



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Pourchot, Associate Planner

**DATE:** July 7<sup>th</sup>, 2026

**TITLE:** PUBLIC HEARING regarding a vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, and approval of a Small Subdivision Permit and Plat for Roots to Branches End, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of landowners, Gregory and Erin Brim of 4521 Iron Horse Road, Burns, WY, has submitted a Subdivision Permit and Plat application for Roots to Branches End. The application has been submitted for the purpose of subdividing the property into three (3) tracts of land, with the residential use to remain, requiring Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, to be vacated with existing easements to remain.

### BACKGROUND

The property, designated LU – Land Use zone district and is residential. The surrounding area consists of residential uses.

### **Pertinent Regulations:**

- Section 1-2-104 governing public notice.
- Section 4-1-102 governing the criteria for the vacation of a subdivision plat or any part of a subdivision plat.
- Section 4-5-100 (i) governing the criteria for a subdivision permit and plat.
- Section 2-4-104 of the governing the LU – Land Use zone district.

### DISCUSSION

The Laramie County Comprehensive Plan identifies the area as a RAI, (Rural Ag Interface). Rural residential uses are primarily anticipated in these areas with limited commercial service and retail uses being anticipated at major intersections.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. The memo states that lots within this zone shall be a minimum of 5 acres in order to sufficiently recharge groundwater after withdrawal from a pumping well. Development design standards contained within Section 2-4-113 of the Land Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The proposal outlines water being provided by individual wells.

Public notice was provided as required. No public comments were received.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 4-5-100 (i) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

**and that the Board may approve the Vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, and the Subdivision Permit and Plat for Roots to Branches End, Laramie County, WY with the following condition:**

- 1) **The Vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, will become effective upon the recordation of Roots to Branches End subdivision, Laramie County, WY.**

### **PROPOSED MOTION VACATION**

**I move to approve the vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, Laramie County, WY with the following condition:**

- 1) **The Vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, will become effective upon the recordation of Roots to Branches End subdivision, Laramie County, WY.**

### **PROPOSED MOTION SUBDIVISION**

**I move to adopt the findings of fact a and b of the staff report and to approve the Subdivision Permit and Plat for Roots to Branches End, Laramie County, WY, with no conditions.**

## **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Pre-App Meeting Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments and Applicant Responses**
- Attachment 6: CFF & PSF Acknowledgement**
- Attachment 7: Resolution**
- Attachment 8: Roots to Branches End plat, revised 06/10/2026**

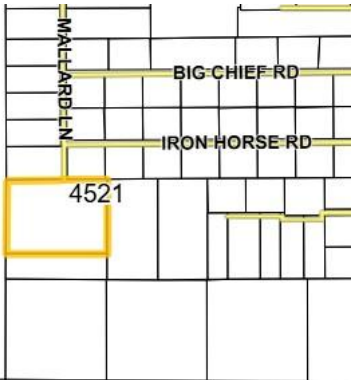
**Laramie County  
Wyoming MapServer**

PZ-26-00031

ROOTS TO BRANCHES END  
SUBDIVISION PERMIT AND PLAT

LCFD #6

BURNS SCHOOL DISTRICT



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 5/4/2026

500 ft



**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-26-00039**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 4521 IRON HORSE RD BURNS  
**PRIMARY PARCEL:** 14633430100100  
**PROJECT NAME:** BRIM SMALL SUB

**ISSUED:** 03/19/2026  
**EXPIRES:** 09/15/2026

**APPLICANT:** BRIM, GREGORY ET AL  
4521 IRON HORSE RD  
BURNS, WY 82053-9748

**OWNER:** BRIM, GREGORY ET AL  
4521 IRON HORSE RD  
BURNS, WY 82053-9748

Detail Name	Detail Value
Meeting Date	03/19/2026
MEETING AM OR PM	PM
Application Types	Subdivision Permit and Plat
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	Small subdivision
Staff Attending	JA CC SP
Development Action	Small Subdivision (2-5 lots)
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Traffic Study	Letter of Waiver
Roadway Maintenance Plan	No
Drainage Study	Letter of Waiver
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	Letter of Consent
Environmental and Services Impact Report	No
Community Facility Fees Acknowledgement Letter	No



