access permit application for each access to be removed. Aslo it appears on the plans that there may be some kind of ADA ramp installed. Use WYDOT standard plans for ADA ramps at this location. Please submit all access documentation or for access or ramp questions reach out to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p> <p>https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html</p> <p>2. Developers and landowners should be aware that any work or presence in the WYDOT right-of-way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local government agency for landscaping agreements in the right-of-way) and WYDOT District 1 Maintenance. Landscape agreements should include sight triangles for any approaches or side streets. Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123).</p>	TAYLOR.MCCORT @LARAMIECOUN YWY.GOV
03/11/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1. No comments regarding the conditional use permit.</p> <p>2. A Drainage Study will need to be submitted with the Site Plan application. The Study shall update the previous Drainage Study for this additional site/property to determine what, if any, modifications are required.</p> <p>3. Additional comments may be made when the site plan application is submitted to the County.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
03/11/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	All comments on the site plan amendment (PZ-26-00018) shall be addressed and resolved appropriately.	MOLLY.BENNETT @LARAMIECOUN YWY.GOV
03/11/2026	03/11/2026 Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV

March 29, 2026

Sonny M. Pourchot
Associate Planner
Laramie County Planning & Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Response to Agency Review Comments: Conditional Use Permit PZ-26-00019
BT Campground

Dear Ms. Keen,

Follows are responses to the Agency Review Comments received on 2.26.26

Date	Reviewer	Response to Comment
2.27.26	Seth Lloyd, City of Cheyenne	Acknowledged. We are working directly with SCWSD.
2.27.26	Conservation District	Additional area contributing to the pond from this site plan amendment is negligible and does not adversely impact the performance of the previously approved detention pond.
3.6.26	Cambia McCollom, GIS	Addressing: The Developer agrees the entire premise will be addressed as 227 S. Greeley Hwy, or as advised otherwise.
3.10.26	Scott Sprakties, SCWSD	Acknowledged, District/BOPU details are referenced within the plan set. We are working directly with Scott on permitting and will serve letters for the additional parcel.
3.10.26	Taylor McCort, WyDoT	<ol style="list-style-type: none">1. Applications for removal of two accesses have been submitted to WyDot for review and comment.2. The ADA ramp configuration was approved with the previous access permit. It is a modified WYDOT ramp, designed to keep improvements within the right-of-way.3. Developer will apply for WyDoT ROW permits prior to construction within the ROW
3.11.26	Scott Larson, LC Engineering	A drainage memorandum has been prepared to demonstrate impacts to approved drainage.
3.11.26	Molly Bennett, Public Works	Site Plan Amendment comments have been addressed with this submittal.

I hope this information is helpful. Please let me know if you need additional information or clarification.

Kind regards,

Deanne Roon, RLA
DeRoon Consulting, LLC
(970) 534-9095

Permit Notes

Permit Number: PZ-26-00019

Parcel Number: 13660820100800

Submitted: 02/26/2026

Applicant: Roon, Deanne
Owner: Agnew, John

Site Address: 215 S GREELEY HWY
Cheyenne, WY 82007

Technically Complete: 02/26/2026
Approved: 04/03/2026
Issued:

Project Description: Expand the approved BT Campground project to include a .43 acre site for development of rental cabins. Cabins will be connected to public sewer and water and will include parking and site amenities.

<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>
09/28/2023	03/12/2026	Parcels	13660820100800	POP-UP	soniac 04/26/2023: Tiffany from Env. Health will not approve any permits. If any permits come in will need to tie into SCWSD.	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
06/11/2025		Parcels	13660820100800	GENERAL	ZONING LETTER FOR 512 W COLLEGE AND 215 S GREELEY.	SONNY.HOOPS@L ARAMIECOUNTYW Y.GOV
02/27/2026		Application	PZ-26-00019	GENERAL	Please work with SCWSD and BOPU on site plan and capacities. No comments on conditional use application.	SETH.LLOYD@LA RAMIECOUNTYWY .GOV
02/27/2026	04/01/2026	Application	PZ-26-00019	GENERAL	Flooding concerns as a result of stormwater flows in a southeast direction that may overwhelm the detention pond BMP at the southeast corner of the development. Large storm events could overwhelm the detention pond and result in downstream flooding of other property. Developer provided comments regarding retention basin size and LCCD has no further concerns.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
03/02/2026	03/02/2026	Application	PZ-26-00019	GENERAL	The Wyoming Game and Fish Department has no concerns with this proposal.	WYGAMEFISHDEP T@LARAMIECOUN TYWY.GOV
03/03/2026	03/03/2026	Application	PZ-26-00019	GENERAL	No comment	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
03/05/2026		Application	PZ-26-00019	GENERAL	MPO has no objection to the methodology used for this minor development change.	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
03/06/2026		Workflow	GIS REVIEW	GENERAL	Two addresses are currently associated with these 2 parcels that are to be combined in the Modest Plat and then utilized for this Conditional Use. Both of those addresses would be removed from the System (215 S Greeley HWY and 227 S Greeley HWY). As this use is associated and to be managed with the adjacent use to the south, it would be prudent to operate the entire enterprise under 1 address for clarity in location as well as management. Addresses are assigned with a building permit.	CAMBIA.MCCOLLO M@LARAMIECOU NTYWY.GOV
03/09/2026		Application	PZ-26-00019	GENERAL	No comments from LCFD1 at this time	JEFF.SHAFER@L ARAMIECOUNTYW Y.GOV

Permit Notes

03/10/2026	Application	PZ-26-00019	GENERAL	Water and sewer are with in South Cheyenne Water and sewer District Boundary. Development must meet BOPU design and construction Standards. Any Questions please contact District office. 307-635-5608	SCOTT.SPRAKTIE S@LARAMIECOUN TYWY.GOV
03/10/2026	Workflow	WYDOT REVIEW	GENERAL	<p>1. The siteplan shows no access to S Greeley where two exist. They will need to be removed. Please submit an access permit application for each access to be removed. Aslo it appears on the plans that there may be some kind of ADA ramp installed. Use WYDOT standard plans for ADA ramps at this location. Please submit all access documentation or for access or ramp questions reach out to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p> <p>To obtain an access permit application (Access application (M-3A)) see the following link:</p> <p>https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html</p> <p>2. Developers and landowners should be aware that any work or presence in the WYDOT right-of-way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local government agency for landscaping agreements in the right-of-way) and WYDOT District 1 Maintenance. Landscape agreements should include sight triangles for any approaches or side streets. Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123).</p>	TAYLOR.MCCORT @LARAMIECOUNT YWY.GOV
03/11/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1. No comments regarding the conditional use permit.</p> <p>2. A Drainage Study will need to be submitted with the Site Plan application. The Study shall update the previous Drainage Study for this additional site/property to determine what, if any, modifications are required.</p> <p>3. Additional comments may be made when the site plan application is submitted to the County.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
03/11/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	All comments on the site plan amendment (PZ-26-00018) shall be addressed and resolved appropriately.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
03/11/2026	03/11/2026 Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	no comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV

Permit Notes

03/31/2026	Workflow	ENGINEERS REVIEW	GENERAL	2nd Review - 1. Previous comments have been adequately addressed. 2. I concur with the applicants' response to the comments from the Conservation District.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
04/01/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. Previous comments have been acknowledged and/or addressed. No further comments.	MOLLY.BENNETT @LARAMIECOUNTY WY.GOV
04/03/2026	Application	PZ-26-00019	GENERAL	Working with Breeze Thru team and BOPU on evaluating project addition.	SCOTT.SPRAKTIE S@LARAMIECOUN TYWY.GOV

RESOLUTION NO. _____

A RESOLUTION FOR A CLASS C CONDITIONAL USE PERMIT FOR “BT CAMPGROUND CABINS,” SITUATED IN A PORTION OF TRACT 4, ALLISON TRACTS, SITUATED IN THE W ½ OF SECTION 8, T13N, R66W, OF THE 6TH P.M., 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 2025 Laramie County Land Use Regulations; and

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

WHEREAS, this application meets the criteria for determination by the Planning and Development Director to determine if a conditional use permit shall be required pursuant to section 2-3-102(c)(iv); and

WHEREAS, this application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application is in conformance with section 2-4-105 of the 2025 Laramie County Land Use Regulations governing the CB – Community Business Zone District.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY BOARD OF COUNTY COMMISSIONERS, as follows:

The Laramie County Board of County Commissioners finds that:

- a. This application meets the criteria for a Class C Conditional Use Permit pursuant to section 2-3-102(d)(iii) of the 2025 Laramie County Land Use Regulations.
- b. This application meets the criteria for commercial projects pursuant to section 3-1-109 of the 2025 Laramie County Land Use Regulations.
- c. This application is in conformance with section 2-4-105 of the 2025 Laramie County Land Use Regulations governing the CB – Community Business Zone District.

and the Board approves a Class C Conditional Use Permit for the “BT Campground Cabins,” situated in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, of the 6th P.M., Laramie County, WY, as shown on the attached ‘EXHIBIT A’ with no conditions.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra Lee, County Clerk

Reviewed and approved resolution only as to form:

Laramie County Attorney’s Office

RESOLUTION NO. _____

A RESOLUTION FOR A MODEST PLAT: LOT LINE ADJUSTMENT TO BE KNOWN AS “BT II FIRST SUBDIVISION, 3RD FILING,” SITUATED IN A PORTION OF TRACT 4, ALLISON TRACTS, SITUATED IN THE W ½ OF SECTION 8, T13N, R66W, OF THE 6TH P.M., 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 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Modest Plat: Lot Line Adjustment pursuant to section 4-2-103 of the 2025 Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY BOARD OF COUNTY COMMISSIONERS, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application meets the criteria for a Modest Plat: Lot Line Adjustment pursuant to section 4-2-103 of the 2025 Laramie County Land Use Regulations.

And the Board approves the Modest Plat: Lot Line Adjustment to be known as “BT II First Subdivision, 3rd Filing,” situated in a portion of Tract 4, Allison Tracts, situated in the W ½ of Section 8, T13N, R66W, of the 6th P.M., Laramie County, WY, as shown on the attached ‘Exhibit B’ – Modest Plat: Lot Line Adjustment Plat.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

