

2013
ANNUAL REPORT
OF THE

CARBON COUNTY
PLANNING & ZONING
COMMISSION

PREPARED & PRESENTED BY:
PLANNING & DEVELOPMENT STAFF

SID FOX, PLANNING DIRECTOR
KRISTY R. ROWAN, ADMINISTRATION
THOMAS POWELL, PLANNER/GIS SPECIALIST

2013 ANNUAL REPORT CARBON COUNTY PLANNING & ZONING COMMISSION

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CARBON COUNTY PLANNING & ZONING COMMISSION

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Planning & Zoning Commission

Richard “Rich” Wilson, Vice Chair
Ken Besel, Member
Jay Grabow, Member
Patrick “Eamon” O’Toole, Member
Chad Pickett, Member

Planning & Development Dept.

Sid Fox, AICP, Planning Director
Thomas “Tom” Powell, Planner\GIS
Kristy R. Rowan, Administration

February 3, 2014

We are pleased to submit the 2013 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2013, the Planning and Zoning Commission re-elected Troy Maddox as Chairman and Rich Wilson as the Vice-Chairman. The Board of County Commissioners re-appointed Rich Wilson to serve as a member of the Commission until 2015. Mr. Wilson is also a member of the City of Rawlins Planning Commission. Ed “Shorty” Ballard’s term expired at the end of 2012 and Mr. Ballard did not apply for reappointment. The Board of County Commissioners appointed Ken Besel to fill the vacant seat. Mr. Besel is a resident of Hanna and is also a member of the Medicine Bow Conservation District Board. Chairman Maddox did not apply for reappointment and on December 3, 2013, the Board of County Commissioners appointed Mr. Jay Grabow to serve as a member of the Commission until 2016. There were no personnel changes with the Planning & Development staff in 2013.

Building permits issued for 2013 increased by one as compared to 2012; however, building permit fees collected increased by \$1,526 or 17%. The number of building permits issued has been fairly stable in the last few years but the valuation of structures has been steadily increasing.

County (Locally Assessed) Property Tax Valuations dropped significantly in 2010; however, locally assessed property tax valuations have been steadily climbing and are 3.1% above the 2012 level. State Assessed Mineral Tax Valuations are in a downtrend and are 25.9% lower than in 2012. The reduction in Mineral Tax Valuations (\$394.1 million) between 2012 and 2013 is primarily due to reduced tax valuation for Gas. (See CBI Focus on Carbon County-January 2014, attached).

There were 27 case files opened in 2013; including zone changes, conditional use, planned unit developments, subdivisions, and variances. Three (3) cases were withdrawn. The 2013 case file activity report summary is included at the end of this annual report. Monthly activity reports for each case file are included in the regular monthly meeting packets provided to the Commission and are available upon request. This report also contains yearly comparisons of development activity for the past ten (10) years which can be used to identify and monitor longer term development trends and characteristics.

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The Planning & Zoning Commission held a joint work session on March 18th with the 5 Board members of the County Commissioners. The work session provided an opportunity for open discussion between the Board and Commission and included policy discussion on the following items:

- Planning, Zoning and Subdivision law and procedures in Wyoming and Carbon County
- Overview of the County Comprehensive Land Use Plan
- Fee Schedule Amendment:
 - On September 3, 2013, a fee schedule amendment was approved by the Board.

The Carbon County Comprehensive Land Use Plan, Chapter 9, Implementation and Zoning, places significant emphasis on needed revisions to the County Subdivision Regulations and the Zoning Resolution. The two main areas of emphasis are:

“Develop a correlation between the land use categories described in the plan and future land use map and the County Zoning Districts,” and,
“Update and streamline administrative procedures.”

In 2013, the staff and the Planning Commission were focused on updating and streamlining administrative procedures. The Zoning Resolution was not amended in 2013; however, staff prepared draft amendments and work sessions were held during the regular Planning Commission meetings on September 30th, November 4th, and December 2nd. Work will continue on the Zoning Resolution amendments in 2014.

A goal of the Comprehensive Land Use Plan is to “Enhance the County government’s capacity to monitor, comment on, and influence state and federal decisions on energy development projects.”

The County has been a “cooperating agency” and participating with the BLM on the following NEPA-federal actions\projects:

- Rawlins Resource Management Plan; Visual Resource Management Plan update.
- Transmission Lines: Trans-West Express EIS and Gateway South EIS.
- Site Specific EA’s for Chokecherry and Sierra Madre (CCSM) Wind Energy Project.
- USF&WS EIS for the CCSM “Eagle Take Permit” also began this year.
- Participated on the “sounding board” for the North Platte River Access Management Plan (RAMP).

On May 15, 2013, the Planning Director attended the regular meeting of the Carbon County Council of Governments and presented an overview of the Comprehensive Land Use Plan with emphasis on cooperative planning opportunities with the Towns.

There continues to be a strong demand for GIS-mapping data. The Department received 8 requests for parcel data that contributed \$3,425.00 in revenue. The staff continues to support efforts of the County Clerk to update and maintain special district and election precinct maps to conform with recent changes in district and precinct boundaries. The goal of this project is to accurately identify election precinct boundaries as well as to determine who resides in what precinct.

The County has invested money and manpower into the implementation of “Spillman Software” that is used by the Sheriff’s Office to realize a modern e911 system and for mapping incidents as they occur. Thomas Powell has been leading the effort and collaborating with the Sheriff’s Office on

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developing and updating GIS data for the e911 system. The e911 system and addressing program required the creation of a new road layer within the County's GIS system. The road data covers the entire County including all the streets in the incorporated municipalities. This layer is currently being used by the Sheriff's Office as well as the City of Rawlins. Tom has recently overhauled this data to improve its functionality within the e911 mapping system. During the upcoming year, this data is expected to be expanded by adding many of the Forest Service and BLM roads as well as areas that are seasonal or recreational in nature. Department support of e911, rural addressing and road data development over the last year represents a significant commitment of time and resources from the department.

The Planning & Development staff continues to communicate with and support the Carbon County Economic Development Corporation (CCEDC). The Director typically attends the CCEDC Board meetings and the staff routinely provides land use, zoning and mapping assistance to enhance economic development efforts. The Planning Director participated in the CCEDC Housing Roundtable discussions and as a member of the housing subcommittee.

Director Update:

Kristy Rowan participated on the Community Assessment Team for the Towns of Baggs & Dixon. Community Assessment teams are arranged by the Wyoming Rural Development Council to assist communities with their needs and local development efforts by identifying and matching technical and financial resources. Community Assessment efforts often serve as the first step in community planning efforts for small towns with limited resources such as assisting with grants and funding. The resource team visited Baggs and Dixon during the week of November 11th and a follow-up goal setting session is planned for 2014.

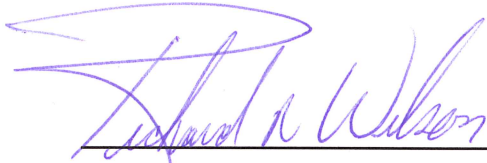
The Planning Director was re-appointed by the Board of County Commissioners to serve on the Urban Systems Committee and continues to serve as a Board member of the Great Divide Economic Development Coalition (GDEDC). The GDEDC is the economic development district for Carbon and Sweetwater Counties. In November 2012, the GDEDC Board adopted the Comprehensive Economic Development Strategy or CEDS; a local planning process that provides a mechanism for coordinating the efforts of individuals, organizations, local governments, and private industry concerned with economic growth and development. An adopted CEDS is required for any community or County that wants to secure funding from the U.S. Department of Commerce, Economic Development Administration (EDA) and most planning programs. A CEDS is increasingly required or requested as a prerequisite for other grants including the Wyoming Business Council-Business Ready Communities Program. The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. The Urban Systems Committee can also request that transportation improvement projects be included in the State Transportation Improvements Program (STIP). The Urban Systems Committee is currently reviewing the Transportation Element of the Rawlins Comprehensive Plan.

The Planning and Zoning Commission is confident that its work in 2013 has contributed to the long term protection of our treasured community resources while encouraging economic development and individual opportunity. We look forward to working with the staff and the Board of County Commissioners as we move forward into 2014.


2013 Annual Report

If you have any questions concerning the information contained herein, please let me know or you may contact Sid Fox, Planning Director or Kristy R. Rowan, Office Manager/Deputy Zoning Administrator, at the above listed number.