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Public Safety Fees Acknowledgement Letter	Yes
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	No
GESC Permit	No
Right-of-Way Construction Permit	Upon Construction
Miscellaneous Notes	Public Safety Fee for one lot only, since one lot was paid prior. no community facility fees will be charged. Existing Access can only be used for existing residence so when lot is split Mallard Lane will need to be brought up to county standards and new lots created must use Mallard Lane. Planning action will be Small Subdivision for proposed 3 to 5 lots subdivision, applicant is uncertain at this time. Lots must be 5.25 acres minimum to comply with LCLUR. Fees are \$750, \$26 action signs, actual cost for neighbor letters and legal ad and engineer review fees. Environmental Health review fees are \$200 pluss \$10 per lot being created. Other costs are public safety fees at \$1000.00 per lot that are due at time of record action, but the lot where the existing house is will not be assessed.
Miscellaneous Notes (2)	Approval will be done by the County Commissioners and will take approximately 6 weeks from time of application submission. Mallard Lanes will need to be brought up to County Standards before building permits can be issued. Road design must be engineered.

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**CONDITIONS**



## Laramie County, WY

### Laramie County Planning and Development Office

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[planning@laramiecountywy.gov](mailto:planning@laramiecountywy.gov)

\* 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.



**March 27, 2026**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82007  
(307) 633-4303

### **LETTER OF JUSTIFICATION**

Steil Surveying Services, agent for the owner, intends to subdivide Tract 1, Thunder Basin Estates 5<sup>th</sup> Filing, situate in a portion of Section 34, Township 14 North, Range 63 West, of the 6th P.M., Laramie County Wyoming Laramie County, Wyoming.

The overall density of the subdivision is 30.00 acres. The Proposed subdivision will consist of THREE (3) tracts for residential use. The tracts average 10.00 acres. The parcel falls in AMEC Zone 2 which requires 5.25 acres per tract.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen CST

Director - Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

307.634.7273

## Permit Notes

**Permit Number:** PZ-26-00031

**Parcel Number:** 14633430100100

**Submitted:** 03/31/2026

**Site Address:** 4521 IRON HORSE RD

**Technically Complete:** 03/31/2026

**Applicant:** HANSEN, MICHEAL SHANE  
**Owner:** BRIM, GREGORY ET AL

Burns, WY 82053

**Approved:**  
**Issued:**

**Project Description:** 3 TRACT RESIDENTIAL SUBDIVISION

<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>
03/31/2026		Application	PZ-26-00031	POP-UP	Actual acreage being deveolped under PZ-26-00031 is 30 acres, but in order to get the CFF to accurately calculate at 18 acres, I had to list the total acreage as just 18. Thanks, Sonny	SONNY.HOOPS@LARAMIECOUNTYWY.GOV
04/01/2026	04/01/2026	Application	PZ-26-00031	GENERAL	No concerns regarding this proposal.	CONSERVATIONDISTRICT@LARAMIECOUNTYWY.GOV
04/01/2026	04/01/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments.	RACHEL.TRUDEAU@LARAMIECOUNTYWY.GOV
04/02/2026	04/02/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Dedication references subdivision name inconsistent with title block (Thunder Basin Estates, 5th Filing).	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
04/03/2026		Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire reviewed and no issues.	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
04/03/2026		Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire has no issues	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
04/03/2026	04/03/2026	Application	PZ-26-00031	GENERAL	No concerns from the Wyoming Game and Fish Department.	WYGAMEFISHDEPT@LARAMIECOUNTYWY.GOV
04/13/2026		Application	PZ-26-00031	GENERAL	Primary documents	SONNY.HOOPS@LARAMIECOUNTYWY.GOV
04/13/2026		Application	PZ-26-00031	GENERAL	<ol style="list-style-type: none"> <li>Records indicate P41730.0W falls within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where this use occurs. GPS coordinates for the well would also be appreciated.</li> <li>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.</li> <li>An approved permit from the State Engineers Office is</li> </ol>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV

