



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: July 18th, 2023

TITLE: PUBLIC HEARING regarding a Vacation and Replat of Tract 5, Block 1, Thunder Basin Estates, Situated at 1072 Mallard Ln, Burns, WY 82053

EXECUTIVE SUMMARY

Steil Surveying, on behalf of Luis Raul Caballero, has submitted a vacation of Tract 5, Block 1, Thunder Basin Estates, located at 1070 Mallard Ln, Burns, WY 82053. The vacation has been submitted in order to perform an Administrative Plat which would subdivide and plat the parcel as two (2) lots known as Thunder Basin Estates, 6th Filing.

BACKGROUND

The subject property is improved residential land currently situated in the LU – Land Use Zone District. It is currently platted as Tract 5, Block 1, Thunder Basin Estates, Laramie County, Wyoming, a subdivision which obtained Board of County Commissioners approval on August 14, 1973.

Pertinent Statutes and Regulations include:

- W.S. § 34-12-101 thru 34-12-115.
- LCLUR Section 1-2-100, governing Board Approval Process.
- LCLUR Section 1-2-104, governing Public Notice.
- LCLUR Section 2-1-101(m), governing Board vacation of a subdivision plat.
- LCLUR Section 4-2-114, governing the LU Zoning District.

DISCUSSION

The property was originally platted as Tract 5, Block 1, Thunder Basin Estates, which was approved by the Board on August 14, 1973. The replat will subdivide the 18.7 acre lot from the previous filing into two new plots of 13.41 acres to the north and 5.25 acres to the south.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). This area is intended to comprise primarily rural residential uses, and the current use of the lot in question is residential. In the proposed replat, the residential improvements would be situated on the northern parcel, while the southern parcel would be vacant. The Comprehensive Plan also recommends development on existing rights-of-way; the existing 80-ft ROW known as Mallard Lane would serve both parcels.

Certified letters were mailed to neighboring property owners on June 7th, 2023. A legal ad was printed in the Wyoming Tribune Eagle on June 14th, 2023. Staff did not receive any phone calls or written communication from the public about the proposal. Agency review comments received addressed minor plat corrections. No agency comments required any major revisions and Staff has determined that all agency comments have been addressed.

RECOMMENDATION and FINDINGS

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

- a. This application meets the criteria for Board Approval pursuant to **Section 1-2-100** of the Laramie County Land Use Regulations.
- b. This application meets the criteria for vacation of a plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- c. The application fulfills the intent of **Wyoming Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

and that the Board approve the Vacation of Tract 5, Block 1, Thunder Basin Estates, Laramie County, WY, and approve the Administrative Plat for Thunder Basin Estates, 6th Filing.

PROPOSED MOTION

I move to adopt the findings of facts a, b, and c of the staff report, to approve the Vacation of Tract 5, Block 1, Thunder Basin Estates, Laramie County, WY which shall become effective upon recording of the Administrative Plat of Thunder Basin Estates, 6th Filing, and to approve the Administrative Plat of Thunder Basin Estates, 6th Filing.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments With Applicant Responses**
- Attachment 4: To Be Vacated – Thunder Basin Estates, Tract 5, Block 1**
- Attachment 5: Thunder Basin Estates, 6th Filing**
- Attachment 6: Resolution**



Laramie County Wyoming MapServer

PZ-23-00067

Vacation and Administrative Plat

Vacate and Replat Tract 5, Block 1, Thunder Basin Estates to create Thunder Basin Estates, 6th Filing

LU - Land Use Zone District

Fire District - FD#6

Comprehensive Plan - RAI - Rural Ag Interface





**Steil
Surveying
Services**

Professional Land Surveyors & Development Specialists

May 10, 2023

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

InRe: LETTER OF JUSTIFICATION – THUNDER BASIN ESTATES 6TH FILING

Steil Surveying Services, agent for the owner, intends to replat, Tract 5, Block 1, Thunder Basin Estates, situate in a portion of Section 27, T14N, R63W, of the 6th P.M., Laramie County, Wyoming, into two (2) tracts for residential use.