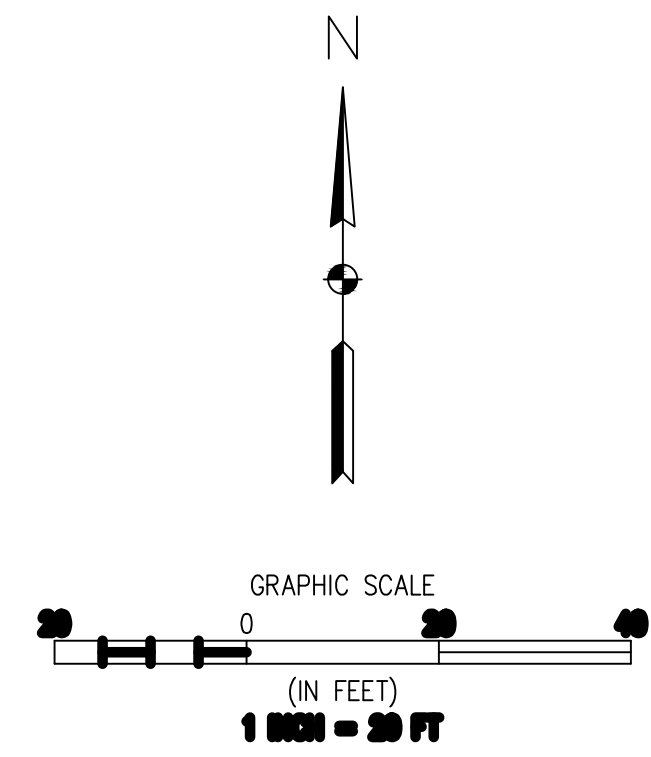
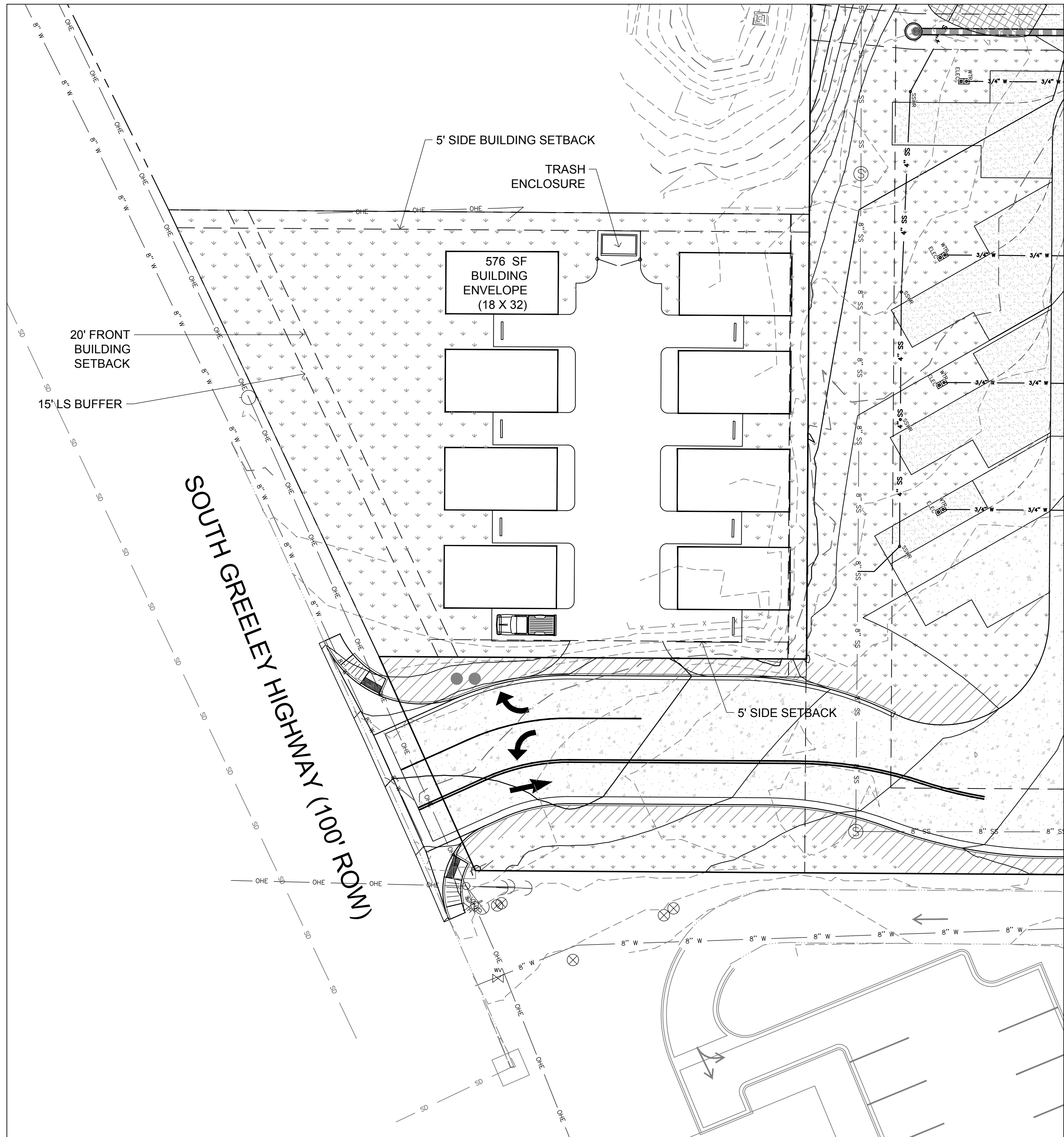
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney’s Office

EXHIBIT A



DATE: JULY 2, 2025
DRAWN BY: DeRoan
REVISIONS:

REV	DESCRIPTION
R1	
R2	
R3	
R4	
R5	

DeRoan Consulting, LLC
211 N. 51ST AVE. GREELEY, CO 80634
deanne@deroanconsulting.com (970) 534-9095

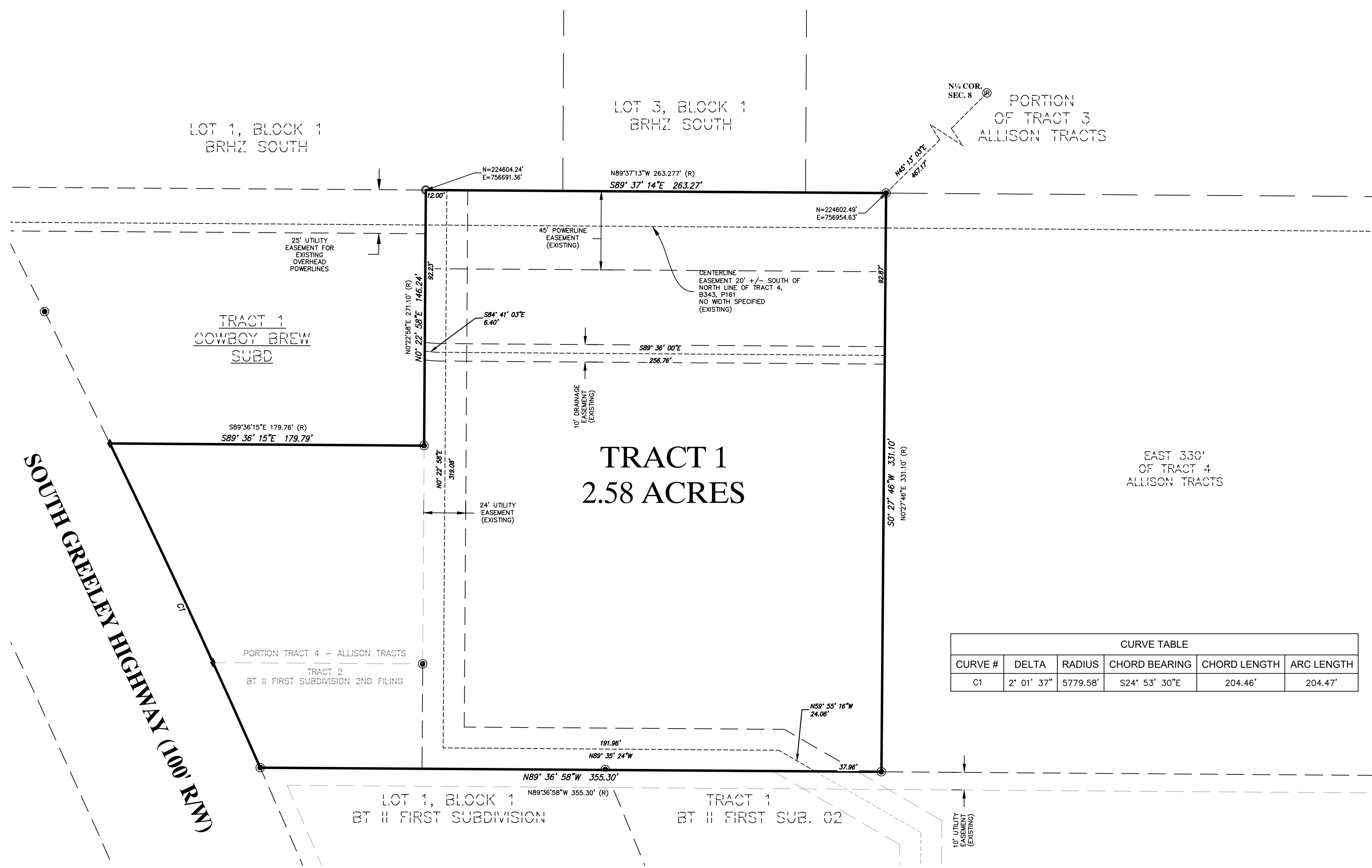


CONCEPT PLAN
BT CABINS
LARAMIE COUNTY, WYOMING

SHEET:

EXHIBIT B

DOMESTIC WATER AND SANITARY SEWER SERVICES SOUTH CHEYENNE WATER AND SEWER DISTRICT - FIRE PROTECTION TO BE PROVIDED BY FD #1
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2° 01' 37"	5779.58'	S24° 53' 30"E	204.46'	204.47'

LEGEND

- ⊙ FOUND 5/8" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 12174"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "LS. 29227"
- FOUND NAIL AND WASHER "LS 12174"
- (R) DENOTES RECORD DATA
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EXISTING EASEMENT
- - - EXISTING EASEMENT CENTERLINE

NOTES

- BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, SHOWN AS (NAD83WY-E). COMBINATION FACTOR: 0.9996617075.
- ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8"x24" REBAR.
- NO PORTION OF THE LANDS CONTAINED WITHIN THIS RE-PLAT BOUNDARY FALL WITHIN A 500-YEAR FEMA SFHA PER F.I.R.M. PANEL #56021C1356F_REV_09_27_12.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 2, BT II FIRST SUBDIVISION 2ND FILING AND THAT PORTION OF TRACT 4 ALLISON TRACTS AS SHOWN HEREON. EASEMENTS TO REMAIN AS SHOWN.

REVISED: 01/28/2026
25404 BT II 3RD FILING.DWG

DEDICATION

Know all persons by these presents that: BT II LLC, owners in fee simple of Tract 2, BT II First Subdivision 2nd Filing and a portion of Tract 4, Allison Tracts, Laramie County, Wyoming. More particularly described as follows:

Beginning at a point in said Tract 4, 593.31 feet West and 60 feet North, measured respectively along the south boundary and at right angles to said boundary, from the Southeast corner of said Tract 4, which point of beginning bears N.84°01'3.5"W, a distance of 598.3 feet from the South-East corner of said Tract 4; thence West, parallel to the South boundary of said Tract 4, a distance of 118.99 feet to a point on the east R/W line of the Cheyenne-Greeley State Highway, as said Highway is laid down and recorded in the office of the Wyoming State Highway Commission as of May 1, 1955; thence along said R/W line, on a curve to the left whose radius is 5779.65 feet and whose long chord bears N.26°23'W, a distance of 139.54 feet to a point; thence East, parallel to the south boundary of said Tract 4, a distance of 181 feet to a point; thence south a distance of 125 feet to the point of beginning.

Have caused the same to be Surveyed, Vacated, and Replatted to be known as, BT II FIRST SUBDIVISION, 3RD FILING, and do hereby declare the Subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate the easements as shown hereon to the public for the purposes indicated.

by: John Agnew, Manager of BT II, LLC

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of 2026,

by John Agnew, Manager of BT II, LLC.

Notary Public,

My Commission Expires: _____

APPROVALS

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2026.