## Permit Notes

required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

04/14/2026		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small wastewater permits are required for septic systems.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
04/14/2026	04/14/2026	Application	PZ-26-00031	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
04/15/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review            Engineer Comments:            1.It is my understanding, based on similar legal issues the County has experienced in the past, this subdivision cannot legally utilize the Road Reservation within the Thunder Basin Estates 2nd Filing as access to this proposed subdivision. Road reservations are not dedicated to the public, nor are they access easements and have no legal authority to grant access to the general public. The reason they did these years ago was so they wouldnt have to vacate a ROW or vacate an access easement if the road was never needed or built and the property owner could have full use of their property until such time a plat dedicated it for use as a road. If it was needed, then a replat would dedicate it as public ROW but it wouldnt be a surprise to anyone because it shows up on the original plat that it is reserved for the use of a roadway if ever needed. For this subdivision to utilize the Road Reservation area for access, it will require an access easement be established for the Road Reservation area or it has to be platted as a dedicated public right-of-way. It would appear the best option is if the owner of Tract 19 granted an access easement within the Road Reservation area separate from this platting action. I have asked the County Attorney to weigh in on this issue and will follow whatever interpretation</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

# Permit Notes

regarding the legality of the Road Reservation they end up having. Another option would be to utilize the existing 30' access easement on Tract 2 of Thunder Basin Estates 2nd Filing, but we will need to address the issue of the two access easements being offset from each other and only allowing for approximately 22' width at the property line.

2. In the 3rd line of the Dedication states "Thunder Basin 5th Filing" and it should be "Thunder Basin Estates 5th Filing".

3. The Legend does not include all the various line types, shading/hatching, etc. used on the plat drawing.

4. The note "There shall be no public maintenance of internal roadways or access easements" should be added to the plat.

Surveyor Comments:

1. Just left of the Vacation Statement, there is a label "B2381 P826". Is this pertinent to the plat, and if so, it should be explained on the plat.

04/15/2026	Workflow	PUBLIC WORKS GENERAL REVIEW	<p>1. It appears access for these lots is intended to be from Mallard Lane.</p> <p>1a. the road reservation will not suffice as dedicated right-of-way for this subdivision.</p> <p>1b. If the applicant would like to pursue this location for access, the "roadway" shall be dedicated to the public and the adjacent property owners would need to sign off as well on the plat.</p> <p>2. It is my understanding there was an access easement recorded to the East of Mallard Lane under a previous PZ. Was it recorded and, depending on the language, could that be used as access?</p> <p>3. 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.</p> <p>4. All comments from the review engineer and/or surveyor shall be addressed.</p> <p>5. Mallard Lane shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>6. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>7. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>8. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
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APPLICANT RESPONSES TO AGENCY REVIEW  
COMMENTS #1

Permit Notes

Permit Number: PZ-26-00031

Parcel Number: 14633430100100

Submitted: 03/31/2026

Site Address: 4521 IRON HORSE RD

Technically Complete: 03/31/2026

Applicant: HANSEN, MICHEAL SHANE  
Owner: BRIM, GREGORY ET AL

Burns, WY 82053

Approved:  
Issued:

Project Description: 3 TRACT RESIDENTIAL SUBDIVISION

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1. Tract 1, Roots to Branches End. That is the new legal once recorded and the existing well and septic remain with the existing house which all are on the new Tract 1, Roots to Branches End.

- 2. ack
- 3. ack
- 4. ack
- 5. ack
- 6. ack
- 7. ack

## Permit Notes

required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

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04/15/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review Engineer Comments:</p> <p>1. It is my understanding, based on similar legal issues the County has experienced in the past, this subdivision cannot legally utilize the Road Reservation within the Thunder Basin Estates 2nd Filing as access to this proposed subdivision. Road reservations are not dedicated to the public, nor are they access easements and have no legal authority to grant access to the general public. The reason they did these years ago was so they wouldn't have to vacate a ROW or vacate an access easement if the road was never needed or built and the property owner could have full use of their property until such time a plat dedicated it for use as a road. If it was needed, then a replat would dedicate it as public ROW but it wouldn't be a surprise to anyone because it shows up on the original plat that it is reserved for the use of a roadway if ever needed. For this subdivision to utilize the Road Reservation area for access, it will require an access easement be established for the Road Reservation area or it has to be platted as a dedicated public right-of-way. It would appear the best option is if the owner of Tract 19 granted an access easement within the Road Reservation area separate from this platting action. I have asked the County Attorney to weigh in on this issue and will follow whatever interpretation</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

1. we will await the counties decision on the access. this is the access we were instructed to use.

