



# Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009  
Phone: 307.633.4302

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TO: Laramie County Board of County Commissioners

FROM: Molly Bennett, Director of Laramie County Public Works

DATE: August 9, 2023

TITLE: PZ-23-00006 (RP# 509) Viewer's Report for Road 232 Road Petition

Commissioners,

As a result of the March 21, 2023 Board of County Commissioners (BOCC) meeting, I, Molly Bennett, was appointed as the Viewer of the petition brought before the Commission to establish an 80-foot Right-of-Way (ROW) known as Road 232 between Road 139 and Road 143 in Laramie County, WY. I designated Y2 Consultants to review and produce a report for this road petition. Please see Exhibit A for the submitted report. Exhibit B includes the submitted petition. Exhibit C is the Historical minutes from April 14, 1981.

In summary, it is my recommendation as the appointed viewer that the Board of County Commissioners:

- Establish an 80-foot Right-of-Way (ROW) known as Road 232 between Road 139 and Road 143 in Laramie County, WY.

The applicant shall submit an exhibit (signed and stamped by a licensed surveyor) showing the ROW dedication and record the exhibit with the Laramie County Clerk's Office.

All existing easements and infrastructure shall remain and maintenance of the road will continue to be at the discretion of the Laramie County Public Works Department.

Sincerely,

Molly Bennett, Director  
Laramie County Public Works



## **Exhibit A**

### **Y2 Consultants - Report and Findings**



PZ-23-00006

## **A PORTION OF ROAD 232 BETWEEN ROAD 139 & ROAD 143 DESIGNATION PETITION REPORT**

**Prepared for:**

Molly Bennett  
Director, Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

**Prepared by:**



Y2 Consultants, LLC  
1725 Carey Avenue  
Cheyenne, WY 82001

**July 10, 2023**

## TABLE OF CONTENTS - Road 232, Meriden, WY

Item	Description
Letter	Research findings, Gary N. Grigsby PE LS
Map	Existing Conditions Exhibit (with aerial image)
Map	Existing Conditions Exhibit
Records	Recorded Deeds and Documents (organized by location)

Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
<b>West 1/2 Sec 11, T17N R64W</b>							
Current Deed	Warranty Deed	Wyoming Land Acquisitions Partners II LLC	Kirkbride Bros., Inc	1907	1210	428612	9/28/2005
	Warranty Deed	Ronald A. Thiel Personal Revocable Trust Agreement and Janice C. Thiel Personal Revocable Trust Agreement	Wyoming Land Acquisitions Partners II LLC	1887	1479	419792	6/16/2005
1/2 interest	Corrective Warranty Deed	Ronald A. Thiel and Janice C. Thiel	Janice C. Thiel Revocable Trust Agreement	1782	1187	374235	12/19/2003
1/2 interest	Corrective Warranty Deed	Ronald A. Thiel and Janice C. Thiel	Ronald A. Thiel Revocable Trust Agreement	1782	1186	374234	12/19/2003
	Warranty Deed	Energy Delivery Corporation	Ronald A. Thiel and Janice C. Thiel	1306	904	87673	8/2/1991
<b>East 1/2 Sec 11, T17N R64W</b>							
Current Deed (1/2 interest)	Warranty Deed	Harding Ranch, Inc	Kirkbride Bros., Inc	1396	1724	161215	4/26/1995
Current Deed (1/2 interest)	Warranty Deed (undivided one-half interest)	Kenneth Kirkbride, Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Shirley Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride	Kirkbride Bros., Inc	1240	906	22587	1/20/1987
	Warranty Deed (undivided one-half interest)	Dan Kirkbride and Afra-Aetta Kirkbride	Kenneth Kirkbride, Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride	1175	1016	682061	12/30/1982
	Warranty Deed	Elvy W. Harding	Harding Ranch, Inc	1148	926	602687	12/16/1980
<b>W1/2W1/2 Sec 12, T17N R64W</b>							
Current Deed (1/2 interest)	Warranty Deed	Harding Ranch, Inc	Kirkbride Bros., Inc	1396	1724	161215	4/26/1995
Current Deed (1/2 interest)	Warranty Deed (undivided one-half interest)	Kenneth Kirkbride, Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Shirley Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride	Kirkbride Bros., Inc	1240	906	22587	1/20/1987
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	Warranty Deed	Elvy W. Harding	Harding Ranch, Inc	1148	926	602687	12/16/1980
<b>E1/2W1/2 Sec 12, T17N R64W</b>							
Current Deed (1/2 interest)	Warranty Deed	Kirkbride Bros., Inc	Harding Ranch, Inc	1396	1722	161214	4/26/1995
	Warranty Deed (undivided one-half interest)	Kenneth Kirkbride, Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Shirley Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride	Kirkbride Bros., Inc	1240	906	22587	1/20/1987
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	Warranty Deed (undivided one-half interest)	Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride, Afra-Aetta Kirkbride	Kirkbride Bros., Inc	1240	904	22586	1/20/1987
	Decree of Distribution	Dan Kirkbride	Real Property: Afra-Aetta Kirkbride (one-fourth), Jon Kirkbride (one-twelfth), Alan Kirkbride (one-twelfth), Dan Kirkbride (one-twelfth); one-half interest in said estate to be distributed	1218	736	806569	9/12/1985
Current Deed (1/2 interest)	Warranty Deed	Elvy W. Harding	Harding Ranch, Inc	1148	926	602687	12/16/1980
<b>E 1/2 Sec 1, T17N R64W</b>							
Current Deed (1/2 interest)	Warranty Deed	Kirkbride Bros., Inc	Harding Ranch, Inc	1396	1722	161214	4/26/1995
	Warranty Deed (undivided one-half interest)	Kenneth Kirkbride, Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Shirley Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride	Kirkbride Bros., Inc	1240	906	22587	1/20/1987
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Current Deed (1/2 interest)	Warranty Deed	Elvy W. Harding	Harding Ranch, Inc	1148	926	602687	12/16/1980
<b>Sec 6, T17N R63W</b>							