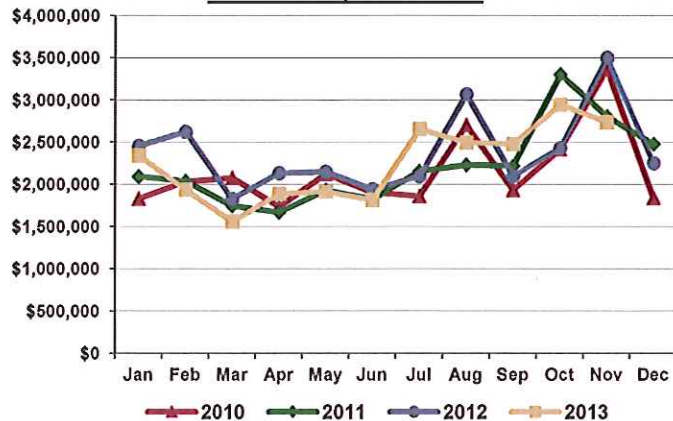
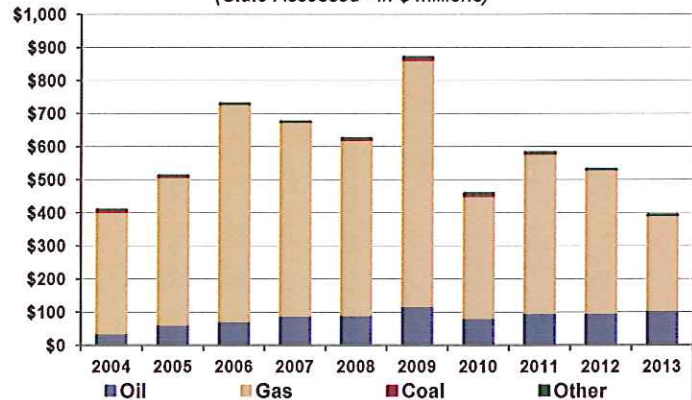
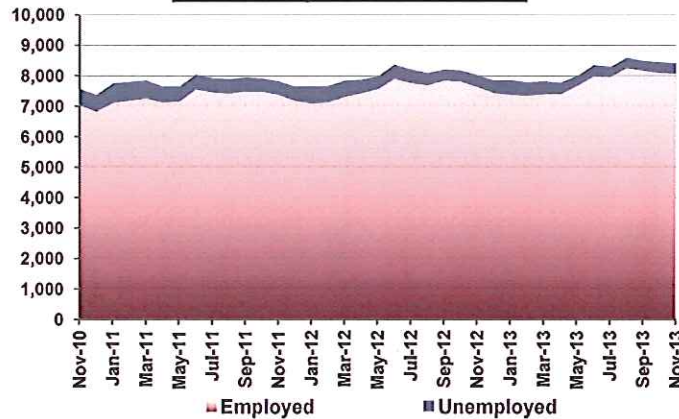
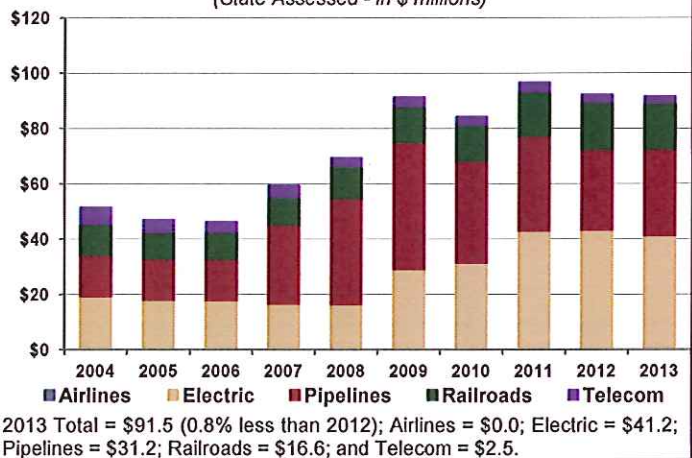
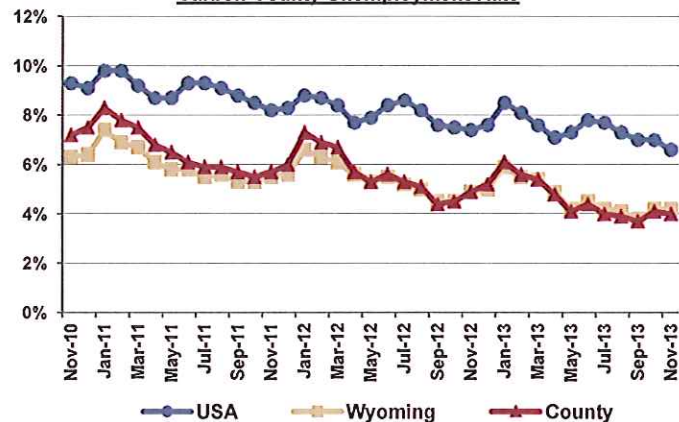
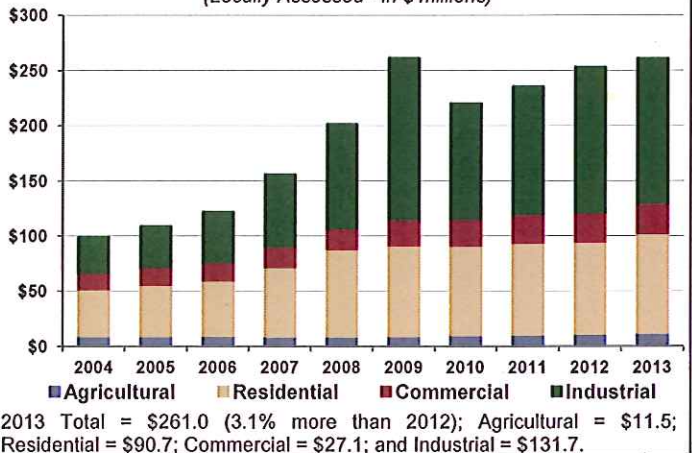
Respectfully Submitted,



Richard "Rich" Wilson
Vice-Chairman



Sid Fox, AICP
Planning & Development Director

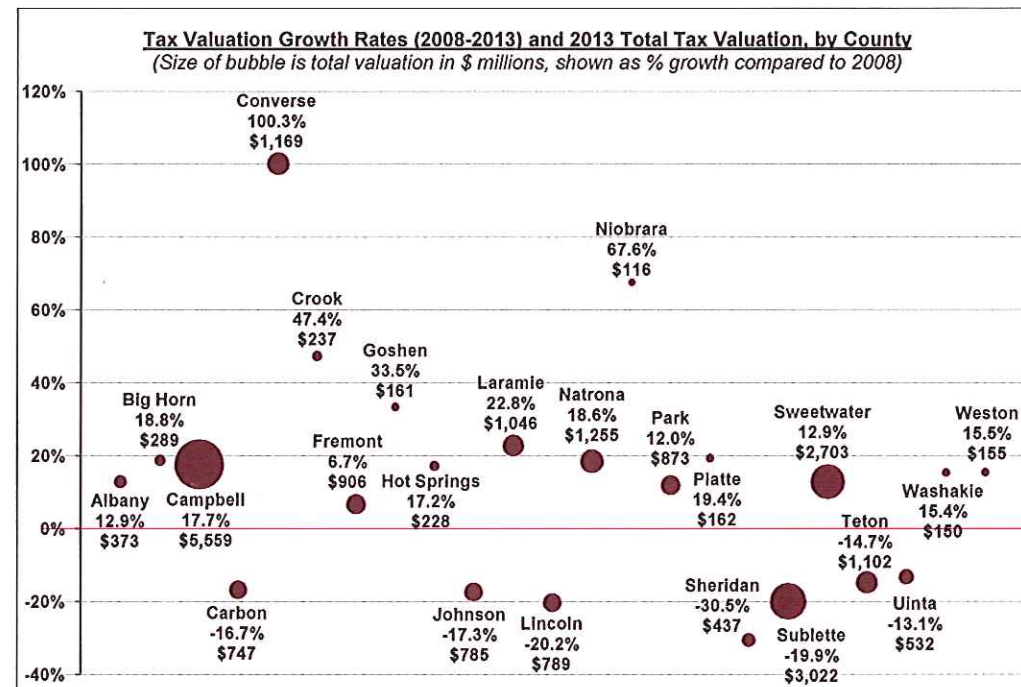
Carbon County Excise Taxes**Carbon County Mineral Tax Valuations**
(State Assessed - in \$ millions)**Carbon County Resident Labor Force****Carbon County Non-Mineral Tax Valuations**
(State Assessed - in \$ millions)**Carbon County Unemployment Rate****Carbon County Property Tax Valuations**
(Locally Assessed - in \$ millions)

Community Builders, Inc. (CBI) is a Wyoming-based consulting firm that specializes in the development of businesses, organizations, and communities. Each monthly *CBI Focus* newsletter provides current economic data and analytical graphs for one of Wyoming's 23 counties (plus one covering the entire state). The *CBI Focus* newsletter archive, source notes, and data explanations are online at www.consultCBI.com. CBI principal consultants are Bobbe Fitzhugh and Joe Coyne. Contact CBI at 873 Esterbrook Road, Douglas, WY 82633; email Joe@consultCBI.com; or call (307) 359-1640. © 2014 Community Builders, Inc.



Tax Valuations (and growth rates)

Wyoming uses a variety of methods to establish the taxable value of real and personal property. The Wyoming Department of Revenue (DOR) sets mineral severance tax valuations based on their production value from the previous year. The DOR also assesses public utilities, including airlines, electric utilities, pipelines, railroads, and telecommunications. County Assessors



establish the value of local agricultural, residential, commercial, and industrial land and improvements. Together, the sum total of these three property valuations creates a good sense of each county's tax base for personal and real property. The DOR's Annual Report includes most of this information. The report, along with many other helpful publications and tax data, is posted online at: <http://revenue.wyo.gov/>.

