



## **Laramie County Public Works**

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June 13, 2018

Board of Commissioners  
Laramie County  
310 W. 19th St., Suite 300  
Cheyenne, WY 82001

RE: Road Petitions PZ-18-00032 and PZ-18-00123

Commissioners,

As a result of your May 15, 2018 regular meeting I was appointed Viewer on the road vacation petitions for those portions of County Road 20 in Sections 26, 23, 22, 21, 20 and 19 Township 15 North, Range 70 West and Sections 35, 34, 33, 32, Township 15 North, Range 70 West.

I have on occasion traveled these rights of way and found them to be in a two track, unmaintained condition. As with many other rights of way throughout the County, they do allow access while not being part of the County Public Works maintenance routine.

Wyo. Stat. Ann. § 24-3-103 and 106 state in part that, "the viewer shall take into consideration both the public and private convenience." Also that the "viewer shall report in writing to the board of the county commissioners, whether or not in his judgment, said proposed road is practicable, and ought or ought not be established, altered or vacated, as the case may be, stating the probable expense of the same, including damages to the property owners along the line thereof, the benefits thereto, and such other matters therein as shall enable the said board to act understandingly in the premises."

It is clear that the public convenience would not be served by the vacation of these roads. Various agencies and interested private parties have commented against the proposed vacations; few have commented 'for' or 'not against.' As is shown in the comments, these roads are the only means of access to various BLM parcels situated in the area and the Cheyenne Board of Public utilities utilizes the lower road as a means of emergency access.

It is notable that the BLM, in particular, directly opposes the vacation of these roads, stating "this action will land lock the BLM lands and the public from access to the public lands. CR-20 has been the access of the public lands since 1923."

Additionally, the County Engineer and the Laramie County Public Works Department also oppose the vacation of these roads based on the fact that this would eliminate access to the BLM property.

The question of expense in this matter is irrelevant as this is not the establishment of a road and no damages would need to be paid in regard to vacation. Based on the comments that have been received, and in my judgment, no benefits attach to the elimination of these long-established public roads.

Therefore, it is my recommendation as Viewer that both vacation petitions be denied.

Regards,

A handwritten signature in black ink, appearing to read "Robert Geringer", with a stylized flourish at the end.

Robert Geringer, PE  
Public Works Director  
Laramie County

**Board of Public Utilities:** Linda Gunter COMMENTS ATTACHED 06/08/2018  
UPPER ROAD

The City of Cheyenne, Board of Public utilities is opposed to vacating the section of the road described in Case # PZ-18-00032. This section of the road is used by the BOPU for maintenance and operation activities. It is also used for emergency access to Upper and Lower North Crow reservoirs.

**Cheyenne MPO:** Nancy Olson COMMENTS ATTACHED 06/04/2018  
This development action lies outside of MPO Boundaries.

**County Engineer:** Scott Larson COMMENTS ATTACHED 06/08/2018

1. The Petitioner did not supply any information as to why this road should be or needs to be vacated. Once a road is established, there needs to be good and ample justification for its vacation.
2. By vacating this road, there would no longer be public access to BLM lands.
3. Based on the two items mentioned above, it would be my recommendation that the request is denied.

**County Public Works Department:** David Bumann COMMENTS ATTACHED  
06/11/2018

This long time established county road provides the only legal access to several tracts of public land. The road should not be vacated.

**Bureau of Land Management:** Michael Hogan COMMENTS ATTACHED 06/11/2018  
On June 11, 2018 at 2:04 pm I was provided notice of a road vacation request on behalf of Lorenz Ranch, Inc.

The vacation PZ-18-00032 and PZ-18-00123 are being objected to by the Bureau of Land Management. Based on the legal description provided, this action will land lock the BLM lands and the public from access to the public lands. CR-20 has been the access to these public lands since 1923. \

**Office of State Lands & Investments:** Jessica Murkin COMMENTS ATTACHED  
06/11/2018

The Office of State Lands and Investments (OSLI) has reviewed the proposed vacation. At this time, OSLI does not believe that any State Trust Land will lose commercial access from this vacation, we are therefore not opposed to this vacation.

**Wyoming Game & Fish:** Meghan Lockwood COMMENTS ATTACHED 06/12/2018  
The Wyoming Game & Fish Department has no comments regarding the Lorenz Ranch Road Vacation Petition.

**AGENCIES WITH NO COMMENTS:**

WYDOT

Planners

**AGENCIES WITH NO RESPONSE:**

County Assessor

County Attorney

Combined Communications Center

Emergency Management

Fire District No. 8

Sheriff's Office

South Cheyenne Water & Sewer