Current Deed (1/2 interest)	Warranty Deed	Kirkbride Bros., Inc	Harding Ranch, Inc	1396	1722	161214	4/26/1995
	Warranty Deed (undivided one-half interest)	Jon H. Kirkbride, Alan A. Kirkbride, Dan R. Kirkbride, Merry Dianne Kirkbride, Linda L. Kirkbride, Pamela Sue Kirkbride, Afra-Aetta Kirkbride	Kirkbride Bros., Inc	1240	904	22586	1/20/1987
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Current Deed (1/2 interest)	Warranty Deed	Elvy W. Harding	Harding Ranch, Inc	1148	926	602687	12/16/1980

*Records pertaining to mineral deeds and leases were found but not included in this report.*



# Y2 CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
NATURAL RESOURCE SERVICES, GIS

July 10, 2023

Molly Bennett  
Director, Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

**RE: PZ-23-00006 (Road 232 between Road 139 and Road 143)**

Dear Ms. Bennett,

The following report was prepared for Road 232 between Road 139 and Road 143 near Meriden, at your request. Y2 Consultants researched recorded documents to gather information regarding the site conditions for the project area. The findings are presented below to inform the Viewer of the matters of record and existing conditions related to the petition for establishing a right-of-way.

Research Methods

Documents recorded with the Laramie County Clerk's Office were reviewed to identify current deeds, easements, and miscellaneous records related to the location of the proposed right-of-way. Copies of these recorded documents are compiled electronically and in printed format for your convenience.

A field investigation was conducted on July 6, 2023 to view existing conditions and make GPS observations. Special attention was given to the location of the existing road, presence and location of cattle guards, existing fences, and visible utilities. An exhibit of the existing conditions is provided with this report.