The chart on this page presents the sum total of mineral, non-mineral, and locally assessed property tax valuations. The size of each bubble represents the total sum of 2013 tax valuation (in \$ millions). The vertical location of each bubble represents that county's tax valuation growth rate since 2008 (5-year growth rate). Thus, Campbell County has the largest total tax valuation (\$5,559 million), and it has grown by 17.7% since 2008. Likewise, Niobrara County has the smallest total tax valuation (\$116 million), though it has grown by 67.6% since 2008.

Since 2008, Wyoming's total tax valuation has increased 4.1% to a total of \$22.8 billion. Although gas valuations dropped by about \$2.8 billion during that time, other mineral valuations (including oil, coal, and trona) made up most of that loss by growing \$2.5 billion. Statewide, agricultural property valuations rose 7.1%, residential property increased 2.3%, commercial property grew 18.3%, and industrial property increased 58.2%, from 2008 to 2013.

Community Builders, Inc. (CBI) can provide you with much deeper analysis of the topics presented in this newsletter, and many others as well. We have 50+ years experience with community and economic development, and provide business plans, feasibility studies, grant writing, strategic planning, project development, facilitation, and other services.

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Three counties (Campbell, Sublette, and Sweetwater) collectively represent \$11.3 billion in valuations (49.5% of the total 2013 valuations in Wyoming).

Seven counties experienced declines in valuations during 2008-2013: Carbon, Johnson, Lincoln, Sheridan, Sublette, Teton, and Uinta Counties, mostly due to significant drops in their gas valuations (Teton County faced \$174.7 million decline in residential values). Sublette County had the biggest decrease in gas valuations (\$918.9 million). Converse County led all counties' growth rates (100.3%), mostly driven by huge increases in oil and coal values, doubling its total valuation in the last five years. Several other counties that experienced oil and coal value increases also grew in most of the other components of total valuation. The most significant increases in total actual valuation came from Campbell County (\$836.4 million), Converse County (\$585.2 million), and Sweetwater County (\$309.4 million). The county with the biggest overall decline of valuation is Sublette County (-\$751.6 million).



2013 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY:

The Planning Department issued 73 Permits (71 = Building Permits, 1 = Floodplain Permit, and 1 = Sign Permit).

RESIDENTIAL PRIMARY: 14 permits issued

RESIDENTIAL SECONDARY: 3 permits issued

ACCESSORY STRUCTURES: 30 permits issued

OTHER STRUCTURES: 2 permits issued

COMMERCIAL DEVELOPMENT: 5 permits issued

INDUSTRIAL DEVELOPMENT: 17 permits issued

CASE FILES:

27 case files were opened in 2013 requesting zone changes, conditional use permits, planned unit developments, subdivisions (major and minor), variances, and fee schedule amendment.

ZONE CHANGE REQUESTS:

12 Zone Change Requests were opened in 2013. 10 Zone Change requests were approved (1 request was withdrawn and 1 request is pending action in 2014).

- 6 case files were requests from RAM to RRA:
 - Z.C. Case #2012-14 – Brad and Kristen Dirck
 - Z.C. Case #2013-01 – Kyle and Lindsay McKee
 - Z.C. Case #2013-02 – Cobb Ranch, LLC and Brandon and Stacy Perry
 - Z.C. Case #2013-03 – James and Brenda Curtis
 - Z.C. Case #2013-04 – Richardson Family Limited Partnership
 - Z.C. Case #2013-09 – Steven and Jaci Howieson
- 2 case files were requests from RAM to FPSR:
 - Z.C. Case #2012-15 – Day Ranch, Inc.
 - Z.C. Case #2013-06 – Joseph and Darlene O'Melia and Omstrom, LC
- 2 case files were requests from RAM to RD:
 - Z.C. Case #2013-50 – Robert Bifano
 - Z.C. Case #2013-08 – John and Nicole Haverstock
- 1 case file was withdrawn in 2013:
 - Z.C. Case #2013-07 – Purple Sage, LLC – WITHDRAWN
- 1 case file is pending action in 2014:
 - Z.C. Case #2014-01 – Bruce and Erin Rempel – PENDING

CONDITIONAL USE PERMITS:

8 Conditional Use Permit Requests were processed and 7 were approved in 2013.

- C.U. Case #2013-01/Renewal C.U. Case #07-25 – Leslie and Tammy Barkhurst
(Use: Renewal of C.U. Case #07-25 for a church facility)
- C.U. Case #2013-02 – PacifiCorp DBA Rocky Mountain Power
(Use: Expansion the “Platte Substation” Facility)
- C.U. Case #2013-03 – PacifiCorp DBA Rocky Mountain Power
(Use: Construction and operation of an electrical substation “Standpipe Substation”)
- C.U. Case #2013-04 – Town of Baggs
(Use: Construction of a new 190,000 gallon water storage tank)
- C.U. Case #2013-05 – Union Telephone Company & U.S.F.S.
(Use: Cellular and Microwave Communications and related facilities)
- C.U. Case #2013-06 – Union Telephone Company & B.L.M.
(Use: Cellular and Microwave Communications and related facilities)
- C.U. Case #2013-07 – Union Telephone Company & Private
(Use: Cellular and Microwave Communications and related facilities)
- C.U. Case #2013-08 – Matthew and Sherry Weber
(Use: Allow/permit a contractors storage yard-construction yard and related facilities on approximately 20 acres. The BoCC approved this case file on 01/07/2014.)

PLANNED UNIT DEVELOPMENTS:

1 Planned Unit Development Request was processed and approved in 2013.

- P.U.D. Case #2013-01 – Robert and Christine Stocks
(Purpose: Mixed use)

SUBDIVISIONS (MAJOR & MINOR):

2 Subdivision Requests were processed and 1 request was approved in 2013.

- MIN SUB Case #2013-01 – “Cobb Ranch Minor Subdivision” – APPROVED
- MIN SUB Case #2013-02 – “Plains Pipeline Minor Subdivision” – WITHDRAWN

VARIANCE REQUESTS:

2 Variance Requests were process in 2013 and 1 request was approved in 2013.

- VAR Case #2013-02 – Robert Bifano – APPROVED
- VAR Case #2013-01 – Town of Baggs – WITHDRAWN

AMENDMENT(S) – Carbon County Fee Schedule:

1 amendment was processed and approved on September 3, 2013.

- Carbon County 2013 Fee Schedule Amendments “Fee Schedule”

PENDING ACTION IN 2014:

1 request is pending action from the Carbon County Board of County Commissioners for 2014.

- Z.C. Case #2014-01 – Bruce and Erin Rempel
(The BoCC will hear this case file on 02/04/2014.)

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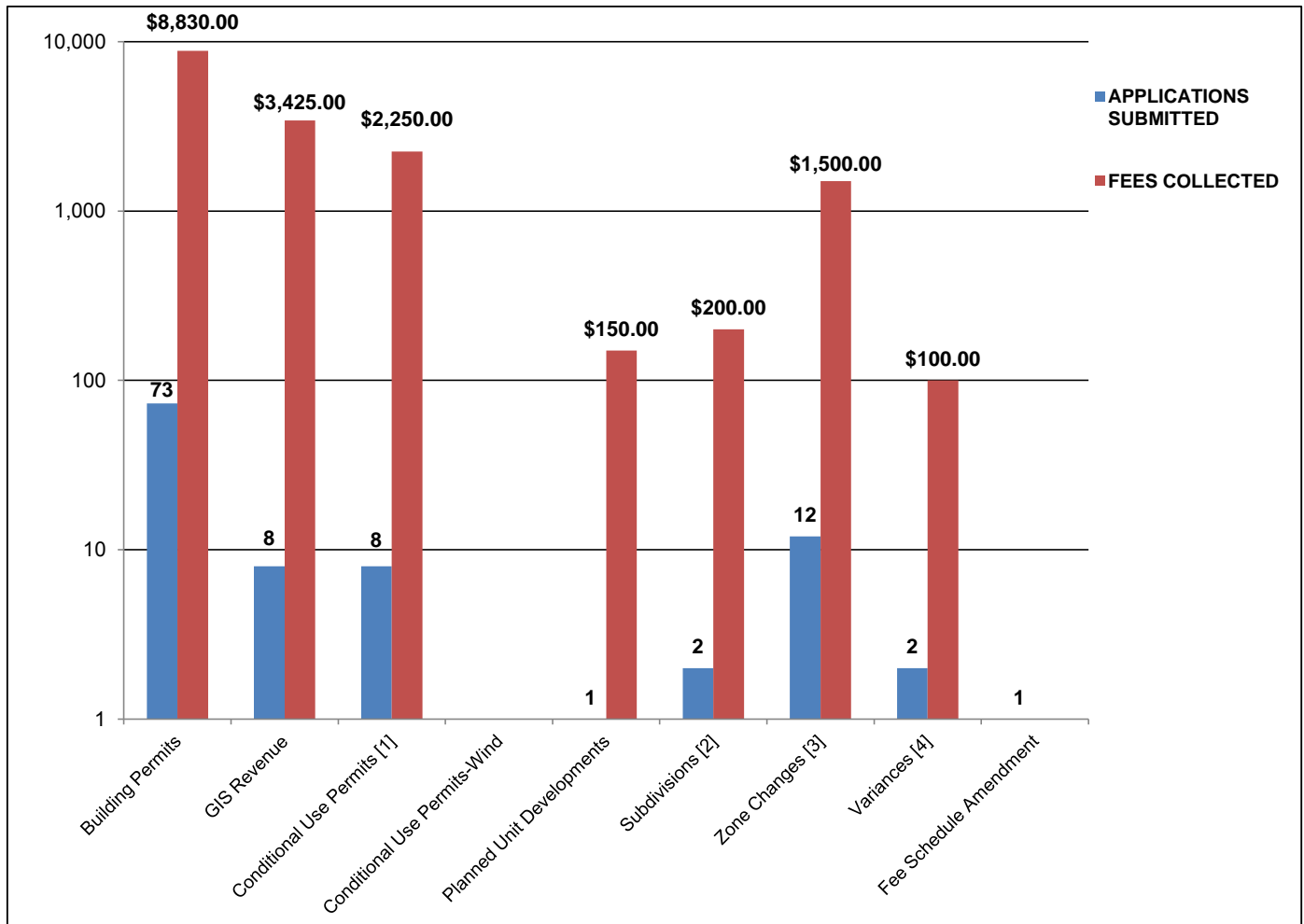
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	3	\$1,120.00	\$1,024,500.00
FEBRUARY	4	\$145.00	\$3,114,500.00
MARCH	0	\$0.00	\$0.00
APRIL	1	\$40.00	\$9,000.00
MAY	7	\$355.00	\$212,640.00
JUNE	4	\$545.00	\$610,000.00
JULY	18	\$1,135.00	\$745,603.84
AUGUST	22	\$2,445.00	\$2,063,272.13
SEPTEMBER	6	\$1,295.00	\$1,234,750.00
OCTOBER	2	\$1,065.00	\$1,118,250.00
NOVEMBER	5	\$645.00	\$609,460.00
DECEMBER	1	\$40.00	\$2,000.00
TOTALS	73	\$8,830.00	\$10,743,975.97