Chairman _____ ATTEST: _____
County Clerk

BT II FIRST SUBDIVISION 3RD FILING

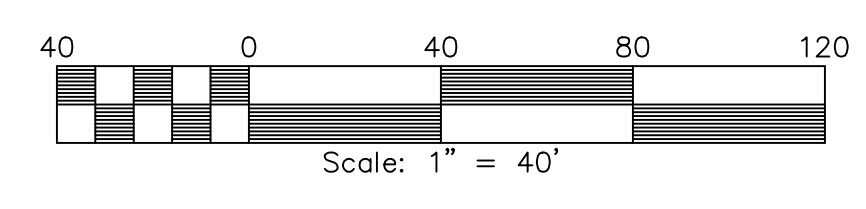
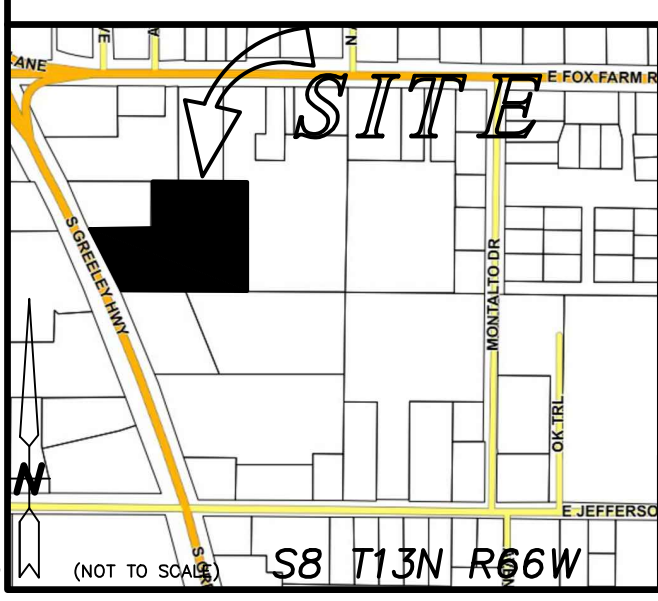
A MODEST REPLAT OF TRACT 2, BT II FIRST SUBDIVISION 2ND FILING AND A PORTION OF TRACT 4, ALLISON TRACTS SITUATED IN THE WEST HALF (W 1/2) OF SECTION 8, T13N, R66W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED January, 2026

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ◊ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ◊ (307) 322-9789
www.SteilSurvey.com ◊ info@SteilSurvey.com

© COPYRIGHT 2025 STEIL SURVEYING SERVICES, LLC. ALL RIGHTS RESERVED.

VICINITY MAP



FILING RECORD



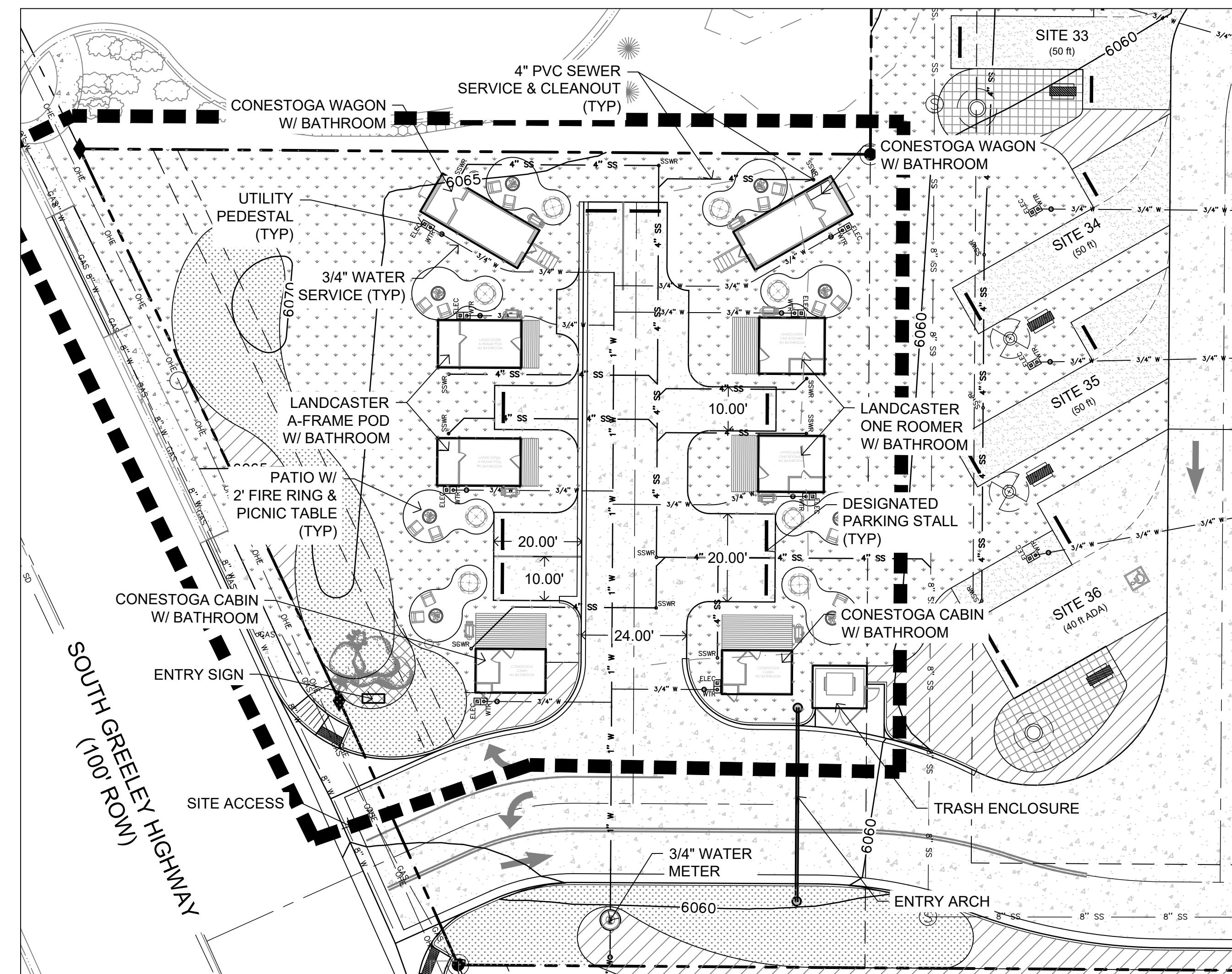
EXHIBIT C

BT CAMPGROUND SITE PLAN AMENDMENT

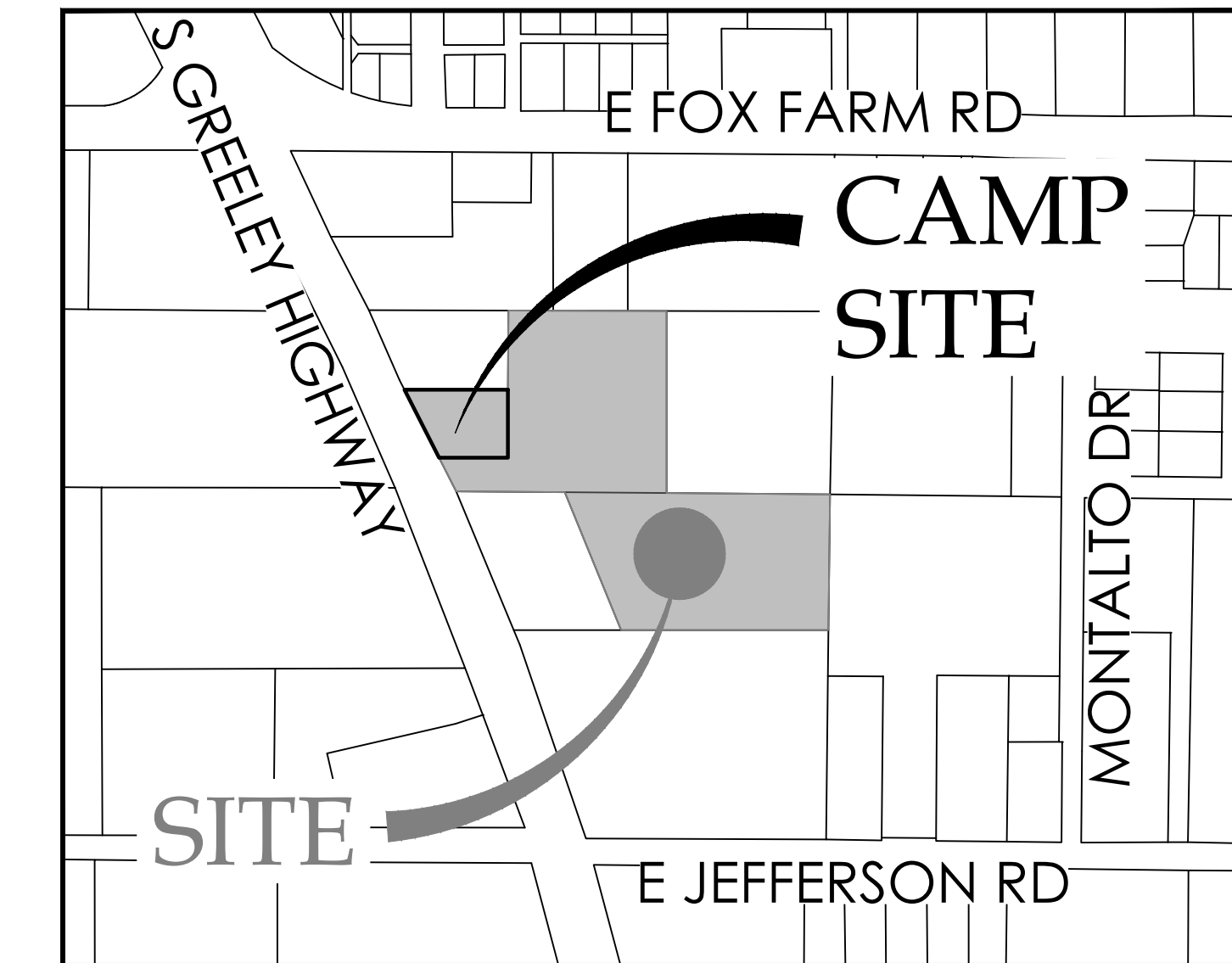
BEING LOT 1 AND LOT 2, BTII FIRST SUBDIVISION, AND A PORTION OF TRACT 4, ALLISON TRACTS
LOCATED IN THE NW 1/4 OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

DATE	REVISIONS
FEBRUARY 2026	DRAWN BY: DeRoan
R1	REVISIONS MAKE PER REVIEW COMMENTS
R2	SITE PLAN AMENDMENT

CABIN SITE PLAN



VICINITY MAP (NTS)



SITE INFORMATION

OWNER:
JOHN AGNEW
BTII, LLC
6464 SO COLLEGE
FORT COLLINS, CO 80527
970.485.0287
JOHN@BREEZETHRUCARWASH.COM

SITE ADDRESS:
227 S. GREELEY HIGHWAY
CHEYENNE, WY 82007

LEGAL DESCRIPTION:
BEING LOT 1 AND 2 BTII FIRST SUBDIVISION
AND ALLISON TRACTS POR TRACT 4

ZONING DISTRICT: PUD

DeRoan Consulting, LLC
211 N. 51ST AVE. GREELEY, CO 80634
deanne@deroanconsulting.com (970) 534-9095



SITE PLAN
BT CAMPGROUND
LARAMIE COUNTY, WYOMING

Project Request:

The Owner Developer would like to merge a .43-acre parcel with the North parcel of the previously approved BT Campground site to develop a site for 8 cabins and an entry feature. Minor revisions to the existing campground site plan are included to meet requirements for a KOA Franchise. A Simple Plat and Site Plan amendment applications are hereby submitted for review and approval.