Conclusions of Findings

It was found that the parcels of land in the proposed right-of-way are owned by Kirkbride Bros., Inc and Harding Ranch, Inc according to the following deeds:

**W ½ Sec 11 T17N R64W:** BK 1907 PG 1210, Kirkbride Bros., Inc

**E ½ Sec 11 and the W ½ W ½ Sec 12 T17N R64W:** BK 1396 PG 1724, Kirkbride Bros., Inc (1/2 interest) and BK 1240 PG 906, Kirkbride Bros., Inc (1/2 interest)

**E ½ W ½ Sec 12 and the E ½ Sec 12 and the E ½ Sec 1 T17N R64W and Sec 6 T17N R63W:** BK 1396 PG 1722, Harding Ranch, Inc (1/2 interest) and BK 1148 PG 926, Harding Ranch, Inc (1/2 interest)

The existing road is accessible from both Road 139 and Road 143 without any gates or methods to block or restrict vehicle traffic. Two cattle guards exist along the road, restricting current road width to 24' feet at those locations. Livestock fences extend north and south at these two cattle guard locations. Visible utilities include one gas line marker and one communications pedestal. There were no overhead power lines and no other signs of utilities or improvements located in the proposed area.

In consideration for the petition to establish the right-of-way along Road 232 between Road 139 and Road 143, the elements of ownership, access, and maintenance were reviewed. At this point, there appears to be no conflicts with any of these elements for the establishment of the right-of-way nor is there any physical restriction preventing public use of this existing road.

As for ownership, there is no indication in the petition of an intent to transfer title ownership of the land within the proposed right-of-way. If a transfer of land is requested, the County will need to discuss such matters with each individual landowner concerning the terms and extent and should be followed by a boundary survey and written description of the property.

In respect to access, there is currently no barrier to vehicular traffic along Road 232 between Road 139 and Road 143. It is unclear if access to this road for public use is of concern to the petitioner.

And finally, road maintenance was authorized by the Laramie County Board of County Commissioners in a special session held April 14, 1981. The minutes of the special meeting states "...that a road would be built which will be an undeclared but county maintained road." It appears the road is authorized for maintenance by Laramie County without the designation of a right-of-way.

Without any changes to ownership, access, or maintenance, it is unclear what will be gained by the establishment of a public right-of-way. However, if a right-of-way is granted it is my recommendation that the dimension be consistent with current regulations for a width of 80 feet with 40 feet being on each side of the centerline of the existing road. It is my understanding that the County may grant a waiver for any fences, cattle guards, and other improvements located within a public right-of-way to accommodate any existing structures.

Please contact me if you have any questions or need clarification of any items contained in this report.

Sincerely,

*Gary N Grigsby*

Gary N. Grigsby, PE LS #9283

Operations Manager

[Gary@y2consultants.com](mailto:Gary@y2consultants.com)