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	73	\$8,830.00
GIS Revenue	8	\$3,425.00
Conditional Use Permits [1]	8	\$2,250.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	1	\$150.00
Subdivisions [2]	2	\$200.00
Zone Changes [3]	12	\$1,500.00
Variances [4]	2	\$100.00
Fee Schedule Amendment	1	\$0.00



[1] = Eight (8) Conditional Use Permit Applications submitted. Seven (7) requests approved in 2013.

One (1) approved by the BoCC on 01/07/2014.

[2] = Two (2) Subdivision Applications submitted. One (1) request approved in 2013 and one (1) request withdrawn.

[3] = Twelve (12) Zone Change Applications submitted. Ten (10) requests approved in 2013.

One (1) is pending action from the BoCC on 02/04/2014 and one (1) request withdrawn.

[4] = Two (2) Variance Applications submitted. One (1) request approved in 2013 and one (1) request withdrawn.

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DEVELOPMENT ACTIVITY TRENDS 2003 thru 2013

CALENDAR YEAR	# OF BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF CONDITIONAL USE PERMITS-WIND APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF PLAN AMENDMENTS APPROVED	CARBON COUNTY FEES(\$)	VALUATIONS OF STRUCTURES
2003	71	5		0	3	1	27		\$ 4,110.00 [1]	\$ 3,883,377.00
2004	87	3		0	1	1	15		\$ 5,330.00 [1]	\$ 7,973,044.00
2005	64	2		1	1	0	20		\$ 4,080.00 [1]	\$ 4,355,362.25
2006	83	5		0	1	0	16		\$ 8,070.00 [1]	\$ 16,746,069.77
2007	72	6		0	5	2	14		\$ 14,190.00 [1]	\$ 43,155,955.00
2008	105	5		0	2	1	9		\$ 10,680.00 [1]	\$ 134,382,371.00
2009	266	6		0	3	1	11		\$ 28,569.90 [1]	\$ 248,447,182.18
2010	106	6		0	3	1	6		\$ 19,856.04 [4]	\$ 22,676,268.32
2011	69	2		0	4	1	5		\$ 15,116.28 [4]	\$ 5,550,770.50
2012	72	6	1	3	2	0	16	1	\$ 25,299.66 [5]	\$ 8,686,018.44
2013	73	7	0	1	1	1	10	1	\$ 8,830.00 [6]	\$ 10,743,975.97

[1] = Only Includes Building Permit Fees.

[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

[3] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

[4] = Includes Fees collected from Building Permits, Conditional Use Permit Requests, Subdivision Requests, Variance Requests, Zone Change Requests, and GIS Data/Map Sales.

[5] = Includes Fees collected from Building/Floodplain/Sign Permits, Non-Commercial Wind Turbine Generator, MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility - evaporation ponds, Conditional Use Permit Requests, Conditional Use Permit-Commercial Wind Energy Request, Planned Unit Development Requests, Subdivision Requests, Zone Change Requests, and GIS Data/Map Sales.

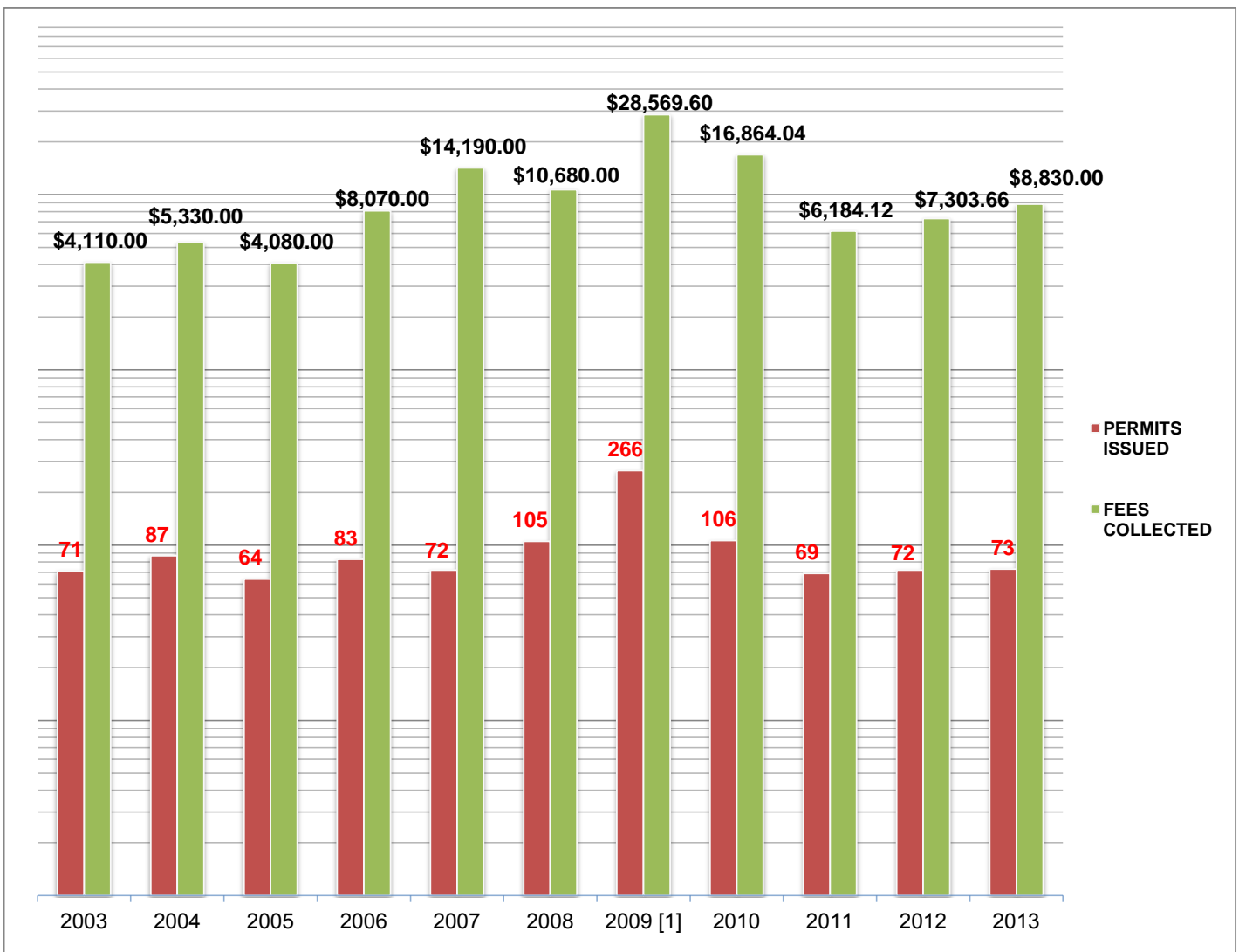
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Zone Change Requests, and GIS Data/Map Sales, and Miscellaneous**.