# Permit Notes

- 2. corrected
- 3.added
- 4. added

- 1. it is an easement label for the access to tie to the 30' easement access for the Tract south of this subdivision.

regarding the legality of the Road Reservation they end up having. Another option would be to utilize the existing 30' access easement on Tract 2 of Thunder Basin Estates 2nd Filing, but we will need to address the issue of the two access easements being offset from each other and only allowing for approximately 22' width at the property line.  
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 4.The note "There shall be no public maintenance of internal roadways or access easements" should be added to the plat.

Surveyor Comments:

1. Just left of the Vacation Statement, there is a label "B2381 P826". Is this pertinent to the plat, and if so, it should be explained on the plat.

04/15/2026

Workflow

PUBLIC WORKS GENERAL  
REVIEW

- 1. ack - await county access direction
- 2. It could if the parcel owner were to allow it.
- 3. ack
- 4. ack
- 5. ack
- 6. ack
- 7. ack
- 8. ack

1. It appears access for these lots is intended to be from Mallard Lane.  
 1a. the road reservation will not suffice as dedicated right-of-way for this subdivision.  
 1b. If the applicant would like to pursue this location for access, the "roadway" shall be dedicated to the public and the adjacent property owners would need to sign off as well on the plat.  
 2. It is my understanding there was an access easement recorded to the East of Mallard Lane under a previous PZ. Was it recorded and, depending on the language, could that be used as access?  
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MOLLY.BENNETT  
@LARAMIECOUNTY  
YWY.GOV

## Permit Notes

**Permit Number:** PZ-26-00031

**Parcel Number:** 14633430100100

**Submitted:** 03/31/2026

**Site Address:** 4521 IRON HORSE RD

**Technically Complete:** 03/31/2026

**Applicant:** HANSEN, MICHEAL SHANE  
**Owner:** BRIM, GREGORY ET AL

Burns, WY 82053

**Approved:**  
**Issued:**

**Project Description:** 3 TRACT RESIDENTIAL SUBDIVISION

<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>
03/31/2026		Application	PZ-26-00031	POP-UP	Actual acreage being developed under PZ-26-00031 is 30 acres, but in order to get the CFF to accurately calculate at 18 acres, I had to list the total acreage as just 18. Thanks, Sonny	SONNY.HOOPS@LARAMIECOUNTYWY.GOV
04/01/2026	04/01/2026	Application	PZ-26-00031	GENERAL	No concerns regarding this proposal.	CONSERVATIONDISTRICT@LARAMIECOUNTYWY.GOV
04/01/2026	04/01/2026	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments.	RACHEL.TRUDEAU@LARAMIECOUNTYWY.GOV
04/02/2026	04/02/2026	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Dedication references subdivision name inconsistent with title block (Thunder Basin Estates, 5th Filing).	CINDY.KEMIVES@LARAMIECOUNTYWY.GOV
04/03/2026		Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire reviewed and no issues.	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
04/03/2026		Workflow	FIRE DISTRICT REVIEW	GENERAL	Fire has no issues	BRIAN.DOLAN@LARAMIECOUNTYWY.GOV
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04/13/2026		Application	PZ-26-00031	GENERAL	<ol style="list-style-type: none"> <li>Records indicate P41730.0W falls within the proposed subdivision. Our office requests that the subdivider provide the updated legal location description including the subdivision name and appropriate lot number for the well location, and the legal location description including subdivision name and lot numbers for where this use occurs. GPS coordinates for the well would also be appreciated.</li> <li>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.</li> <li>An approved permit from the State Engineers Office is</li> </ol>	SUE.KINSLEY@LARAMIECOUNTYWY.GOV

## Permit Notes

required prior to the drilling of any water well. The procurement of the necessary and appropriate State Engineer water right permit allows the applicant to attempt to develop a water supply adequate to meet their proposed needs, and is no guarantee that any water will be physically available.