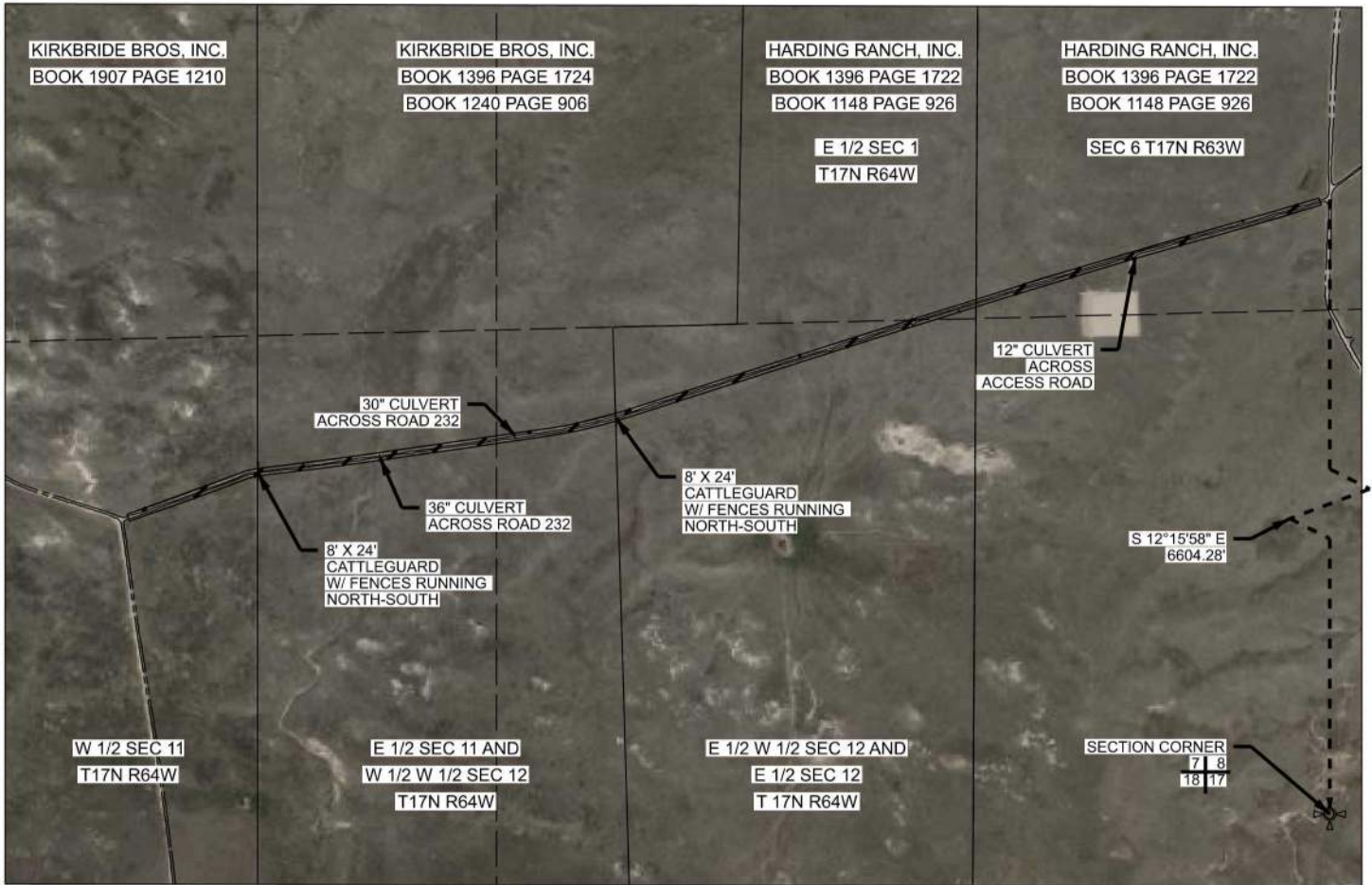
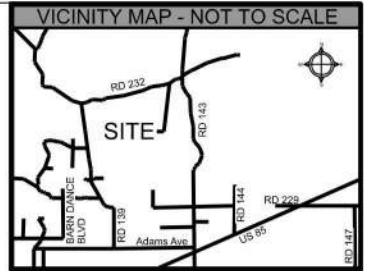


# EXHIBIT

PZ-23-00006

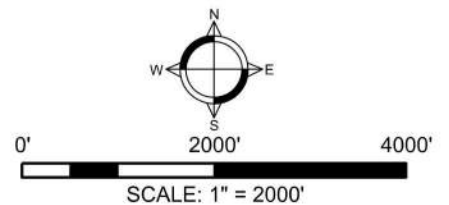
## ROAD 232 PETITION

(BETWEEN ROAD 139 AND ROAD 143)



### LEGEND OF SYMBOLS & ABBREVIATIONS

- EXISTING ROAD
- EXISTING PROPERTY LINES
- TIE TO SECTION CORNER
- SECTION LINES
- FOUND SECTION CORNERS
- PETITION TO DEDICATE RIGHT-OF-WAY