Modifications to the Existing Site Plan will include the following revisions:

1. Commercial-grade Playground area for up to 12 children and a site for corn hole game.
2. Additional dog park area to the north side of the campground.
3. Install security gates at both access points.
4. Improvements to 4 sites to include space for tent camping.
5. Remove extra parking spaces at several sites to allow for more open space for campers. Each of the 41 spaces will have a single parking space in addition to the RV space provided.
6. Each RV space will have a designated fire ring and picnic table
7. Minor modifications to drives to maintain driveway widths and turning radius in conformance to KOA standards, which are in compliance with County roadway standards.

The Cabin Site Plan will include the following:

1. 8 cabins will be a maximum of 250 SF in size. Cabins will be equipped with sewer and water connections for shower and restroom facilities.
2. Each cabin will include a designated patio area with Picnic tables, barbeque grill and fire pit.
3. Each cabin will have 1 designated parking space.
4. Access will be established from the existing access drive into the Campground. Two existing curb cuts along the Greeley Highway will be removed.
5. Install 1 additional trash enclosure at the site exit for camper convenience
6. Establish a landscape entry feature with identification signage.

SITE DATA TABLES

SITE DATA	ACRES	SF	%	REMARKS
TOTAL SITE AREA:	5.190	226,076	100%	
TOTAL BUILDING FOOTPRINT		3,808	1.69%	
SITE AREA PARKING / DRIVEWAYS	2.110	91,933	40.66%	
SITE AREA IMPERVIOUS	2.433	106,000	46.89%	
TOTAL NUMBER OF PARKING STALLS		96		2 PER CAMP SPACE, 6 VISITOR
TOTAL AREA LANDSCAPE	1.938	84,411		IMPERVIOUS LESS EASEMENTS IN LS AREA
TOTAL LS AREA RQ'D (CB ZONING)	0.778	33,911		15% TOTAL SITE AREA

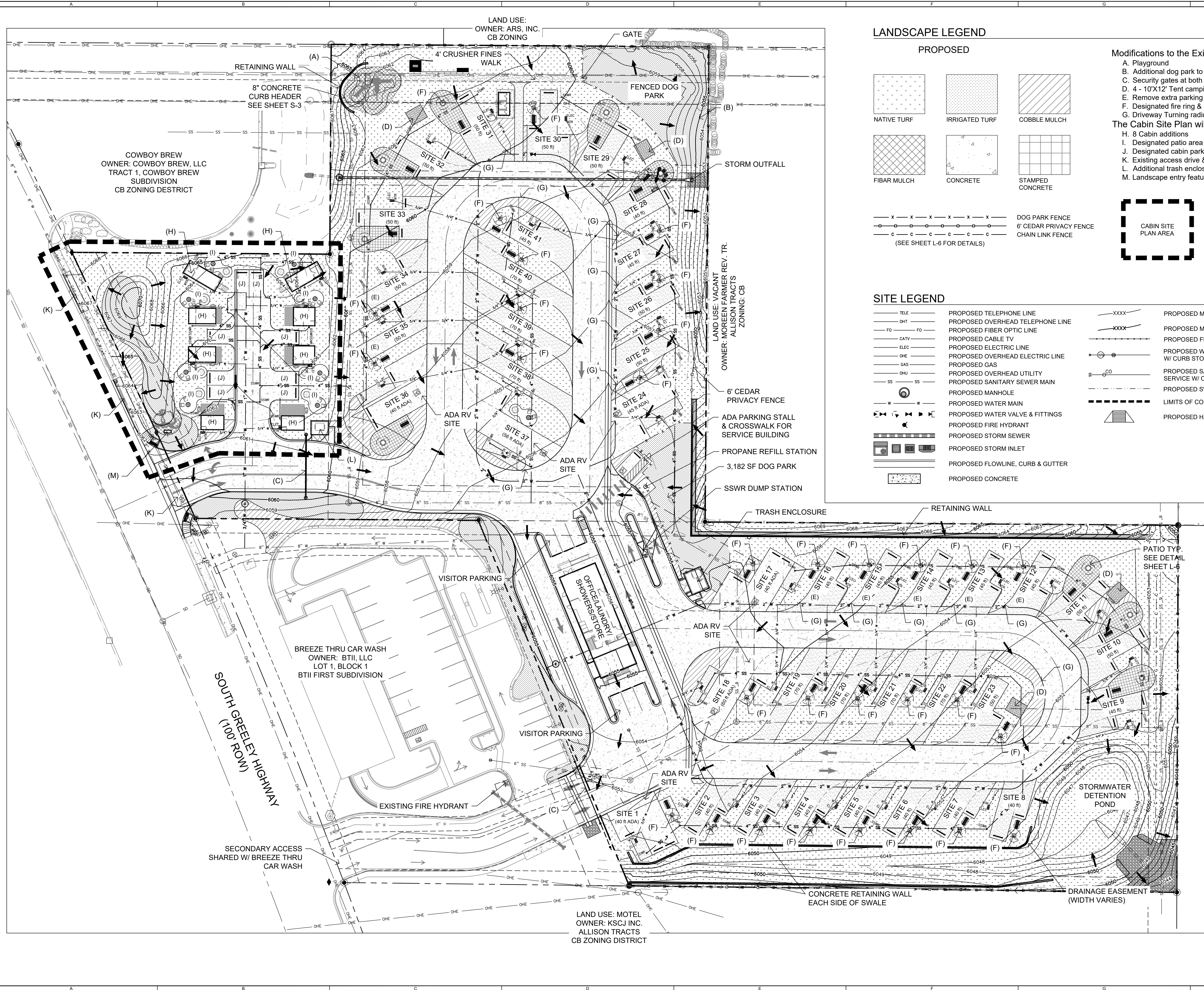
SHEET INDEX

S-1	COVER SHEET
S-2	SITE PLAN
S-3	TYPICAL RV SITE & DETAILS
A-1	BUILDING FLOOR PLANS
A-2	BUILDING ELEVATIONS

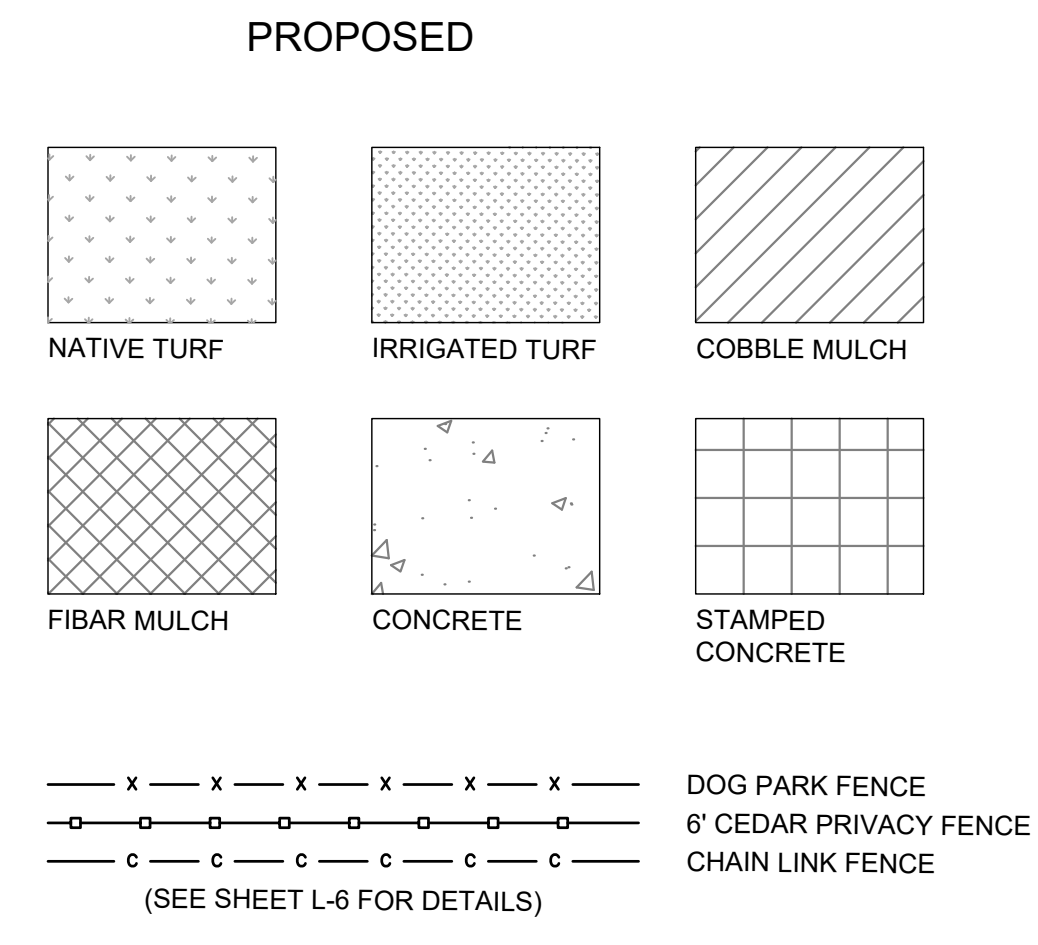
SHEET:

S-1

COVER SHEET



LANDSCAPE LEGEND

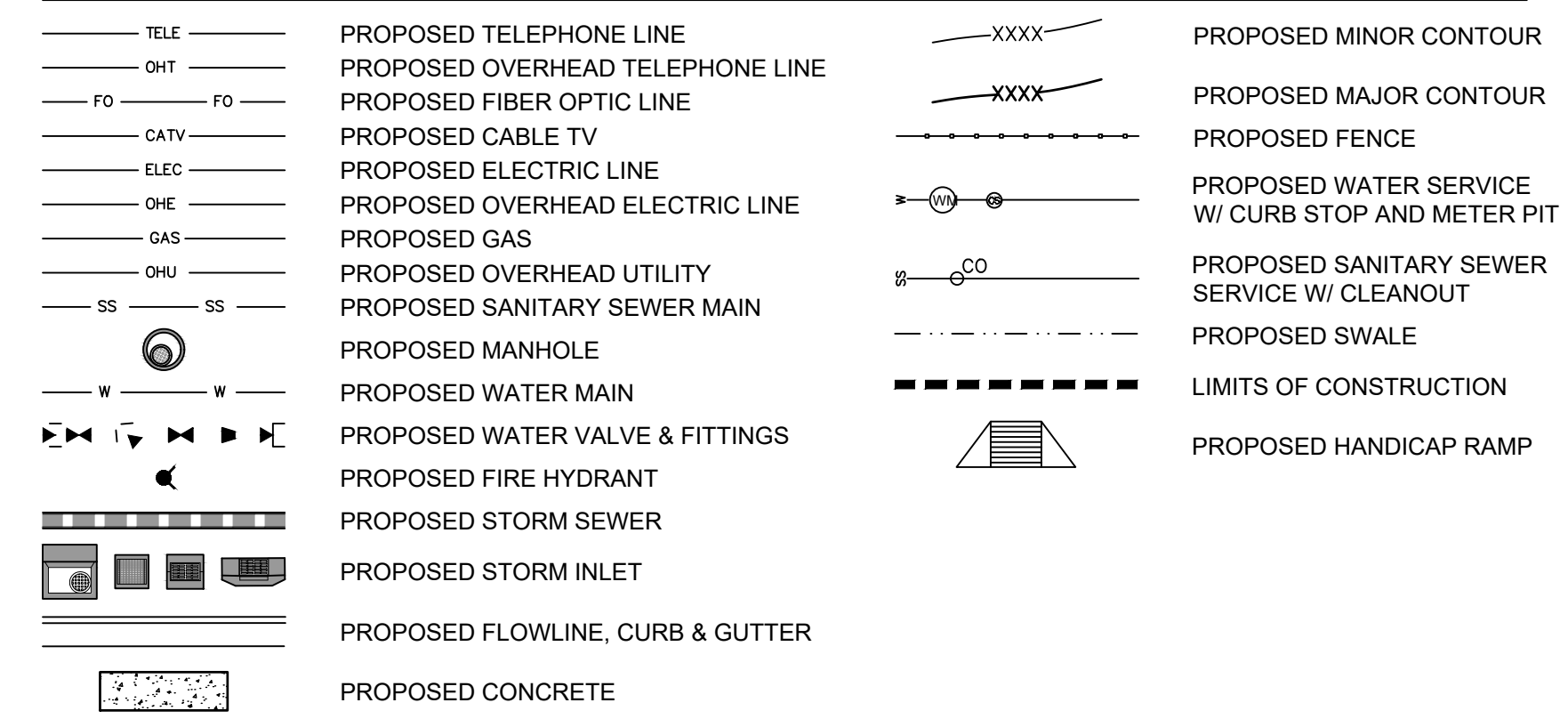


Modifications to the Existing Site Plan

- A. Playground
 - B. Additional dog park to the north
 - C. Security gates at both access points
 - D. 4 - 10'X12' Tent camping site additions
 - E. Remove extra parking spaces at several sites
 - F. Designated fire ring & picnic table for each RV space
 - G. Driveway Turning radius modifications to comply to KOA standards
- The Cabin Site Plan will include the following:**
- H. 8 Cabin additions
 - I. Designated patio area
 - J. Designated cabin parking space (1 per cabin)
 - K. Existing access drive & existing curb cut replacement
 - L. Additional trash enclosure
 - M. Landscape entry feature & sign