4. If any new wells are proposed, they must be constructed in accordance with the State Engineers Office Rules and Regulations, Part III, Water Well Minimum Construction Standards.

5. With few exceptions, new wells must be constructed by a Wyoming licensed water well drilling contractor, and pumps must be installed by a Wyoming licensed pump installation contractor.

6. Any well not to be used must be properly plugged and abandoned as outlined in the above referenced rules and regulations.

7. Any wells developed for uses that do NOT fall within the definition of domestic or stock use require adjudication by the Board of Control.

04/14/2026		Workflow	ENVIRONMENTAL HEALTH REVIEW	GENERAL	Small wastewater permits are required for septic systems.	TIFFANY.GAERTNER@LARAMIECOUNTY.WY.GOV
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04/15/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>1st Review            Engineer Comments:            1.It is my understanding, based on similar legal issues the County has experienced in the past, this subdivision cannot legally utilize the Road Reservation within the Thunder Basin Estates 2nd Filing as access to this proposed subdivision. Road reservations are not dedicated to the public, nor are they access easements and have no legal authority to grant access to the general public. The reason they did these years ago was so they wouldnt have to vacate a ROW or vacate an access easement if the road was never needed or built and the property owner could have full use of their property until such time a plat dedicated it for use as a road. If it was needed, then a replat would dedicate it as public ROW but it wouldnt be a surprise to anyone because it shows up on the original plat that it is reserved for the use of a roadway if ever needed. For this subdivision to utilize the Road Reservation area for access, it will require an access easement be established for the Road Reservation area or it has to be platted as a dedicated public right-of-way. It would appear the best option is if the owner of Tract 19 granted an access easement within the Road Reservation area separate from this platting action. I have asked the County Attorney to weigh in on this issue and will follow whatever interpretation</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

# Permit Notes

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2. In the 3rd line of the Dedication states "Thunder Basin 5th Filing" and it should be "Thunder Basin Estates 5th Filing".

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4. The note "There shall be no public maintenance of internal roadways or access easements" should be added to the plat.

Surveyor Comments:

1. Just left of the Vacation Statement, there is a label "B2381 P826". Is this pertinent to the plat, and if so, it should be explained on the plat.

04/15/2026	Workflow	PUBLIC WORKS GENERAL REVIEW	<p>1. It appears access for these lots is intended to be from Mallard Lane.</p> <p>1a. the road reservation will not suffice as dedicated right-of-way for this subdivision.</p> <p>1b. If the applicant would like to pursue this location for access, the "roadway" shall be dedicated to the public and the adjacent property owners would need to sign off as well on the plat.</p> <p>2. It is my understanding there was an access easement recorded to the East of Mallard Lane under a previous PZ. Was it recorded and, depending on the language, could that be used as access?</p> <p>3. 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.</p> <p>4. All comments from the review engineer and/or surveyor shall be addressed.</p> <p>5. Mallard Lane shall be designed and built to the current road standards within the Laramie County Land Use Regulations. A right-of-way/grading permit through Laramie County Public Works will be required. Please apply through the SmartGov portal. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.</p> <p>6. A note shall be added to the plat indicating "there will be no public maintenance of internal roadways/access easements."</p> <p>7. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</p> <p>8. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved Floodplain Development Permit through the Laramie County Planning and Development office.</p>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
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## Permit Notes

04/23/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>2nd Review</p> <p>1. Based on the County Attorneys memo regarding the road reservation, and given the existing access easement that exists within the existing road reservation is only granted to the owner of Tract 1, Thunder Basin Estates 2nd Filing and not this platted property, other measures would need to be taken in order to use this as the access into the subdivision. Both Tract 19 and Tract 1 owners would need to approve an access easement or agree to allow it to be platted as dedicated public ROW to overwrite the existing easement agreement and to allow this platted property to utilize the road reservation area for access. Given the current circumstances, I would support and recommend to the County that a variance of the 40 access easement that the current regulations require be granted in order for this platted area to utilize the existing 30 access easement on Tract 2 of Thunder Basin Estates 2nd Filing that currently legally allows any and all owners (current and future owners) of this entire platted area to utilize for ingress/egress. This would appear to be the easiest solution to this situation since this existing easement already provides the legal access needed for this proposed subdivision.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
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APPLICANT RESPONSES TO AGENCY  
REVIEW COMMENTS #2