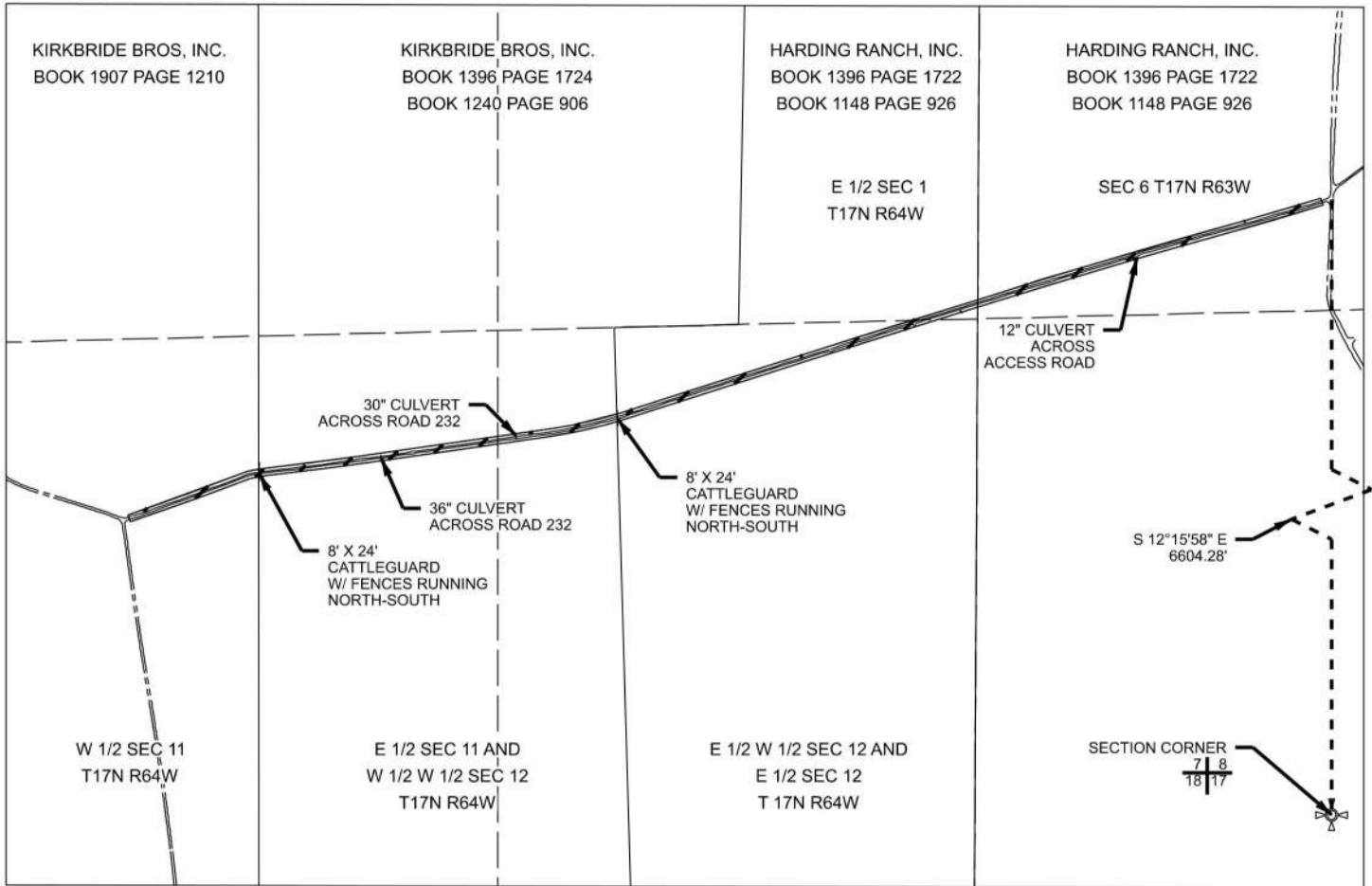
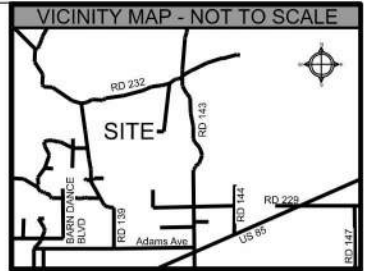
SHEET NUMBER <b>1 of 1</b>	CLIENT INFORMATION <b>LARAMIE COUNTY PUBLIC WORKS</b>	DRAWING TITLE <b>ROAD 232 PETITION PZ-23-00006 BETWEEN ROAD 139 AND ROAD 143</b>	<b>Y2 CONSULTANTS</b> <small>ENGINEERING, SURVEYING &amp; PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES</small>	JULY 10, 2023 EXHIBIT JOB #: 23072 ORIGINAL SHEET SIZE: 8 1/2" x 11" DRAWN BY: MXX/LB CHECKED BY: GNG
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# EXHIBIT