SITE LEGEND



DATE: FEBRUARY 2026 DRAWN BY: DeRoan

REVISIONS	DATE	DESCRIPTION
R1	8.15.25	REVISIONS MAKE PER REVIEW COMMENTS
R2	2.25.26	SITE PLAN AMENDMENT

DeRoan Consulting, LLC
 211 N. 51ST AVE. GREELEY, CO 80634
 dea@deroanconsulting.com (970) 534-9055



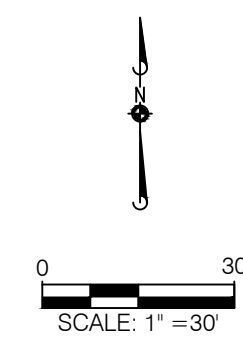
SITE PLAN
BT CAMPGROUND
 LARAMIE COUNTY, WYOMING

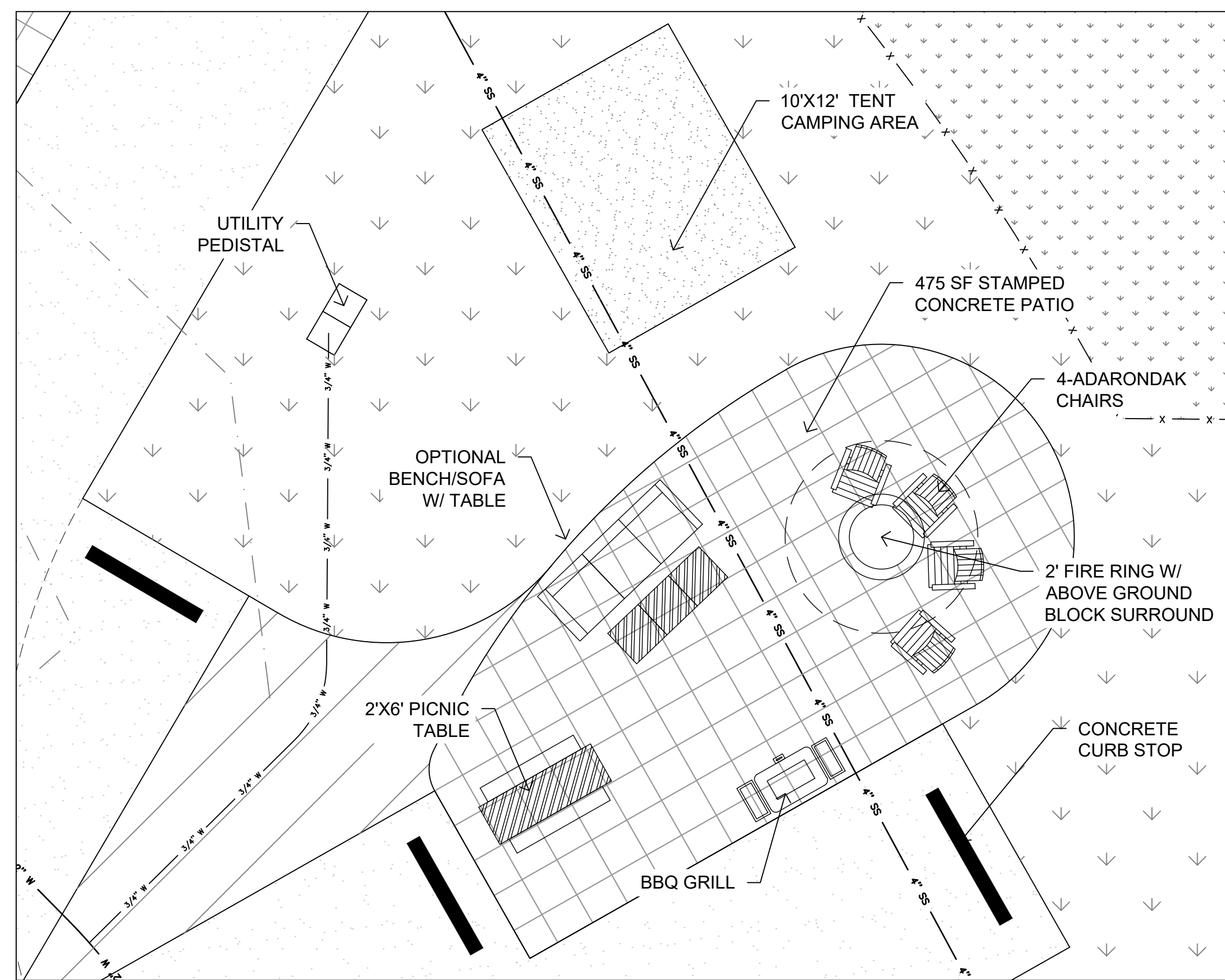
SHEET:

S-2

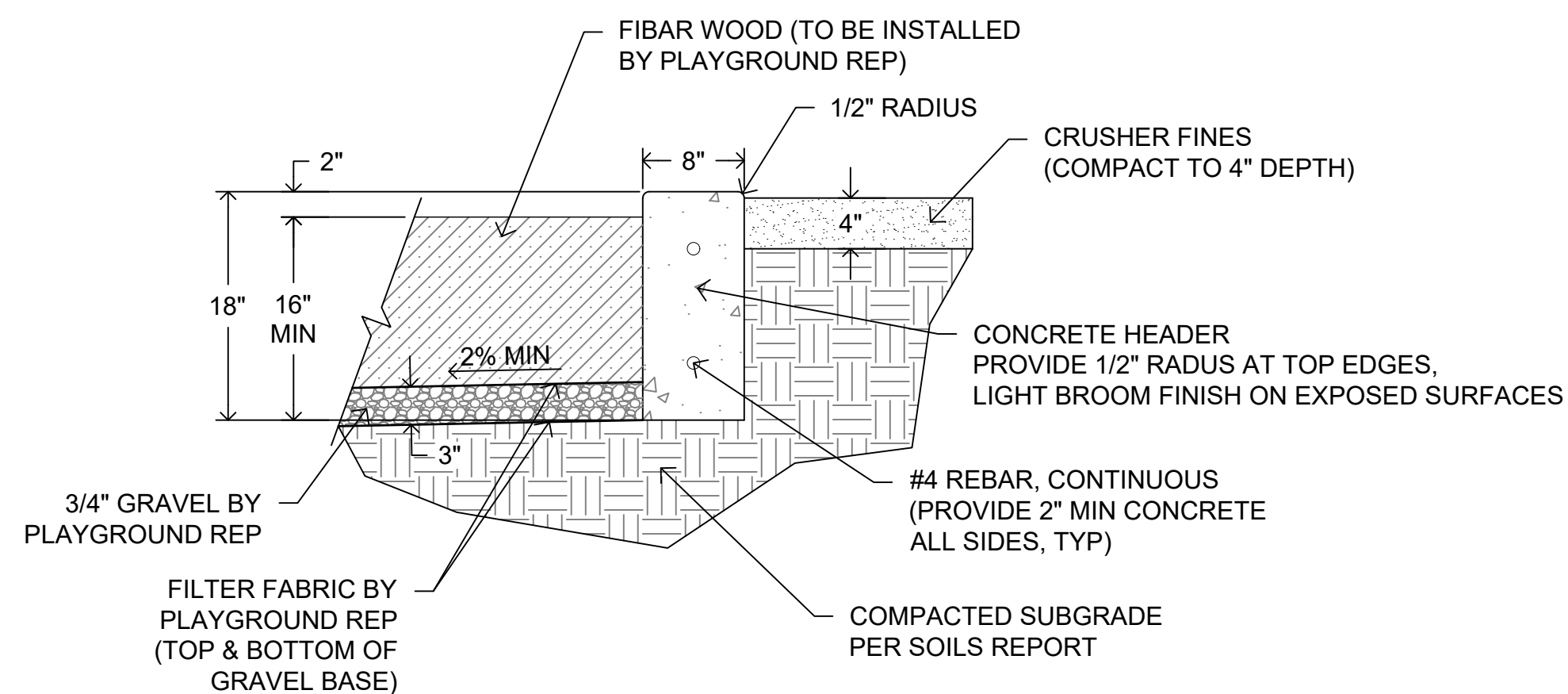
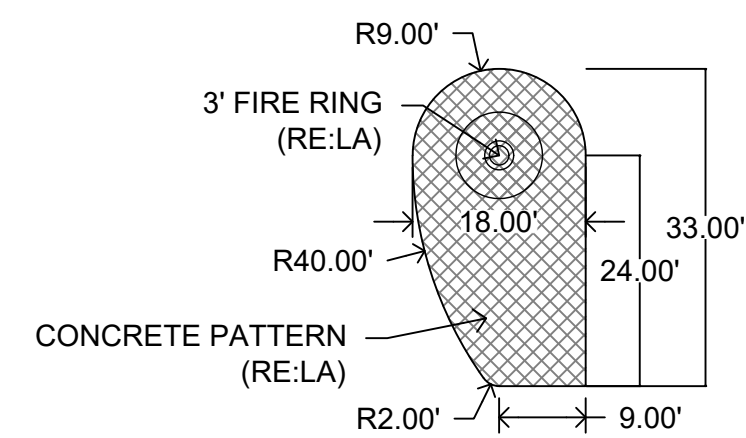
SITE PLAN

ROLLING ROCK APARTMENTS
 OWNER: ROLLING ROCK APARTMENTS, LP
 LAND USE: RESIDENTIAL
 DEERHAVEN SUBDIVISION, LOT 4, BLOCK 1