The overall density of the subdivision is 18.70 acres. The Proposed subdivision will consist of TWO (2) tracts. (5.25 ACRES AND 13.41 ACRES)

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

PZ-23-00067 CONSOLIDATED COMMENTS REPORT
Thunder Basin Estates 6th Filing Administrative Plat with Board Vacation

Planners: Planners, Bryce Hamilton Comments Attached 06/07/2023
All agency comments shall be addressed.

County Attorney: County Attorney, LC Attorney's Office Comments Attached
05/19/2023

Wells and septic will need to be applied for and approved through EH

lots to need to remain in compliance with the AMEC memo

County Engineer: County Engineer, Scott Larson Comments Attached 06/05/2023
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. [Thank you](#)
2. There should be a notarial Acknowledgement for the Planning Director and the Director of Public Works. [Approvals are as directed by the county attorney](#)
3. Do not need County Commissioners approval block for an Administrative Plat.
[Approvals are as directed by the county attorney](#)
(Please ignore. Plats with a vacation statement must have a BOCC signature per county attorney guidance. – GBH, Planner)

Surveyor Review

1. TRACT 5 of THUNDER BASIN ESTATES is identified as LOT 5 in the Warranty Deed at Book 2417, Page 1033 and it is also identified as LOT 5 on the original plat of THUNDER BASIN ESTATES. [Corrected](#)
2. With respect to the legal description in the DEDICATION, TRACT 5 of THUNDER BASIN ESTATES is identified as LOT 5 in the Warranty Deed at Book 2417, Page 1033 and it is also identified as LOT 5 on the original plat of THUNDER BASIN ESTATES. [Corrected](#)
3. Understanding that this is a replat of a LOT in a preexisting subdivision, however there is no survey tie by bearing/azimuth and the distance to the nearest public land survey system monument. [Added](#)
4. There are no Wyoming State Plane field observation coordinates shown on the plat. [Added](#)
5. It appears that the south right-of-boundary of I-80 is the north boundary of TRACT 1, it would make it clear if it were labeled as such. [Labeled](#)
6. There is no boundary tie shown for the exact location of the intersection of the north boundary of CANVASBACK LANE and the east boundary of TRACT 2. [added](#)
7. Was the EXISTING 20' UTILITY EASEMENT created by the original platting of THUNDER BASIN ESTATES? If so, that origination should be identified as such. [added](#)

County Public Works Department: County Public Works Department, Molly Bennett
Comments Attached 06/06/2023

1. All comments from the review engineer and surveyor shall be resolved appropriately.
2. Due to the access roads being dedicated to the public, access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountywy.gov) Public Works for more information.

County Real Estate Office: County Real Estate Office, Laura Pate Comments
Attached 05/23/2023

Administrative Plat's do not get Commissioners nor Clerk signatures. Please remove this area. **Approvals are as directed by the county attorney (Please ignore. Plats with a vacation statement must have a BOCC signature per county attorney guidance. – GBH, Planner)**

Need Notary statement for Planning Director and Public Works signatures. **Approvals are as directed by the county attorney**

County Treasurer: County Treasurer, Tammy Deisch Comments Attached 05/23/2023
As of 05/23/23 2022 taxes paid in full

Intraoffice: Planners, Cambia McCollom Comments Attached 05/25/2023
This site has an existing address of 1072 Mallard LN currently associated with it. This would become associated with Tract 2. An address for Tract 1 would be issued with a building permit.

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments
Attached 05/18/2023

Rules & Regs: Laramie County Small Wastewater System Regulations.