PZ-23-00006

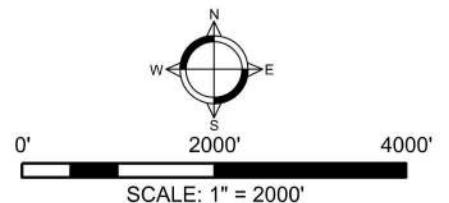
## ROAD 232 PETITION

(BETWEEN ROAD 139 AND ROAD 143)



### LEGEND OF SYMBOLS & ABBREVIATIONS

- EXISTING ROAD
- EXISTING PROPERTY LINES
- TIE TO SECTION CORNER
- SECTION LINES
- FOUND SECTION CORNERS
- PETITION TO DEDICATE RIGHT-OF-WAY





## **Exhibit B**

### **Resolution Appointing Viewer and Petition**

LARAMIE COUNTY ROAD PETITION

LARAMIE COUNTY CLERK  
CHEYENNE, WY

ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY  
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION  
W.S. 24-3-101

2023 JAN 23 P 2:14

" (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by **five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed** to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of .... County. The undersigned ask that a county highway, commencing at .... and running thence .... and terminating at .... be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at the junction of  
road 139 and road 232

and running thence east

and terminating at the junction of road 143 and road 232

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 50'  
feet wide, named County Road 232 aka \_\_\_\_\_.

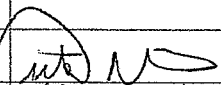
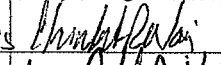
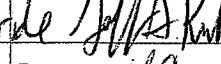
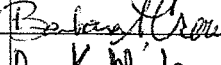
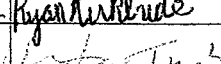
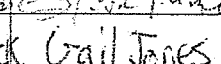
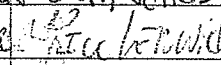
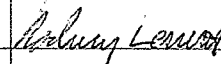
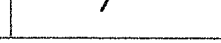
Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b) (i) and (ii).







ELECTORS: Five (5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Titus Norris		2895 Rd 143 Cheyenne WY 82009	same	(307) 640-6274
Charlotte Norris		2895 Rd 143 Cheyenne, WY 82009	---	307-214-1911
Jeff Kirkbride		3204 Rd 139 Meridian, WY	---	(307) 421-5213
Barb Crowl		3570 Rd 132	---	307-246-3221
Ryan Kirkbride		3096 Big Prairie Blvd Cheyenne WY 82009	---	307-701-8330
Stacia Kirkbride		2355 C K 1500 Burns	---	307-630-2444
Jones livestock		1910 Rd 146 Burns WY 82053	---	307-640-3586
Jill Lewwick		2645 Torrington Rd Roi Cheyenne	---	307-246-3440
Rod Lewwick		2645 Torrington Rd Cheyenne, WY 82009	---	307-630-3768

List containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made

PRINTED NAME	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)