**=Carbon County Zoning Resolution, Subdivision Regulations, and Administrative Fees.

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2003-2013 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
2003	71	\$ 4,110.00
2004	87	\$ 5,330.00
2005	64	\$ 4,080.00
2006	83	\$ 8,070.00
2007	72	\$ 14,190.00
2008	105	\$ 10,680.00
2009 [1]	266	\$ 28,569.60
2010	106	\$ 16,864.04
2011	69	\$ 6,184.12
2012	72	\$ 7,303.66
2013	73	\$ 8,830.00



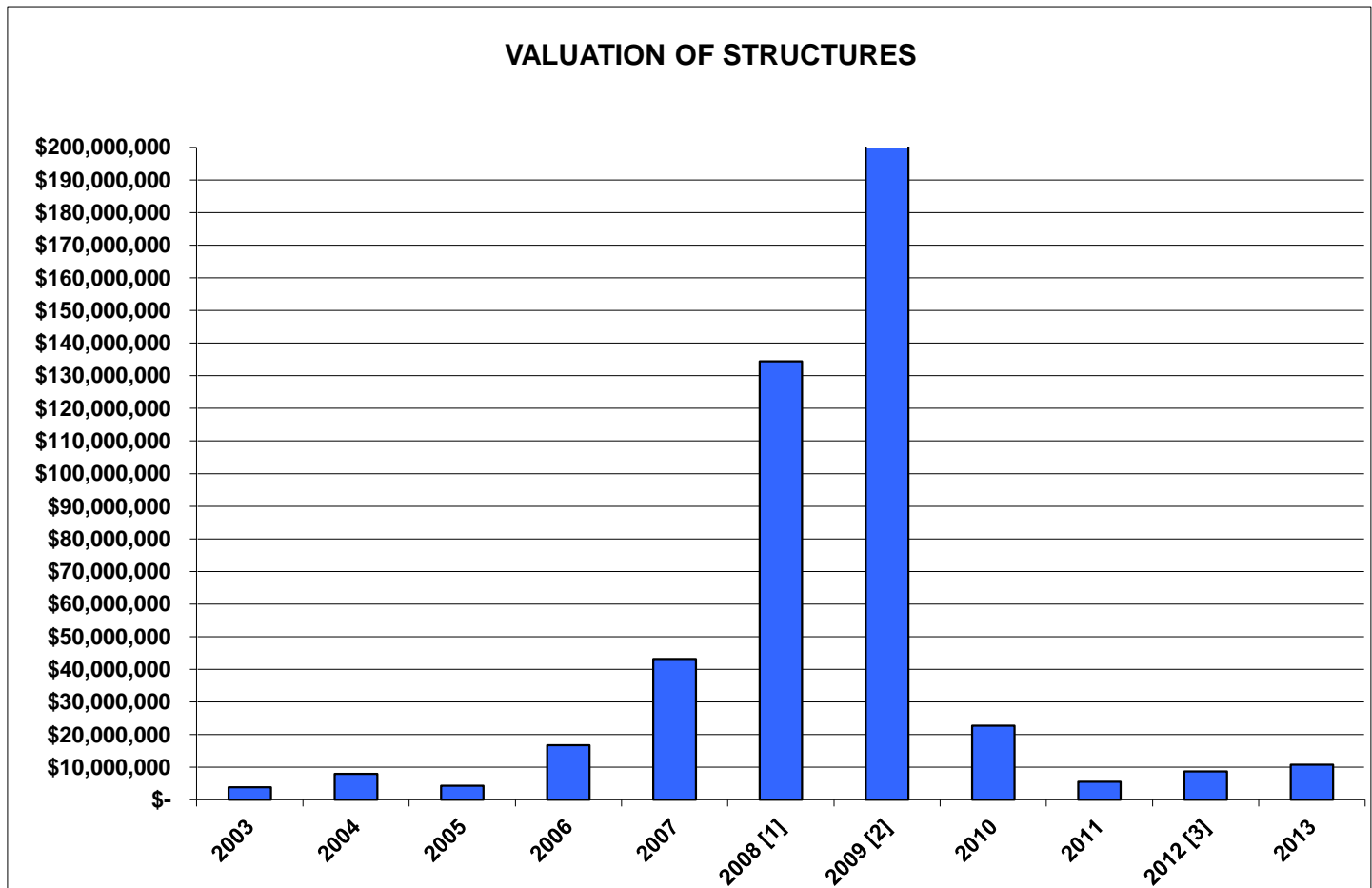
[1] = 204 Bldg. Permits issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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Building Permit Receipt Trends (2003-2013 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
2003	71	\$ 3,883,377.00
2004	87	\$ 7,973,044.00
2005	64	\$ 4,355,362.25
2006	83	\$ 16,746,069.77
2007	72	\$ 43,155,955.00
2008 [1]	105	\$ 134,382,371.00
2009 [2]	266	\$ 248,447,182.18
2010	106	\$ 22,676,268.32
2011	69	\$ 5,550,770.50
2012 [3]	72	\$ 8,686,018.44
2013	73	\$ 10,743,975.97

** = Valuation obtained from Building Permit Applications.

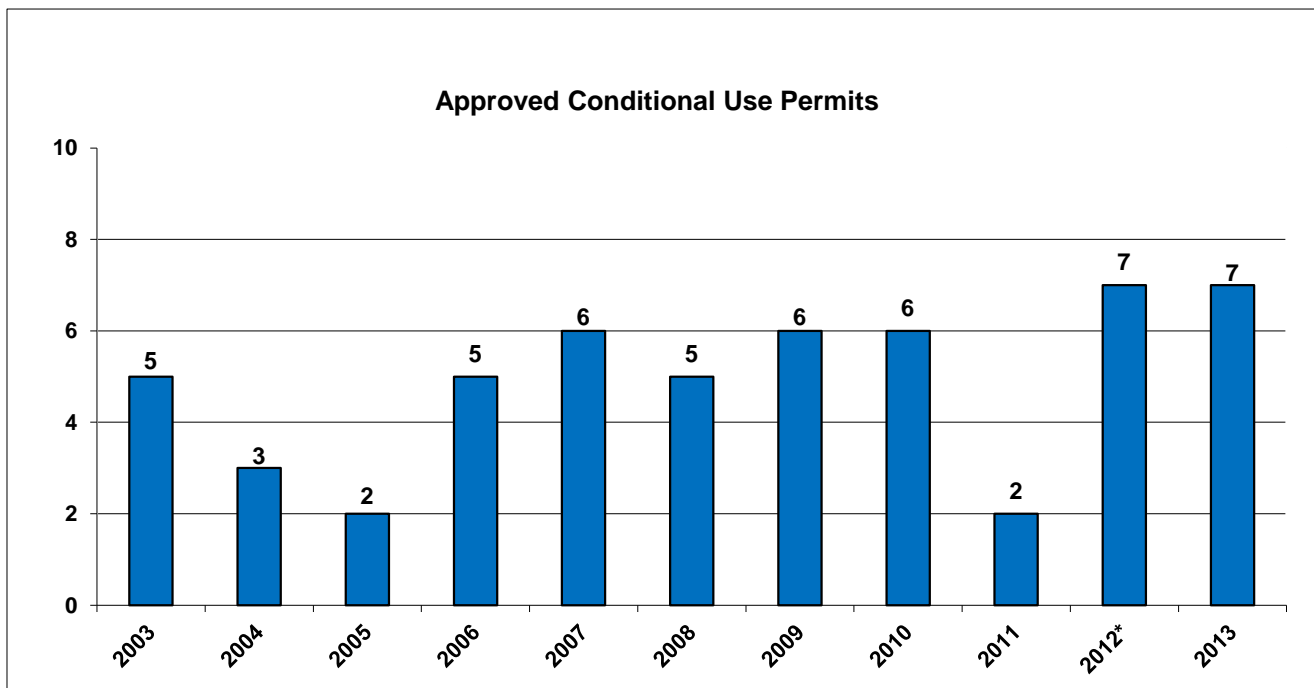
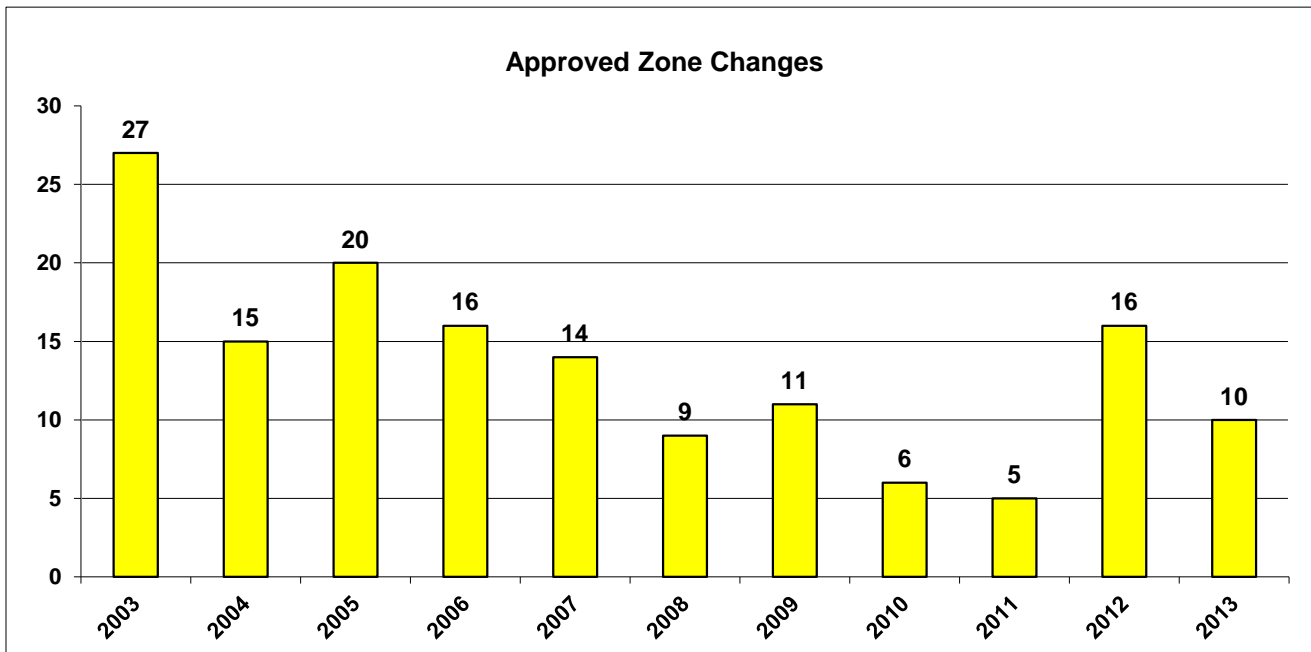