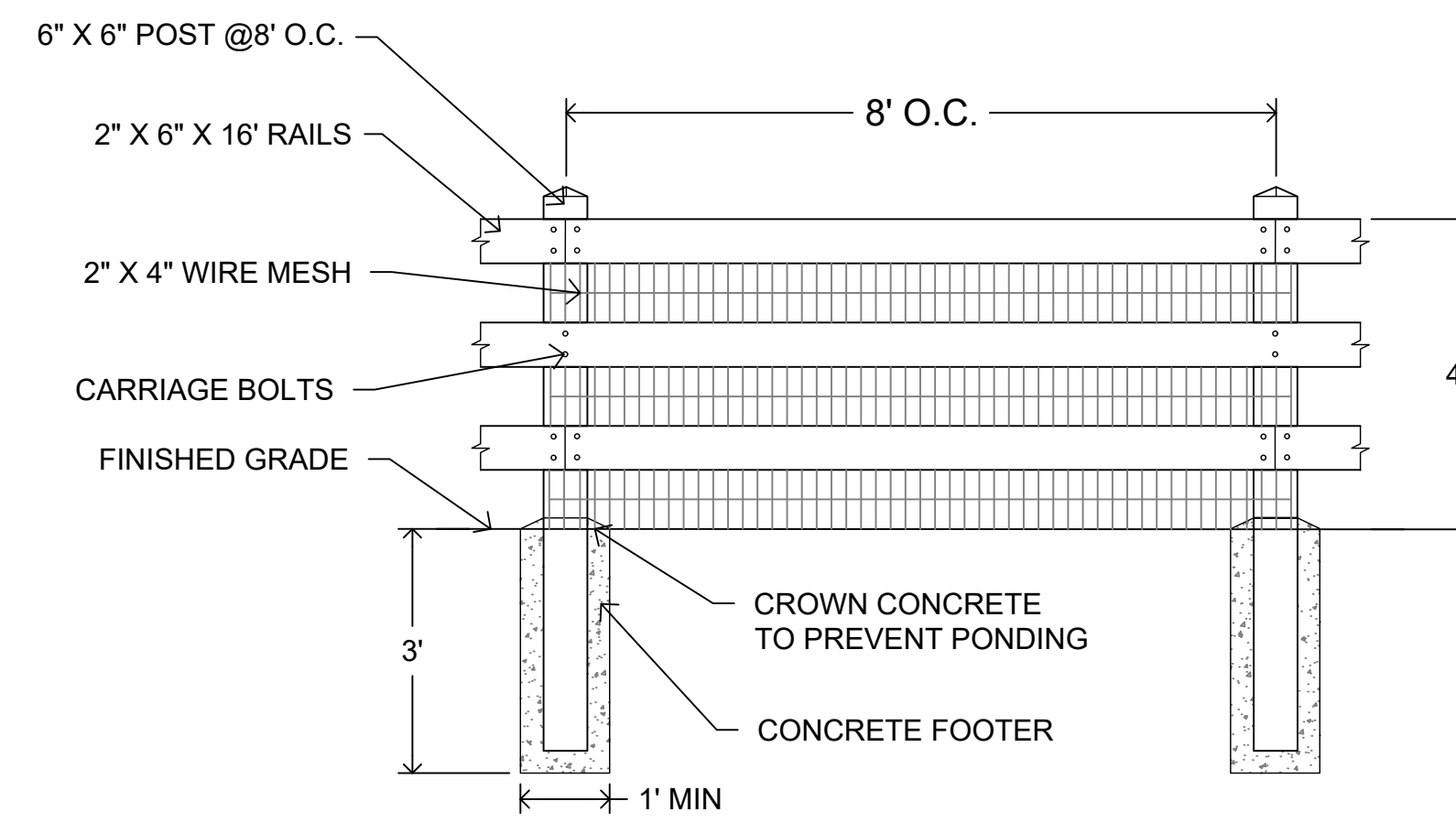




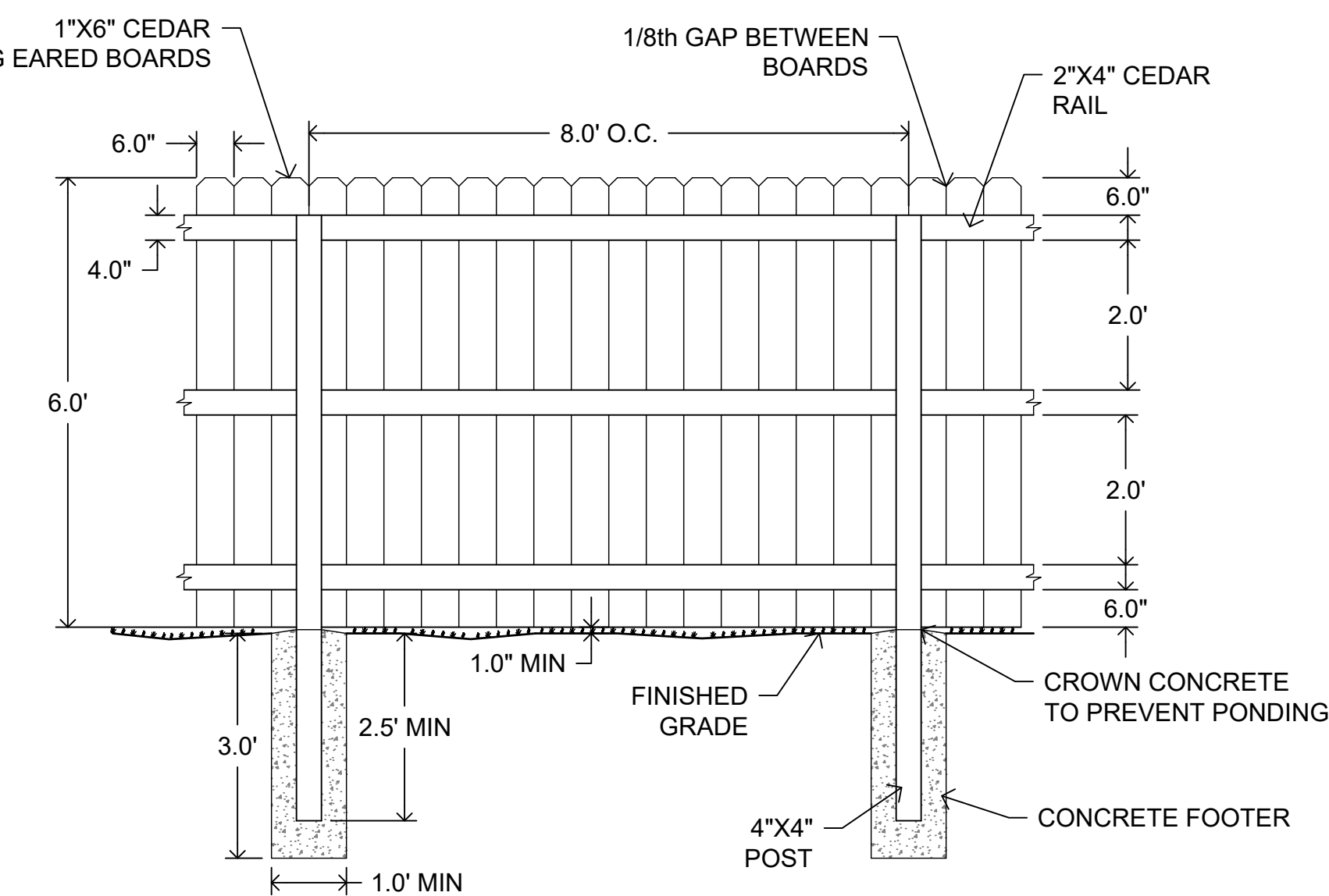
TYPICAL PATIO DETAIL



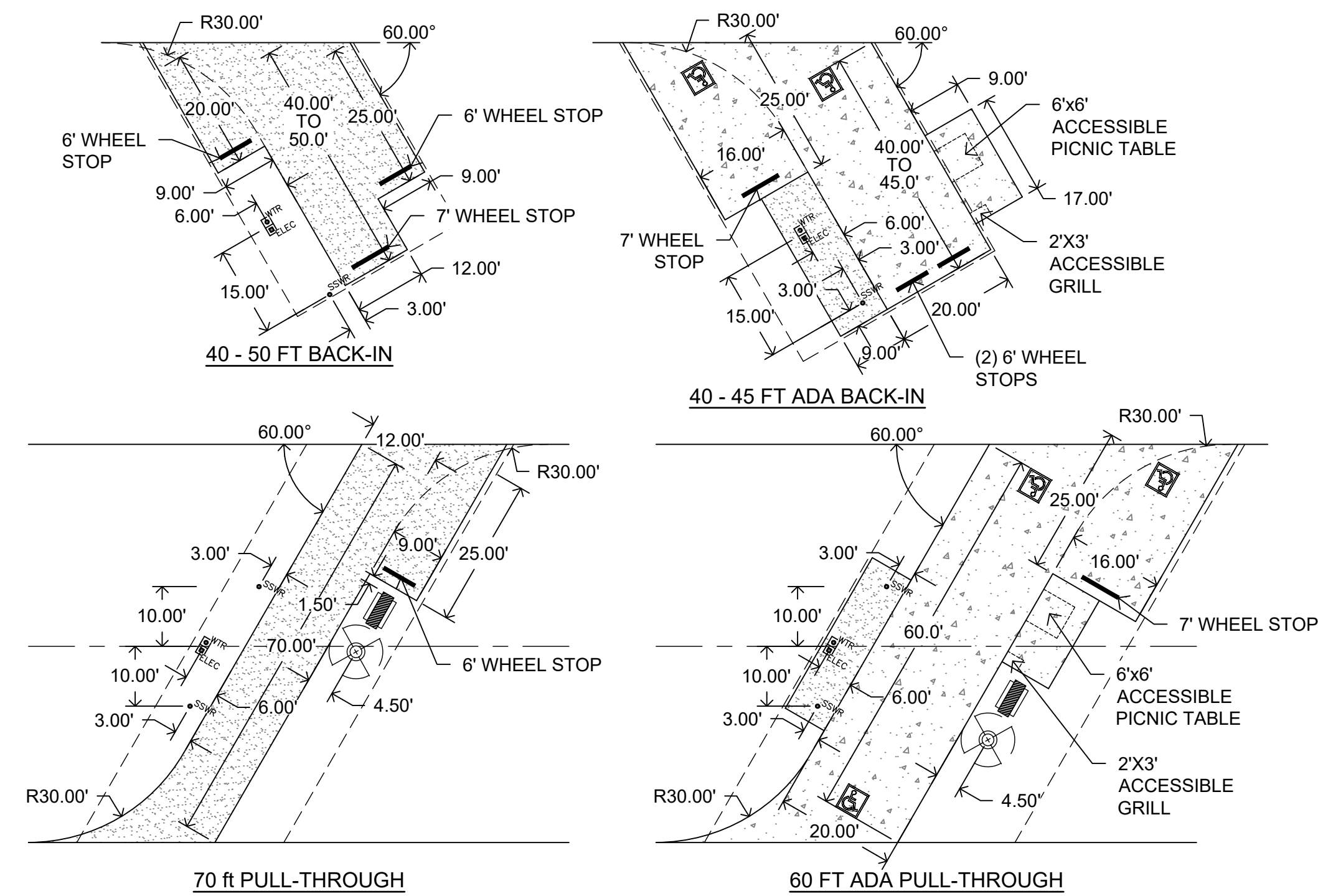
8" CONCRETE PLAYGROUND HEADER (NTS)



SPLIT RAIL FENCE DETAIL (NTS)



6" CEDAR PRIVACY FENCE DETAIL (NTS)



TYPICAL RV CAMPING SPACES (NTS)