EXHIBIT A

# Map of <sup>petitioned road</sup> Laramie County Wyoming

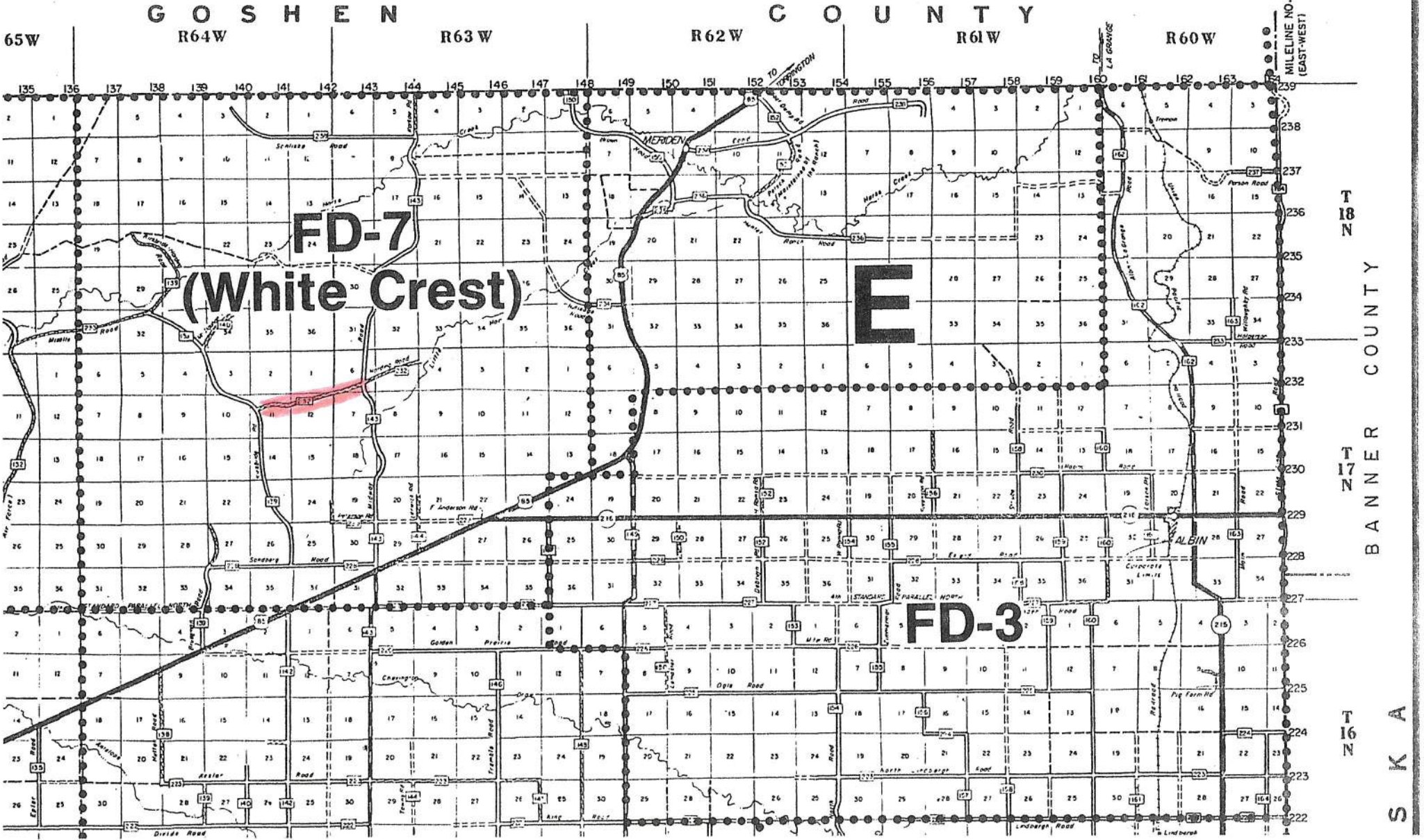
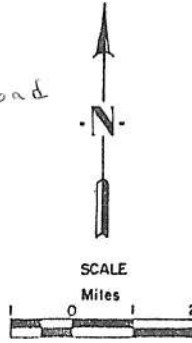
## COUNTY ROAD MAP OF LARAMIE COUNTY, WYOMING

### LEGEND

Interstate Highway		Railroad	
State Highway		Abandon Railroad	
County Maintained Road		Stream	
Declared County Roads:		County Line	
Paved Road		City or Town Limits	
Graded & Drained Road			
Graded Road, Low Type			
Primitive Road			
Undeveloped Road			

Original Map By:  
R.H. Whitney  
Laramie Co. Engr.  
Drft: L. Shields  
July 1, 1975  
Revisions:  
February 1, 1977  
October 31, 1978  
December 18, 1979  
January 17, 1984

Note: Mileline numbers are used for route marking of county roads.



T 18 N  
T 17 N  
T 16 N  
BANNER COUNTY  
S K A

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

Consideration of the "Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. 24-3-101 et seq. and Appointment of Viewer."

**WHEREAS**, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

**WHEREAS**, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. 24-3-101; and

**WHEREAS**, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING**, the Board hereby appoints the Laramie County Director of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

BOARD OF LARAMIE COUNTY COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

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



## **Exhibit C**

**Historical Minutes from April 14, 1981**

OFFICE OF THE COUNTY CLERK  
CHEYENNE, LARAMIE COUNTY, WY  
TUESDAY, APRIL 14, 1981

The Board of County Commissioners met in special session, Tuesday, April 14, 1981 at 2:00 P.M. Those present were: Dean Fogg, Chairman; Shirley Francis, Commissioner; Jack Humphrey, Commissioner; Janet C. Whitehead, Clerk; and Betty Stoddard, Recording Secretary.