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

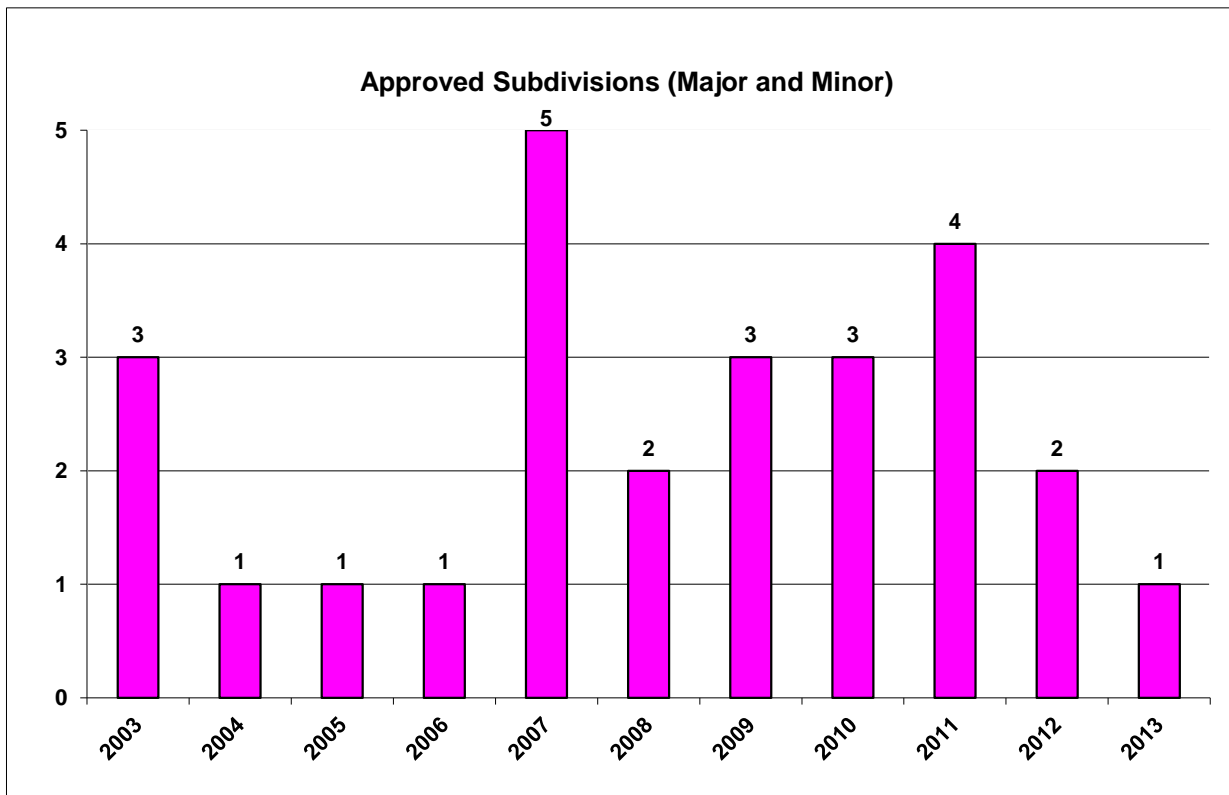
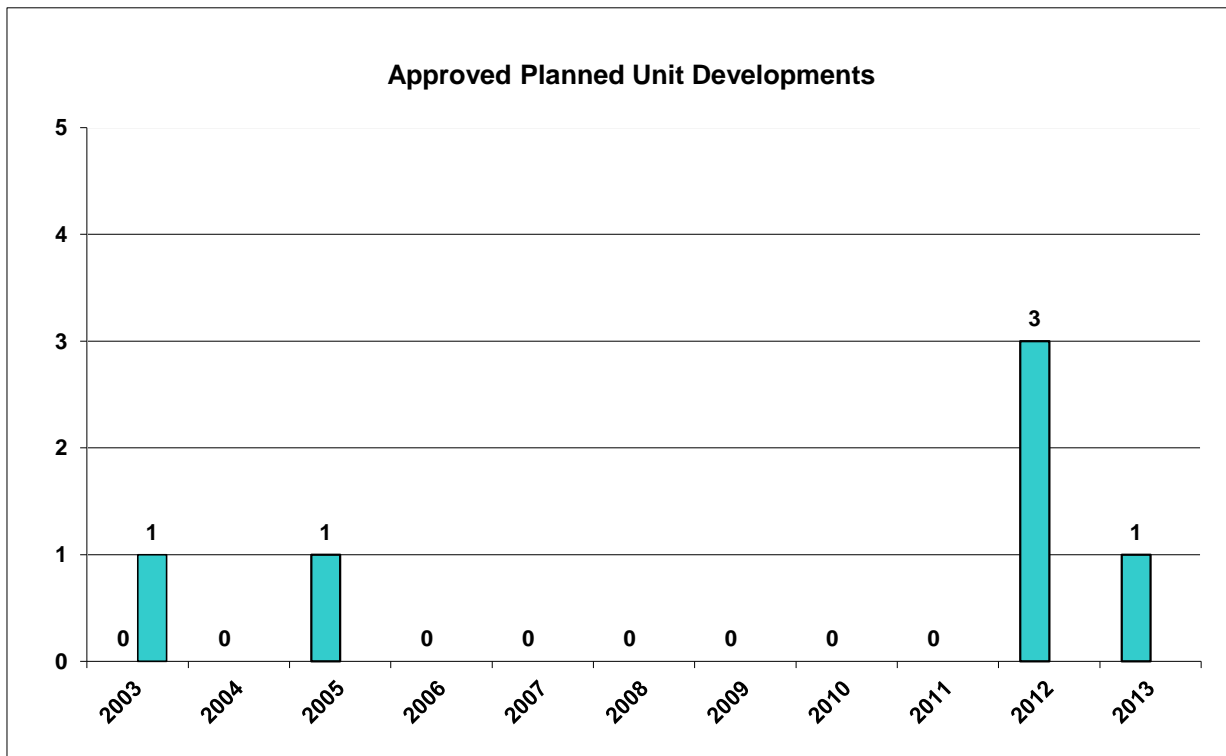
[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

[3] = Includes valuations from Wind Turbine(Non-Commercial), MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility-evaporation ponds - received in 2012

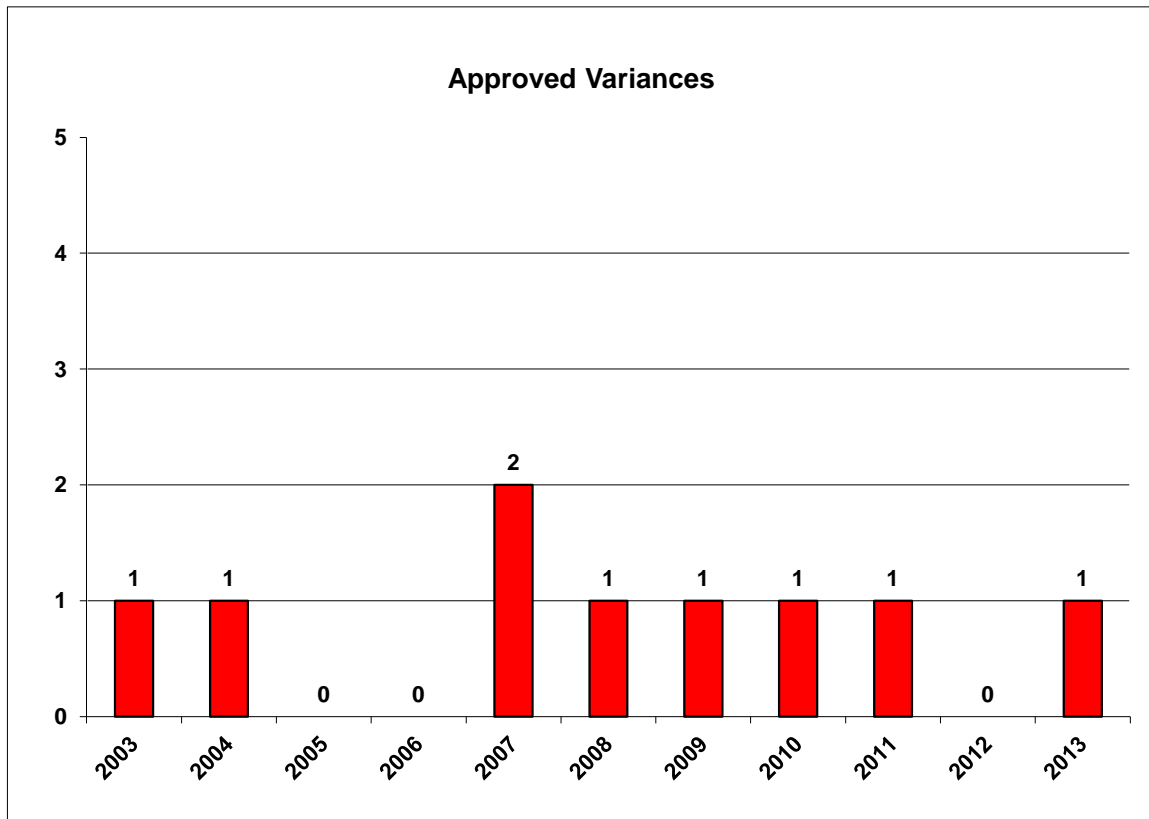
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ACTIVITY REPORT