TYPICAL RV SITE & DETAILS

DATE	REVISIONS
FEBRUARY 2026	8.15.25
	2.25.26

REVISIONS	DATE
R1	8.15.25
R2	2.25.26

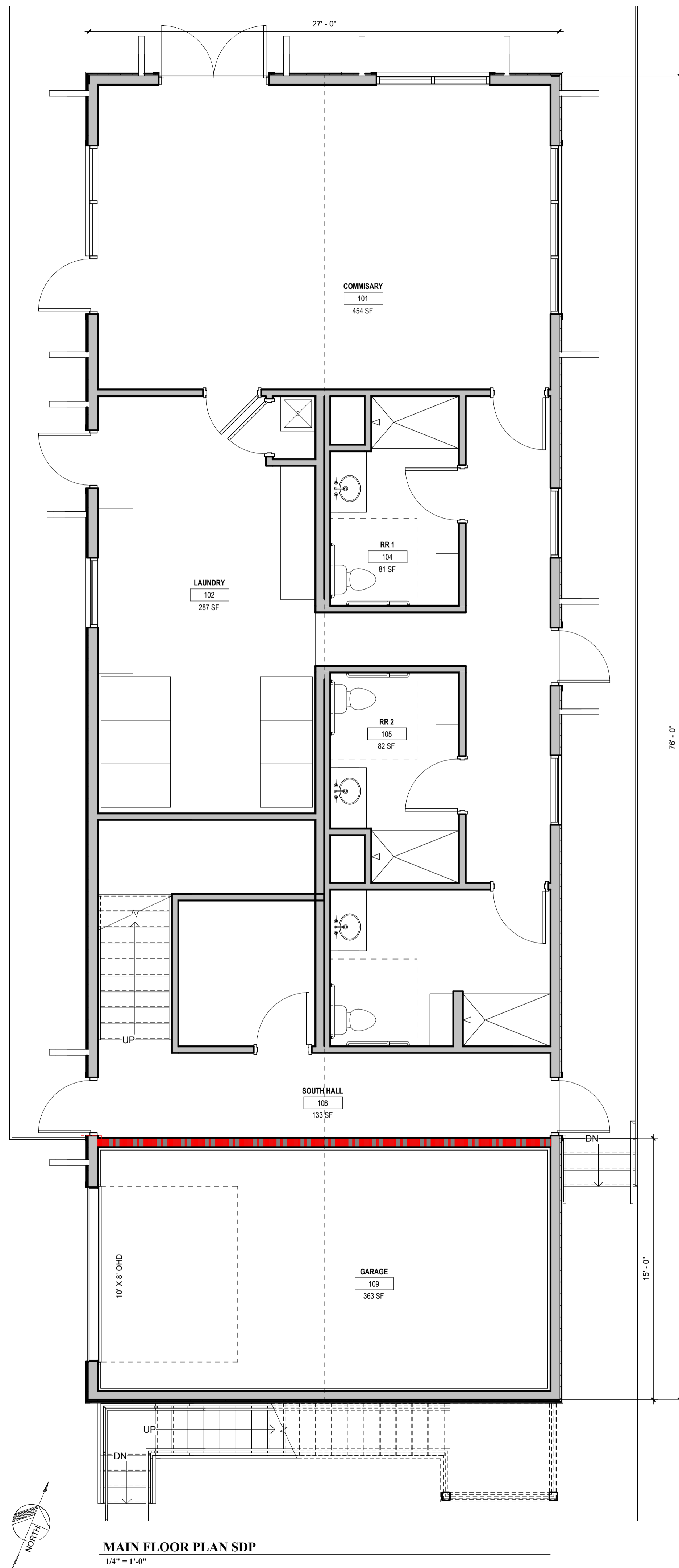
DeRoan Consulting, LLC
 211 N. 51ST AVE. GREELEY, CO 80634
 cleanne@deroanconsulting.com (970) 534-9095



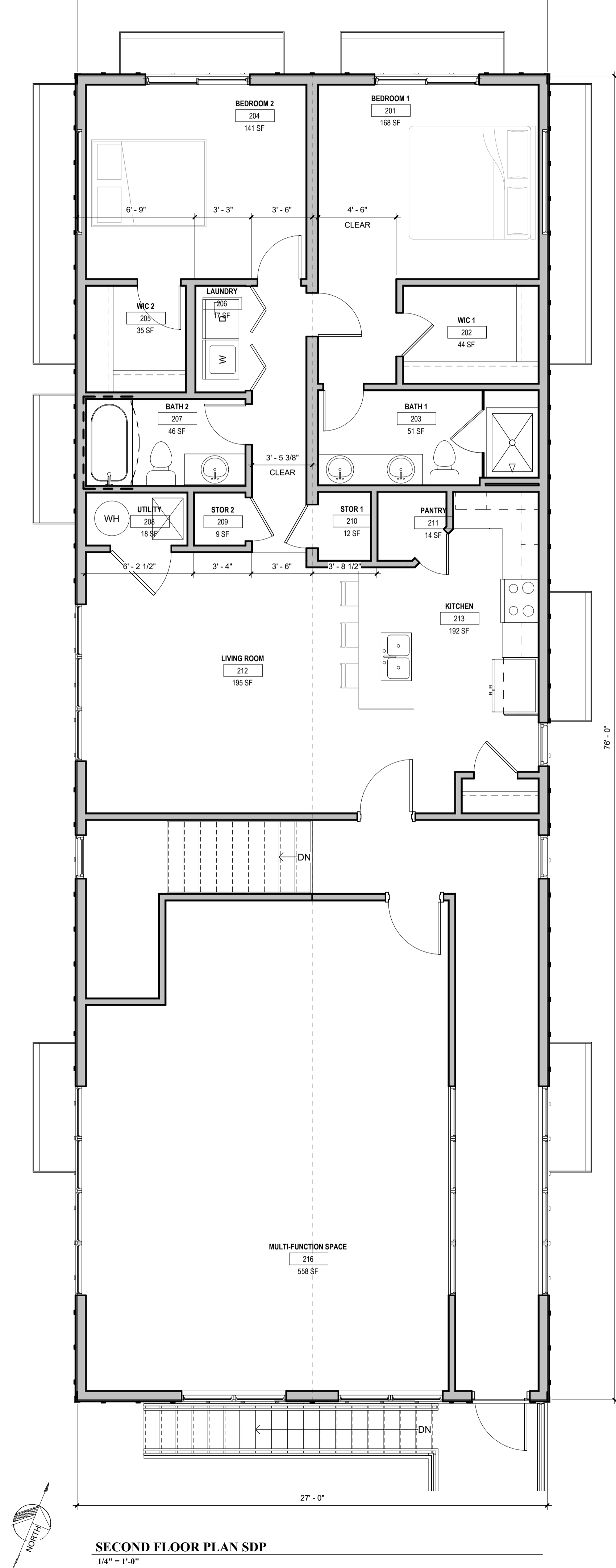
SITE PLAN
BT CAMPGROUND
 LARAMIE COUNTY, WYOMING

SHEET:

S-3



A2.0 2



NO.	DATE	REVISIONS
S1	SDP	
	2026.02.25	

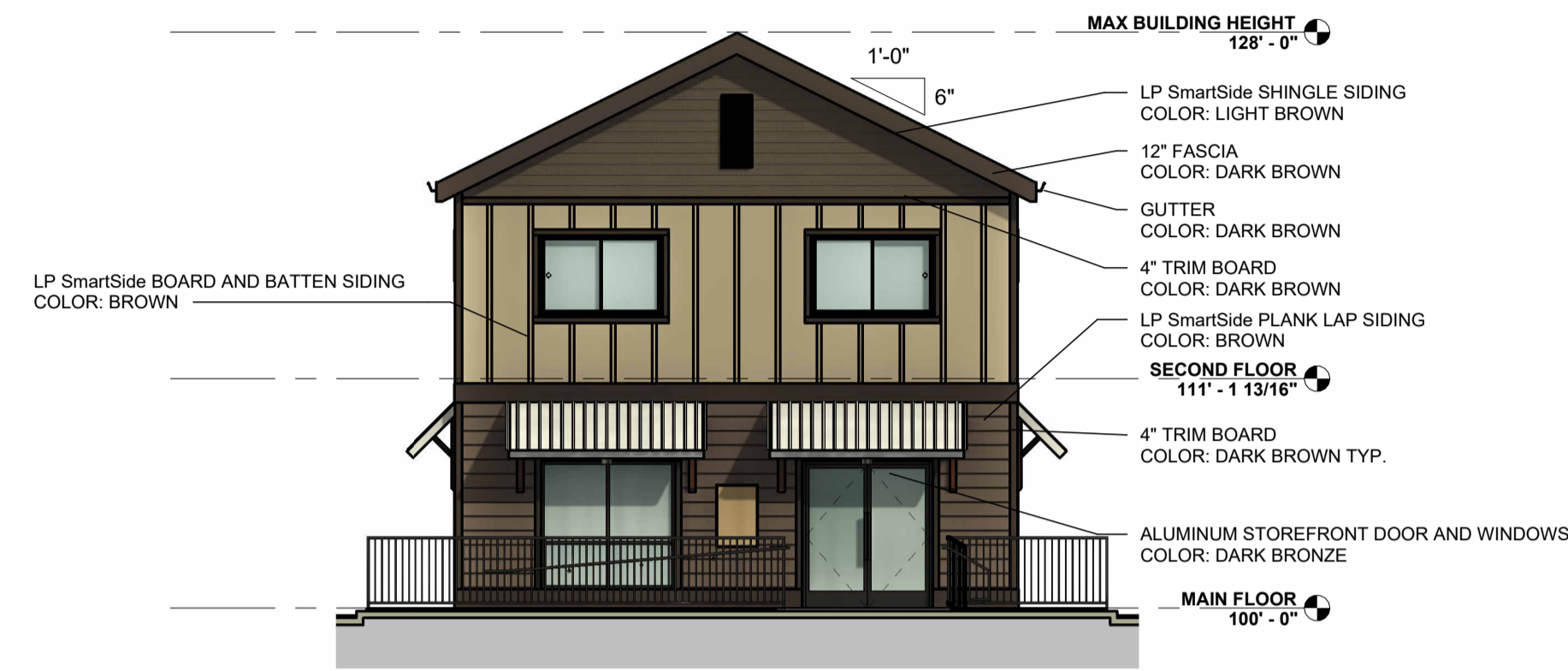
SHEET **A1**

**Breeze Thru RV Park
Clubhouse**
S GREELEY HWY
CHEYENNE, WY 82007

MAIN & SECOND FLOOR PLANS

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201, Loveland, Colorado, 80538
E-mail: info@hauserarchitects.com