Comments:

Small wastewater permit is required for new lot. Small wastewater system must have 50' setback from property lines. A signed final plat must be submitted to this office prior to application for any permits

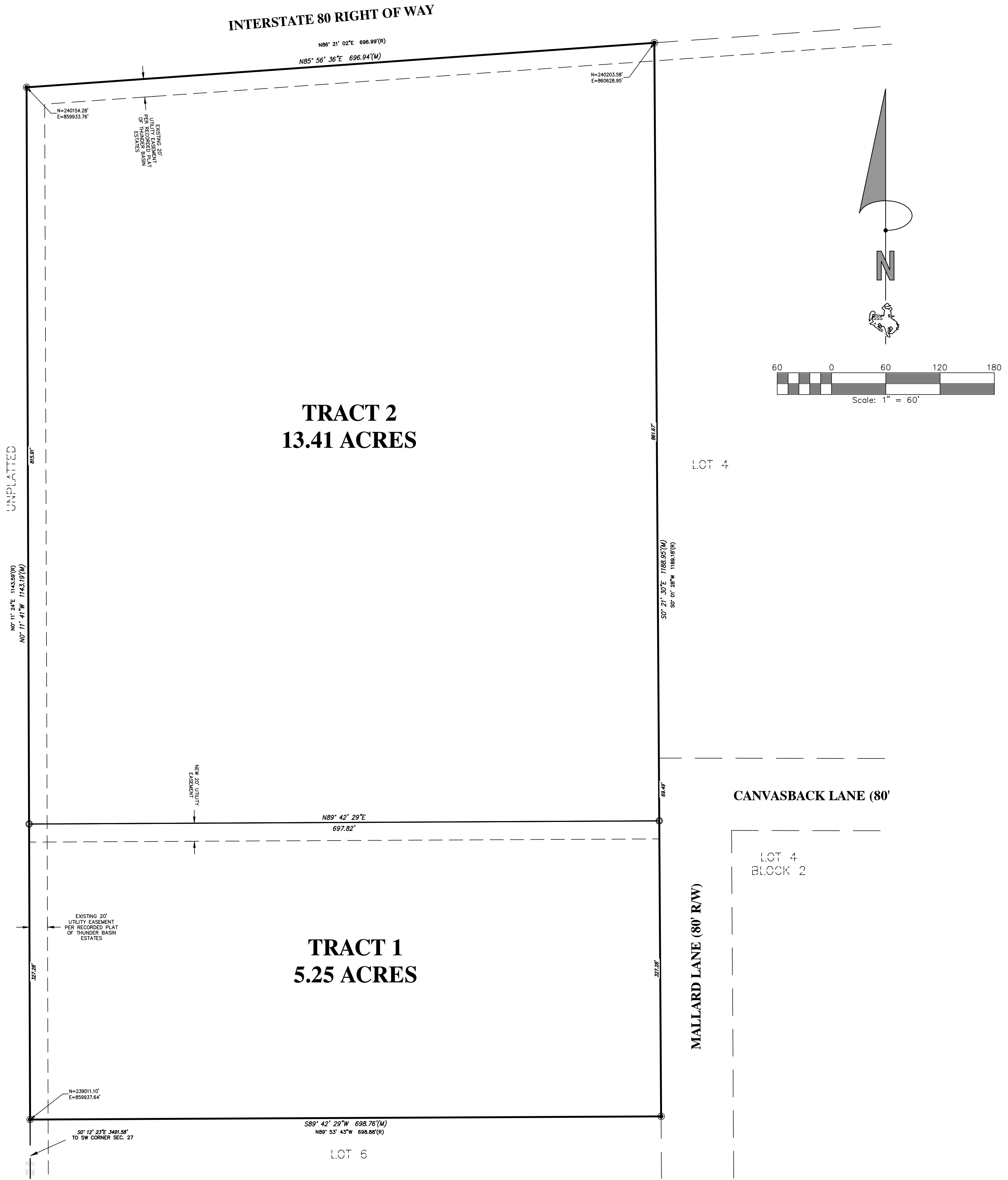
NO COMMENTS

County Building Department
County Assessor
County Emergency Management
High West Energy

NO RESPONSE

County Sheriff's Office
WYDOT
LCFD No. 6

◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #6 ◦
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Luis Raul Cabellero, owner in fee simple of Lot 5, Block 1, Thunder Basin Estates.

Has caused the same to be surveyed, vacated and re-platted and known as: Thunder Basin Estates 6th Filing, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires and does furthermore dedicate the easements as shown hereon for the purposes indicated.