Permit Notes

Permit Number: PZ-26-00031

Parcel Number: 14633430100100

Submitted: 03/31/2026

Site Address: 4521 IRON HORSE RD

Technically Complete: 03/31/2026

Applicant: HANSEN, MICHEAL SHANE  
Owner: BRIM, GREGORY ET AL

Burns, WY 82053

Approved:  
Issued:

Project Description: 3 TRACT RESIDENTIAL SUBDIVISION

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
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# Permit Notes

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<p>The land owner of THUNDER BASIN ESTATES, 2ND FILING: TRACT 19, BLOCK 1 is going to sign the plat to create the access.</p>					
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**March 27, 2026**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**COMMUNITY FACILITY FEES & PUBLIC SAFETY FEES**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner does not intend to pay the appropriate Community Facility Fee(s) (CFFs) as they were paid in a previous platting action and the owner intends to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to 1-2-102(e) of the Laramie County Land Use Regulations.

Sincerely,

A handwritten signature in blue ink that reads "Michael L. Hansen".

Shane Hansen CST

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

307.634.7273

**A RESOLUTION TO APPROVE A VACATION OF TRACT 1, THUNDER BASIN ESTATES, 5<sup>TH</sup> FILING, AND TRACT 19, THUNDER BASIN ESTATES, 2<sup>ND</sup> FILING, AND APPROVAL OF A SMALL SUBDIVISION PERMIT AND PLAT FOR “ROOTS TO BRANCHES END,” SITUATED IN A PORTION OF THE N ½ S ½ OF SECTION 34, T14N, R63W, OF THE 6<sup>TH</sup> 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 adopted the 2025 Laramie County Land Use Regulations; and

**WHEREAS**, the proposed subdivision and plat is in accordance with section 4-5-100 (i) of the Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with section 1-2-104 governing public notice; and

**WHEREAS**, the application is in conformance with section 2-4-104 governing the LU – Land Use zone district; and

**WHEREAS**, the application is in conformance with section 4-1-102 governing the criteria for the vacation of a subdivision plat or any part of a subdivision plat; and

**WHEREAS**, this resolution is the subdivision permit for Roots to Branches End.

**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 4-5-100 (i) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

**And the Board approves the vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, and approves the small subdivision permit and plat for Roots to Branches End, situated in a portion of the N ½ S ½ of Section 34, T14N, R63W, of the 6<sup>th</sup> P.M., Laramie County, WY, Laramie County, WY, with the following condition:**

- 1) **The Vacation of Tract 1, Thunder Basin Estates, 5<sup>th</sup> Filing, and Tract 19, Thunder Basin Estates, 2<sup>nd</sup> Filing, will become effective upon the recordation of Roots to Branches End subdivision, Laramie County, WY.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