Others present: Ben E. Henan, Superintendent of Road and Bridge; Robert H. Whitney, County Engineer; Bill Bagley, Deputy County Attorney; Dave Smedsrud, Planning Office; Dave Guille, Civil Defense; James R. Wood; Tom Nelson; Lou Gehrig; George Higgins; W. Jenkia; D. Pack; Chip Harding; Wayne Johnson; John Wood; and James Volk.

Bids were accepted for monthly janitorial services for the County Building. The following bids were received: Prague Col, \$2325.00; White Tornado Janitorial Services, \$1275.00; B & J Janitorial Services, \$1885.00; Trail Bronc Service, \$4290.00; Fabian Medina, \$2200.00; Porter Industries, \$2880.00; Sandra Williams, \$1900.00; Wyoming Building Maintenance \$1985.00. Motion was made by Commissioner Francis to take all bids under consideration, seconded by Commissioner Humphrey. Motion carried.

Mr. Wyane Johnson of the Airport Board, met with the County Commissioners to introduce Mr. John Wood, who is now the Manager of the Airport.

Call was made for Ulyes Thomas. Since there was no response, the meeting moved to the next item on the agenda.

James Volk, President of Fire District #2 met with the Board with the specifications for a new fire truck in the total amount for the truck in the amount of \$67,000. After discussion, the Board stated they could not, at the present time, obligate the County until the budget for the next fiscal year was established. It was decided the Fire District should request bids for a truck so as to establish a firm price so as to be included in the budget.

John R. Wood, A-1 Ambulance Service, met with the Board and gave an update on the services provided. Mr. Wood reported that the A-1 Ambulance Service is now a Wyoming corporation. He also stated that they now provide an advanced life support system. The team concept, which includes the fire districts, police services and the ambulance service, is providing a benefit to all.

Chip Harding presented a request to the Board for a road to be built commencing at the intersection of #143 and #232, and running westerly as an extension of Road #232 and terminating at Road #139. After discussion, it was agreed that a road would be built which will be an undeclared but county maintained road.

Louis Gehrig met with the Board requesting a zone change for Tract 30, Cheyenne Irrigated Gardens which will be used as a salvage building material outlet. Zone change #239 Approval had been made by the Planning Commission subject to certain conditions. Motion was made by Commissioner Francis to approve the zone change, subject to the conditions, seconded by Commissioner Humphrey. Motion carried.

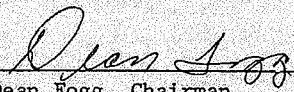
Dave Smedsrud, Planning Office, presented a request for a conditional use permit #240, 5001 Ridge Road, Gould Subdivision by Roy Merritt and John Hanes which will be used as a trailer sales lot. Commissioner Humphrey moved to grant the conditional use permit, seconded by Commissioner Francis, motion carried.

Dave Smedsrud, Planning Office, presented zone change #242, for Tract 31, Cheyenne Irrigated Gardens, by Mary Lemmons. Mr. Smedsrud stated the Planning Commission recommended approval subject to five conditions. No objections have been raised to the zone change. Motion was made by Commissioner Humphrey to approve the zone change subject to conditions, seconded by Commissioner Francis, motion carried.

Mr. Smedsrud presented the Capitol Tracts Preliminary Plat for review by the Board. Mr. Smedsrud stated a determination had been made that all mobile home parks were required to be platted under State Statutes and Subdivision regulations.

Motion was made by Commissioner Humphrey to accept the bid by Intermountain Truck & Equipment Co. previously submitted for a truck/tractor for the Road and Bridge Department. Seconded by Commissioner Francis. Motion carried.

There being no further business, the meeting was adjourned, subject to the call of the Chairman.

  
Dean Fogg, Chairman

SEAL

ATTEST

  
Janet C. Whitehead, Clerk