LUIS RAUL CABELLERO

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }
) SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ___ day of _____, 2023, by Luis Raul Caballero.

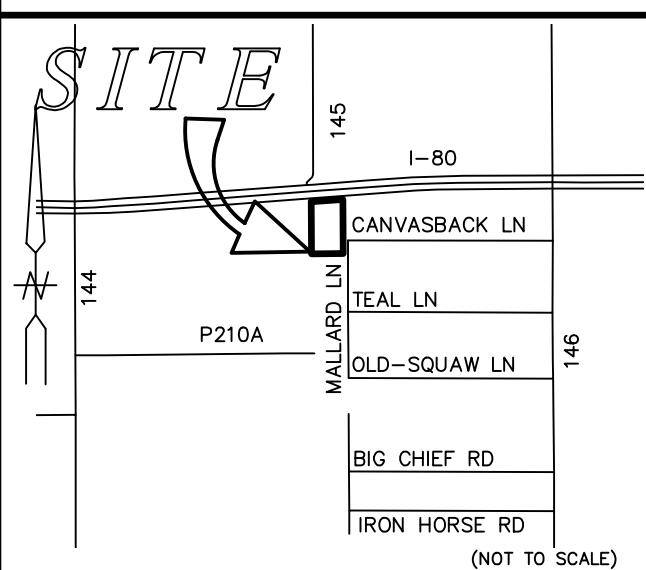
 Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9997199702.
- 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.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #5602111707; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- CWPP - SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.
- IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 5, BLOCK 1, THUNDER BASIN ESTATES.
- ALL EXISTING EASEMENTS TO REMAIN.

VICINITY MAP



LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

FILING RECORD

APPROVALS

Approved by the Board of Commissioners of Laramie County, Wyoming this ___ day of _____, 2023.

 Chairman ATTEST: _____
 County Clerk

Approved by the Laramie County Planning Director this ___ day of _____, 2023.

 Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this ___ day of _____, 2023.

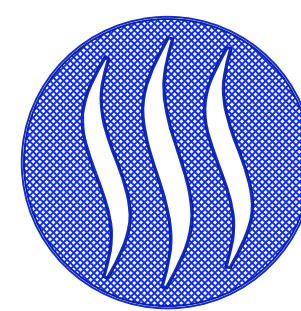
 Molly Bennett, Director of Public Works, Laramie County, Wyoming



THUNDER BASIN ESTATES 6TH FILING

AN ADMINISTRATIVE REPLAT OF LOT 5, BLOCK 1, THUNDER BASIN ESTATES, SITUATE IN SECTION 27, T.14 N., R.63 W. OF THE 6th P.M. LARAMIE COUNTY, WYOMING

PREPARED MAY, 2023



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

USER: SHANSEN
 REVISED: 6/15/2023
 23164 ADMIN PLAT.DWG

RESOLUTION NO. _____

RESOLUTION TO APPROVE A VACATION AND REPLAT OF TRACT 5, BLOCK 1, THUNDER BASIN ESTATES, LOCATED AT 1072 MALLARD LANE, BURNS, WY 82053.

WHEREAS, W.S. §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 Laramie County Land Use Regulations; and

WHEREAS, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

WHEREAS, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

WHEREAS, this resolution is the Vacation for Tract 5, Block 1, Thunder Basin Estates, located at 1072 Mallard Lane, Burns, WY 82053.

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 W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as Aspen hills, 2nd Filing.
- d. This vacation will become effective only upon recording of the Administrative Plat known as Aspen Hills, 2nd Filing.

And the Board approves the Vacation for Tract 5, Block 1, Thunder Basin Estates, located at 1072 Mallard Lane, Burns, WY 82053, and will become effective upon the recording of the Administrative Plat known as Thunder Basin Estates, 6th Filing. This vacation does not abridge or modify any existing covenants and consistent with W.S. § 34-12-108 does not abridge or modify any rights and privileges of any proprietors of the plat.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2023.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office