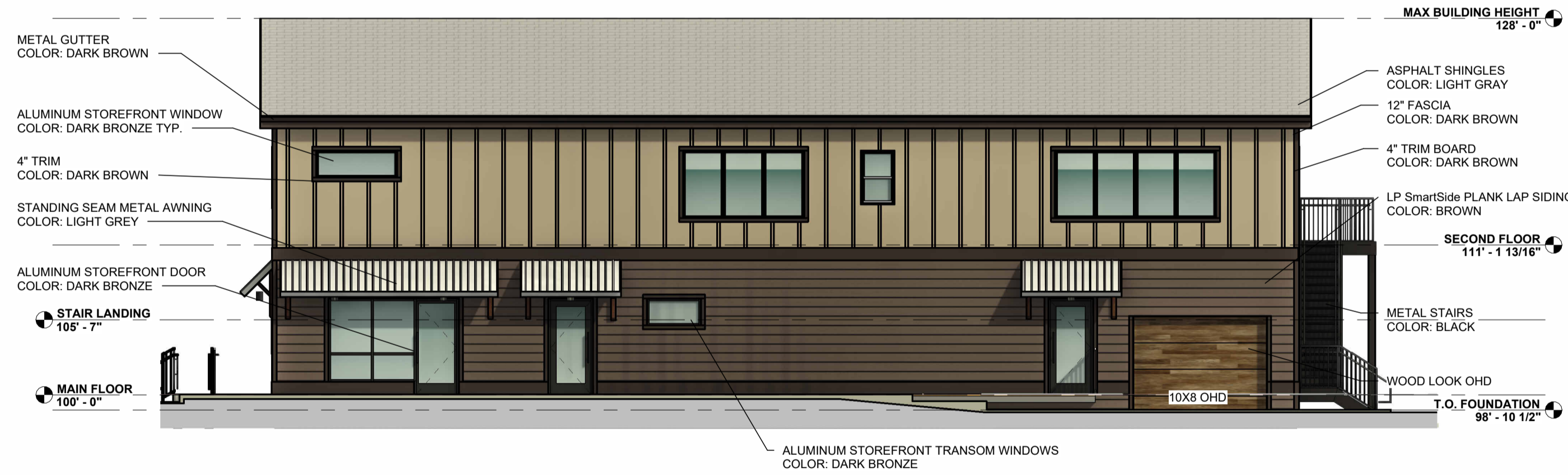
**NOT FOR
CONSTRUCTION**



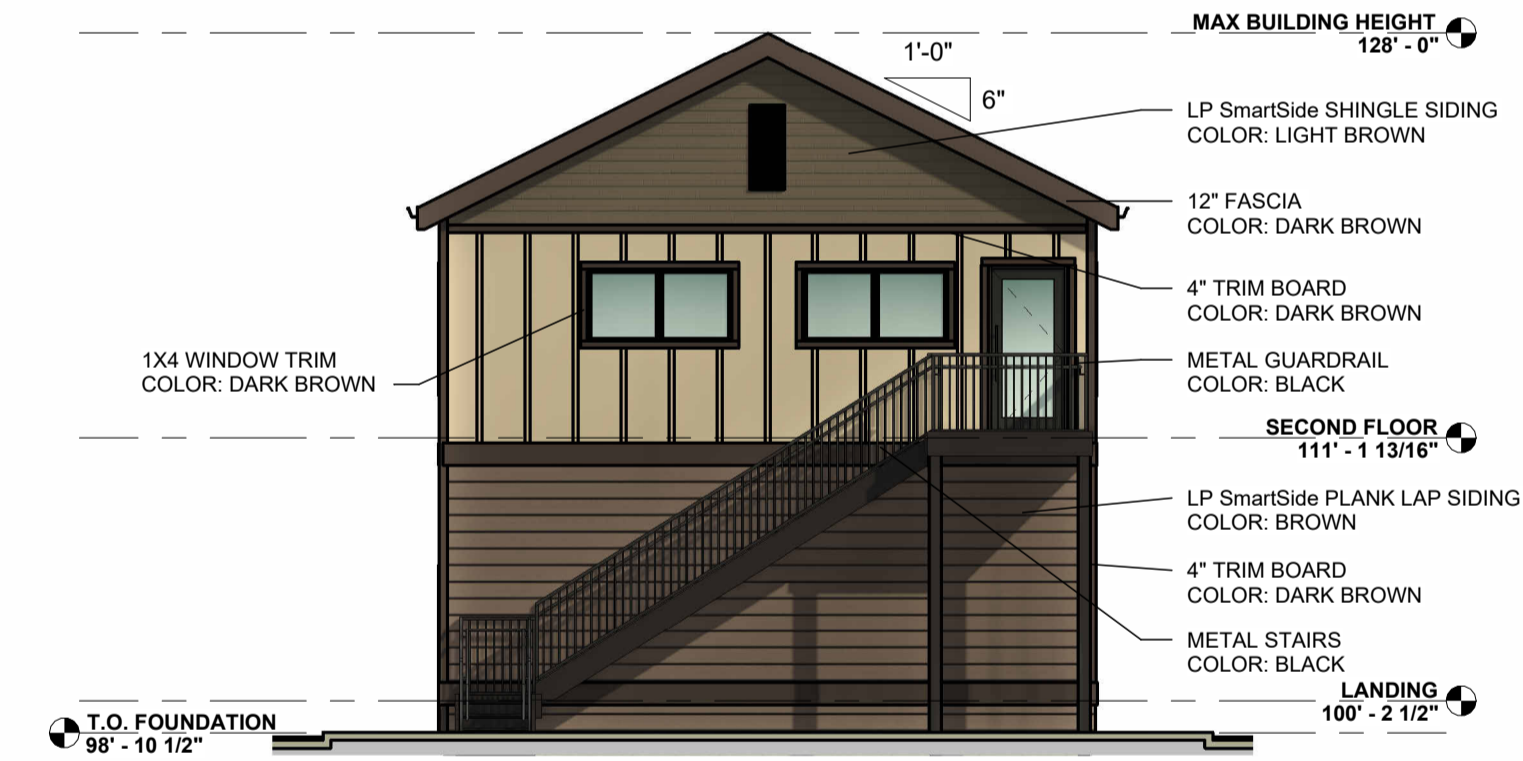
NORTH ELEVATION SDP
1/8" = 1'-0"



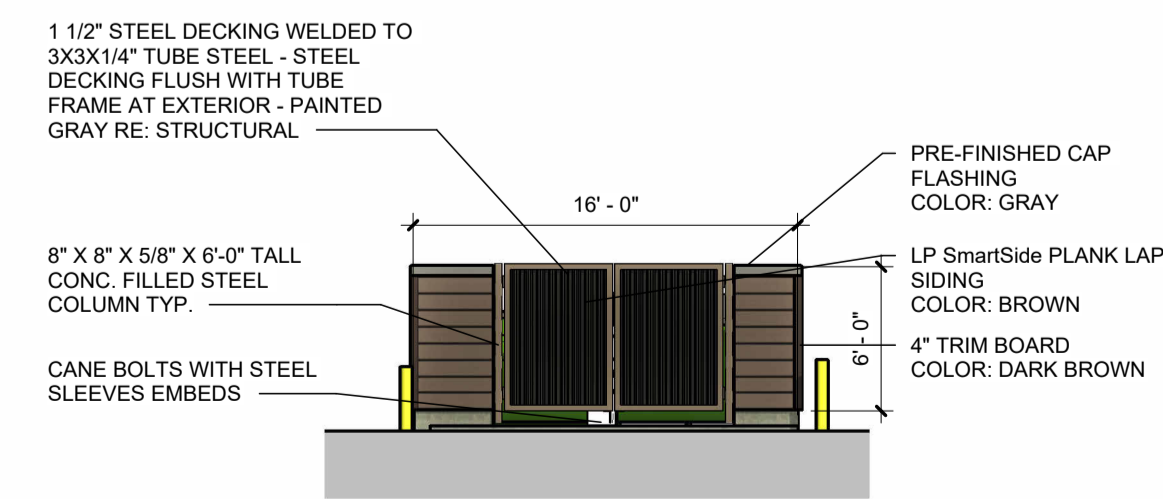
EAST ELEVATION SDP
1/8" = 1'-0"



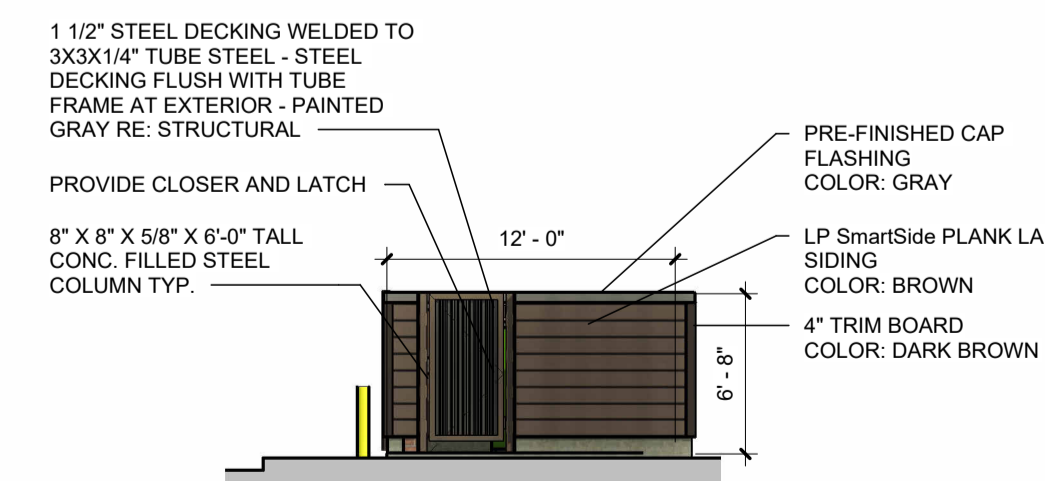
WEST ELEVATION SDP
1/8" = 1'-0"



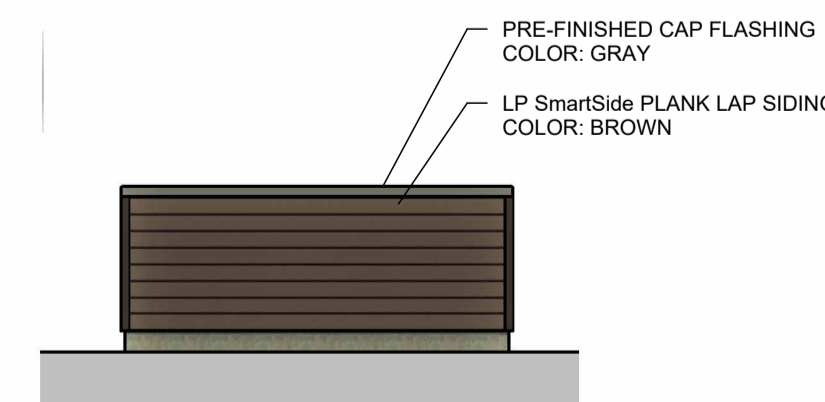
SOUTH ELEVATION SDP
1/8" = 1'-0"



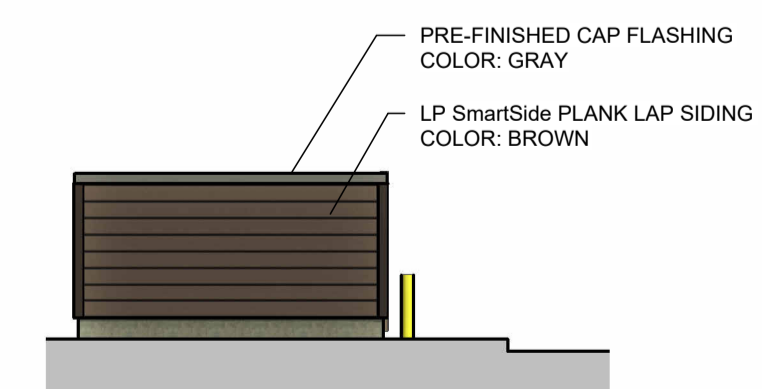
TRASH ENCLOSURE - WEST ELEVATION SDP
1/8" = 1'-0"



TRASH ENCLOSURE - SOUTH ELEVATION SDP
1/8" = 1'-0"



TRASH ENCLOSURE - EAST ELEVATION SDP
1/8" = 1'-0"



TRASH ENCLOSURE - NORTH ELEVATION SDP
1/8" = 1'-0"

NOT FOR CONSTRUCTION

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201, Loveland, Colorado, 80538
E-mail: info@hauserarchitects.com

Breeze Thru RV Park
Clubhouse
S GREELEY HWY
CHEYENNE, WY 82007
BUILDING ELEVATIONS

NO.	DATE	DESCRIPTION
01	2026.02.25	SDP

SHEET
A2