APPROVED ZONE CHANGES YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES-2012:							
Z.C. Case #2012-14	Brad and Kristen Dirck 1706 Kirkcolm Drive Rawlins, WY 82301 Application Date Rec'd.: 10/23/2012 Date(s) Advertised: 10/31/2012	PIN #: 21881340001600 A tract of land located in the W1/2 SW1/4 SE1/4, Section 13, T21N, R88W Approximately 3-4 miles west of Rawlins; north of Wagon Circle Road	Zone Change from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-16) on approximately 15.7 acres	*\$150.00	Scheduled for public hearing on 12/03/2012 Recommended Approval	Scheduled for public hearing on 01/07/2013 APPROVED	APPROVED
Z.C. Case #2012-15	Day Ranch, Inc. Attn: Gay Day Alcorn Clark PO Box 1551 Saratoga, WY 82331 Application Date Rec'd.: 10/23/2012 Date(s) Advertised: 10/31/2012	PIN #: 16810830000400 S1/2 of Section 8 and NE1/4 of Section 17, T16N, R81W On U.S. Forest Service Road #100, one (1) mile north of HWY 130	Zone Change from Ranching, Agriculture, Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR)	*\$150.00	Scheduled for public hearing on 12/03/2012 Recommended Approval	Scheduled for public hearing on 01/07/2013 APPROVED	APPROVED
ZONE CHANGE CASES-2013:							
Z.C. Case #2013-01	Kyle and Lindsay McKee PO Box 398 Baggs, WY 82321 Application Date Rec'd.: 02/06/2013 Date(s) Advertised: 02/27/2013-Daily Times Date(s) Advertised: 03/15/2013-Snake River Press	PIN #: 13912730200100 Property Address: 10 Sage Road Weber Mesa Subdivision, Block 2, Lot 1, Section 27, T13N, R91W Approximately 2.5 miles northeast of the Town of Baggs off HWY 789 and Carbon County Road #615 (Weber Mesa Road)	Zone Change Request from Residential (RD) to Rural Residential Agriculture (RRA-5) on 5 acres	\$150.00	Scheduled for public hearing on 04/01/2013 Recommended Approval	Scheduled for public hearing on 05/07/2013 APPROVED	APPROVED
Z.C. Case #2013-02	Applicant: Brandon and Stacy Perry P.O. Box 186 Savery, WY 82332 Owner: Cobb Ranch, LLC c/o John R. Cobb P.O. Box 68 Savery, WY 82332 Application Date Rec'd: 02/20/2013 Date(s) Advertised: 04/03/2013	PIN #: 12890610001100 - Parent Parcel "Cobb Ranch Minor Subdivision" Parcel "A" located in the N1/2 SE1/4, Section 6, T12N, R89W Approximately 1 mile north of Savery, Wyoming, off Carbon County Road #561 (Savery North Road)	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-7.6) on 7.6 acres	\$150.00	Scheduled for public hearing on 05/06/2013 Recommended Approval	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED
Z.C. Case #2013-03	James and Brenda Curtis P.O. Box Saratoga, WY 82331 Application Date Rec'd: 03/12/2013 Date(s) Advertised: 04/03/2013-Daily Times Date(s) Advertised: 04/03/2013-Saratoga Sun	PIN #: 18833310001400 NE1/4NE1/4NE1/4, Section 33, T18N, R83W Approximately 6 miles north and east of Saratoga - off Carbon County Road #205 (Lake Creek Road/205 Extension)	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-10) on 10 acres	\$150.00	Scheduled for public hearing on 05/06/2013 Recommended Approval	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED
Z.C. Case #2013-04	Richardson Family Limited Partnership 1940 Rustic Drive Casper, WY 82609 Application Date Rec'd: 04/05/2013 Date(s) Advertised: 05/01/2013	PIN #: 14841240003700 All those portions of the NW1/4NW1/4NE1/4SE1/4 and the E1/2NW1/4NE1/4SE1/4, Section 12, T14N, R84W Approximately 3/4 of a mile southeast of the Town of Encampment, off a private road	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-8) on 8 acres	\$150.00	Scheduled for public hearing on 06/03/2013 Recommended Approval	Scheduled for public hearing on 07/02/2013 APPROVED	APPROVED
Z.C. Case #2013-05	Robert A. Bifano P.O. Box 1024 Saratoga, WY 82331 Application Date Rec'd: 04/09/2013 Date(s) Advertised: 05/01/2013	PIN #: 16812830102200 Ryan Park, Tract "A", Lot 22, located in the SW1/4, Section 28, T16N, R81W Approximately 24 miles southeast of Saratoga off HWY 130	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Residential (RD) on Lot 22	\$150.00	Scheduled for public hearing on 06/03/2013 Recommended Approval	Scheduled for public hearing on 07/02/2013 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED ZONE CHANGES
YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES-2013:							
Z.C. Case #2013-06	Applicants: Joseph "Skip" and Darlene O'Melia 618 W. Spruce Rawlins, WY 82301 Owner: Omstrom, LC 210 El Rancho Drive Rawlins, WY 82301 Application Date Rec'd: 06/26/2013 Date(s) Advertised: 07/03/2013	PIN #: 13882410002900 SW1/4 NE1/4, Section 24, T13N, R88W Approximately 16 miles east of Dixon off HWY 70; approximately 1/2 mile south of HWY 70 within the Medicine Bow National Forest; east of the Stemp Springs Area	Zone Change Request from Residential (RD-20) to Forestry Production and Seasonal Recreation (FPSR-20)	\$150.00	Scheduled for public hearing on 08/05/2013 Recommended Approval	Scheduled for public hearing on 09/03/2013 APPROVED	APPROVED
Z.C. Case #2013-08	John and Nicole Haverstock 74885 RCR 129 Slater, CO 81653 Application Date Rec'd: 08/02/2013 Date(s) Advertised: 08/28/2013-Saratoga Sun Date(s) Advertised: 08/30/2013-Snake River Press	PIN #: 12890720002200 Rural Address: 1135 State Highway 70 A tract of land located in the SE1/4 NW1/4, Section 7, T12N, R89W In the Town of Savery off HWY 70 -north side	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Residential (RD-29,908) on approximately 29,908 sq.ft. lot	\$150.00	Scheduled for public hearing on 09/30/2013 Recommended Approval	Scheduled for public hearing on 11/05/2013 APPROVED	APPROVED
Z.C. Case #2013-09	Steven and Jaci Howieson 103 4th Street Rawlins, WY 82301 Application Date Rec'd: 08/02/2013 Date(s) Advertised: 09/25/2013-Saratoga Sun Date(s) Advertised: 09/25/2013-Daily Times	PIN #: 21862520001500 Rural Address: 169 Plant Road A tract of land (15 Acres) located in the NE1/4 NW1/4 and NW1/4 NE1/4, Section 25, T21N, R86W Approximately 2 miles southeast of the Town of Sinclair off Carbon County Road #407 (C.I.G. Road)	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-15)	\$150.00	Scheduled for public hearing on 11/04/2013 Recommended Approval	Scheduled for public hearing on 12/03/2013 APPROVED	APPROVED

NOTES: * = Fees Collected in 2012.