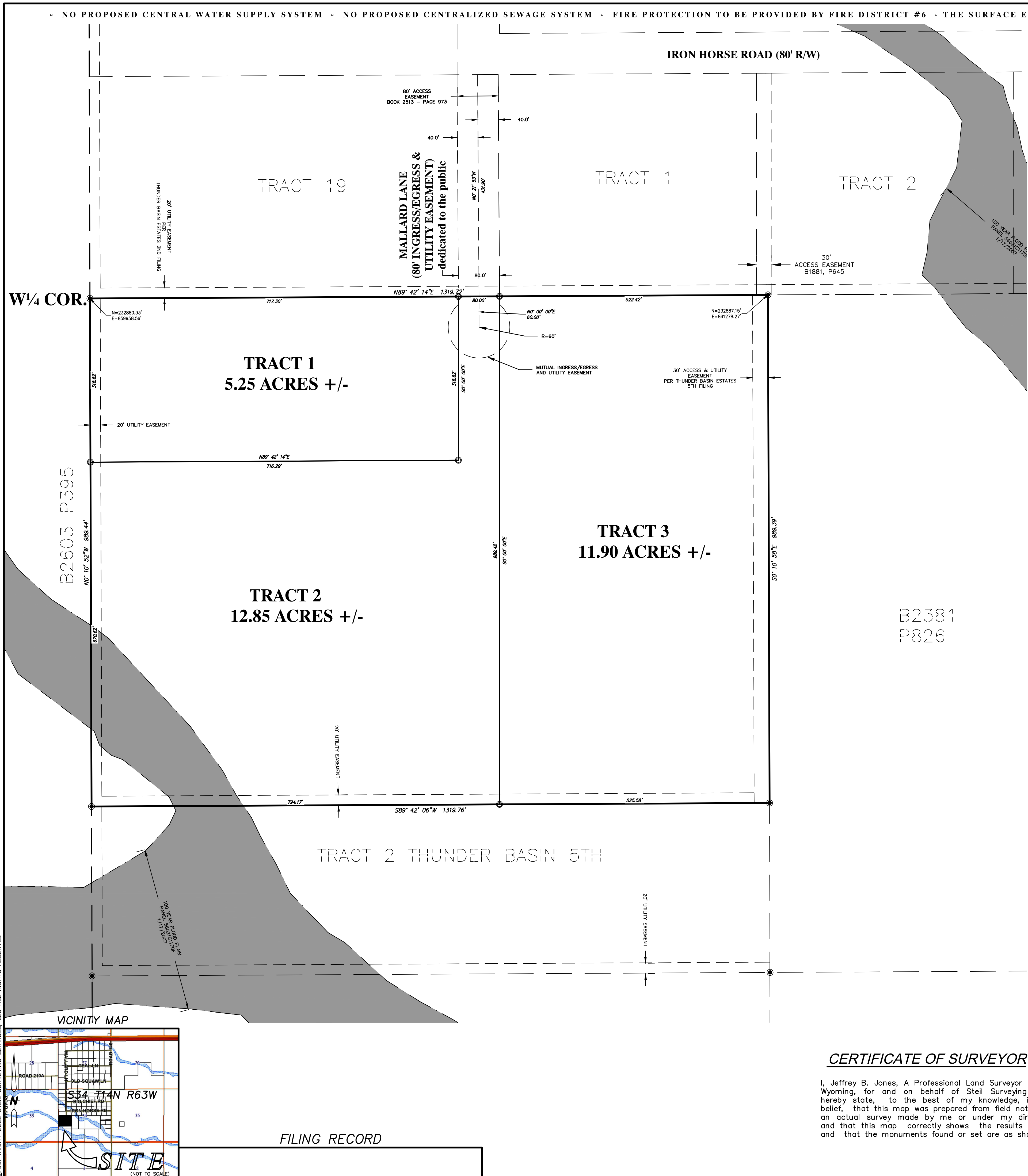
\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

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

Reviewed and approved resolution only as to form:

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



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Gregory Brim and Erin Brim, a married couple as tenants by the entirety, owners in fee simple of Tract 1, Thunder Basin Estates 5th Filing, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and replatted and known as: ROOTS TO BRANCHES END, 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 furthermore dedicate the easements as shown hereon for the purposes indicated.

Gregory Brim Erin Brim

AND

Hugo R. Verdusco, owner in fee simple of Tract 19, Thunder Basin Estates, 2nd Filing, hereby granting an easement across said Tract 19, said easement being the East 80 feet of said Tract 9.

Hugo R. Verdusco

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2026 by Gregory Brim and Erin Brim, a married couple as tenants by the entirety.

\_\_\_\_\_  
Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_, 2026 by Hugo R. Verdusco.

\_\_\_\_\_  
Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

**APPROVALS**

Approved by the Board of Laramie County Commissioners of Laramie

County, Wyoming, this \_\_\_ day of \_\_\_, 2026.

\_\_\_\_\_  
Chairman County Clerk

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1, THUNDER BASIN ESTATES 5TH FILING. EXISTING EASEMENTS TO REMAIN AS SHOWN.

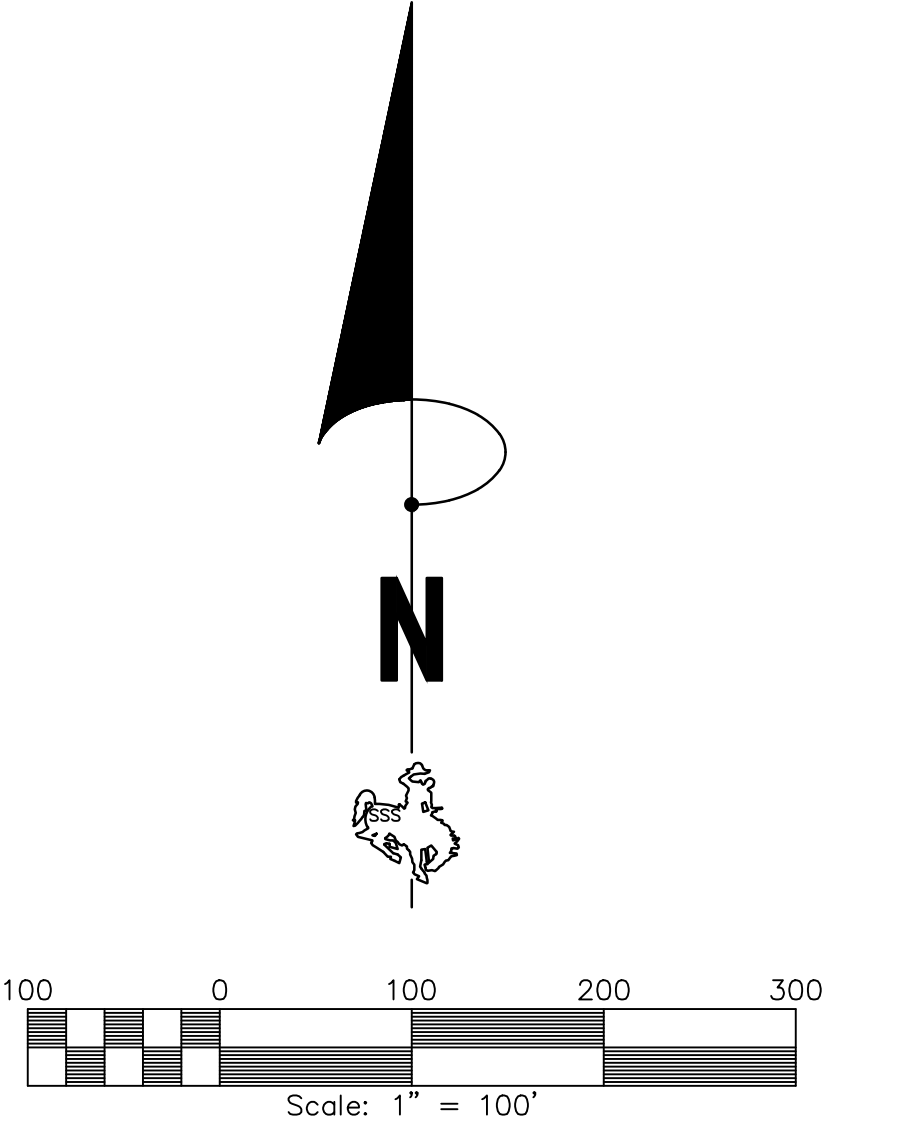
**NOTES**

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9997226901
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/8" x 24" REBAR.
- A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C1170F, DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
- BOUNDARY DATA IS BOTH RECORD AND MEASURED.
- NO PUBLIC MAINTENANCE OF INTERNAL ROADS/EASEMENTS.
- ALL TRACTS WILL BE ACCESSED FROM THE INTERNAL ROADS/EASEMENTS.

**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.

REVISED: 06/02/2026  
26190 REPLAT TBE5TH.DWG



**LEGEND**

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8" x 24" REBAR
- FOUND 1 1/2" ALUMINUM CAP
- BOUNDARY LINE
- LOT LINE
- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT



**ROOTS TO BRANCHES END**

A SMALL REPLAT OF TRACT 1, THUNDER BASIN ESTATES FIFTH FILING, SITUATE IN A PORTION OF THE N 1/2 S 1/2 OF SEC 34, T.14N., R.63W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING  
PREPARED May, 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