ACTIVITY REPORT

APPROVED CONDITIONAL USE PERMITS
YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES (INCLUDING RENEWALS):							
C.U. Case #2013-01/ RENEWAL C.U. Case #07-25	Leslie "Les" L. and Tammy L. Barkhurst HC 63, PO Box 14 Saratoga, WY 82331 Application Date Rec'd.: 12/18/2012 Date(s) Advertised: 12/27/2012 - Daily Times Date(s) Advertised: 12/26/2012 - Saratoga Sun	PIN #: 16830430002400 A tract of land located in the E1/2NE1/4 and that portion of the W1/2NE1/4 lying east of HWY 130 Approximately 7 miles south of Saratoga off HWY 130	This permit is to renew C.U. Case #07-25 as per Condition #7. RENEWAL of a Conditional Use Permit in a RAM Zone to allow Church facilities which were permitted and approved by the CCPZ Commission in January, 2008.	\$0.00	Scheduled for public hearing on 02/04/2013 Recommended Approval	Scheduled for public hearing on 03/05/2013 APPROVED	APPROVED
C.U. Case #2013-02 "Platte Substation"	PacifiCorp, DBA, Rocky Mountain Power 780 North Main Smithfield, UT 84335 Application Date Rec'd. 02/01/2013 Date(s) Advertised: 02/01/2013 & 02/06/2013	PIN #: 21861610000800 - Parent Parcel A tract of land located in the NW1/4, Section 16, T21N, R86W Approximately 1 mile north of Sinclair on Carbon County Road #351 (Seminole Road)	Conditional Use Permit in the RAM Zone - "Platte Substation" The purpose of this project is to expand the existing substation, "Platte Substation" by 3.51 acres and add a new 230kV transmission bay along with other necessary electrical equipment. The expansion of the Platte Substation will improve the reliability of power delivery to the area.	\$150.00	Scheduled for public hearing on 03/05/2013 Recommended Approval	Scheduled for public hearing on 04/02/2013 APPROVED	APPROVED
C.U. Case #2013-03 "Standpipe Substation"	PacifiCorp, DBA, Rocky Mountain Power 780 North Main Smithfield, UT 84335 Application Date Rec'd. 02/01/2013 Date(s) Advertised: 02/02/2013	PIN #: 22810110000300 - Parent Parcel A tract of land located in the NE1/4, Section 29, T22N, R81W Approximately 1 mile south of the Town of Hanna; located on the east side of State Highway 72 approximately one half mile south of the intersection of US US Highway 30/287 and State Highway 72	Conditional Use Permit in the RAM Zone - "Standpipe Substation" The Standpipe Substation Facility is a proposed new 230kV substation that will be used to control voltages on the TOT4A transmission path and accommodate future expansion in the area. The addition of this equipment will improve the reliability of energy delivery and quality in the south central area of Wyoming.	\$150.00	Scheduled for public hearing on 03/05/2013 Recommended Approval	Scheduled for public hearing on 04/02/2013 APPROVED	APPROVED
C.U. Case #2013-04	Town of Baggs PO Box 300 Baggs, WY 82321 Application Date Rec'd. 02/08/2013 Date(s) Advertised: 02/27/2013 - Daily Times Date(s) Advertised: 03/15/2013-Snake River Press	PIN #: 12910530070000 - Parent Parcel A tract of land located in the SW1/4NE1/4, Section 8, T12N, R91W Approximately one-half mile south of Baggs on the west side WY HWY 789	Conditional Use Permit in the RAM ZONE The request for an addition of a steel water storage tank to supplement existing water storage tank and provide storage while the other tank is rehabbed.	\$150.00	Scheduled for public hearing on 04/01/2013 Recommended Approval	Scheduled for public hearing on 05/07/2013 APPROVED	APPROVED
C.U. Case #2013-05	Applicant: Union Telephone Company Attn: David L. Hinds 404 Parsley Boulevard Cheyenne, WY 82002 Owner: U.S. Forest Service Brush Creek/Hayden Ranger District Attn: Melanie Fullman, District Manager P.O. Box 249 Saratoga, WY 82331 Application Date Rec'd. 03/19/2013 Date(s) Advertised: 04/03/2013	PIN #: 16810110060100 - Parent Parcel - "Ryan Park Communications Site" Property Address: 45 Forest Service Road 232.1A A leased parcel (50'x50') of property located in the NW1/4, Section 29, T16N, R81W Approximately 3/4 of a mile west of Ryan park off U.S.F.S. Road #232.1A	Conditional Use Permit in the RAM ZONE The request is to permit a CUP for an existing telecommunication tower site and related facilities. "Ryan Park Communications Site"	\$150.00	Scheduled for public hearing on 05/06/2013 Recommended Approval	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED CONDITIONAL USE PERMITS
YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES (INCLUDING RENEWALS):							
C.U. Case #2013-06	Applicant: Union Telephone Company Attn: David L. Hinds 404 Parsley Boulevard Cheyenne, WY 82002 Owner: Bureau of Land Management Attn: Realty Division P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd. 03/19/2013 Date(s) Advertised: 04/03/2013	<p>PIN #: 16920110060000 - Parent Parcel - "Baggs Communications Site" A leased parcel (50'x50') of property located in the SW1/4 SE1/4, Section 3, T16N, R92W Approximately 24.6 miles north northwest of the Town of Baggs and approximately 2 miles east of WY HWY 789</p> <p>PIN #: 13820210060000 - Parent Parcel - "Coyote Hill Communications Site" A leased parcel (50'x50') of property located in the SW1/4 NE1/4, Section 2 T13N, R82W Approximately 12.5 miles southeast of the Town of Saratoga and approximately one-half mile south of State HWY 230.</p> <p>PIN #: 19810610060000 - Parent Parcel - "Elk Mountain Communications Site" A leased parcel (100'x100') of property located in the NW1/4 SE1/4, Section 8, T19N, R81W Approximately 7 miles south of Carbon County Road #400 (Rattle Snake Road)</p> <p>PIN #: 15830210060000 - Parent Parcel - "Needles Communications Site" A leased parcel (50'x50') of property located in the NW1/4, Section 9, T15N, R83W Approximately 5-6 miles north of the Town of Encampment and approximately 1-2 miles east of State HWY 230.</p> <p>PIN #: 20840210060000 - Parent Parcel - "Walcott Junction Communications Site" A leased parcel (60'x60') of property located in the SW1/4 NE1/4, Section 6, T20N, R84W Approximately 3.3 miles west of Walcott Junction, south of I-80</p>	Conditional Use Permit in the RAM ZONE The request is to permit a CUP for existing multiple telecommunication tower sites and related facilities. "Baggs Communications Site" CUP Application Fee: \$150.00 "Coyote Hill Communications Site" CUP Application Fee: \$150.00 "Elk Mountain Communications Site" CUP Application Fee: \$150.00 "Needles Communications Site" CUP Application Fee: \$150.00 "Walcott Junction Communications Site" CUP Application Fee: \$150.00	\$750.00	Scheduled for public hearing on 05/06/2013 Motion to approve the Application FAILED by a vote of 0-4	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED
C.U. Case #2013-07	Applicant: Union Telephone Company Attn: David L. Hinds 404 Parsley Boulevard Cheyenne, WY 82002 Owners: Various-Private Property Application Date Rec'd. 03/19/2013 Date(s) Advertised: 04/03/2013	<p>PIN #: 19920110000300 - Parent Parcel - "Coal Bank Communications Site" Property Address: 164 Echo Springs Gas Plant Road A leased parcel (60'x60') of property located in the SW1/4 SE1/4, Section 17, T19N, R92W Approximately 3 miles south of the junction of I-80 and State HWY 789 and approximately 1.5 miles west of State HWY 789</p> <p>PIN #: 18770720000500 - Parent Parcel - "Cooper Cove Communications Site" A leased parcel (80'x80') of property located in the NE1/4 SW1/4, Section 17 T18N, R77W Approximately one-quarter of a mile south of I-80 near the Albany/Carbon county line.</p> <p>PIN #: 22810110000300 - Parent Parcel - "Hanna Hill Communications Site" A leased parcel (50'x50') of property located in the SW1/4 NE1/4, Section 5, T22N, R81W Approximately 2 miles north of Elmo and approximately 1.5 miles west of Carbon County Road #291 (Hanna-Leo/Kortes Road)</p> <p>PIN #: 19890110000300 - Parent Parcel - "Separation Peak Communications Site" Property Address: 907 Espy Drive A leased parcel (40 acres) of property located in the SE1/4 NW1/4, Section 11, T19N, R89W - the project site is (100'x100') Approximately 20 miles southwest of Rawlins and approximately 7 miles west of Carbon County Road #401 (Sage Creek Road)</p> <p>PIN #: 25800110000300 - Parent Parcel - "Shirley Mountain Communications Site" A leased parcel (330'x330') of property located in the SW1/4 NE1/4, Section 11 T25N, R80W Off State HWY 77 approximately 20.7 miles north northeast of the Town of Hanna</p>	Conditional Use Permit in the RAM ZONE The request is to permit a CUP for existing multiple telecommunication tower sites and related facilities. "Coal Bank Communications Site" CUP Application Fee: \$150.00 "Cooper Cover Communications Site" CUP Application Fee: \$150.00 "Hanna Hill Communications Site" CUP Application Fee: \$150.00 "Separation Peak Communications Site" CUP Application Fee: \$150.00 "Shirley Mountain Communications Site" CUP Application Fee: \$150.00	\$750.00	Scheduled for public hearing on 05/06/2013 Motion to approve the Application FAILED by a vote of 0-4	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED PLANNED UNIT DEVELOPMENTS
AND
SUBDIVISIONS (MAJOR AND MINOR)
YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
PLANNED UNIT DEVELOPMENT CASES:							
P.U.D. Case #2013-01	Robert L. and Christine L.C. Stocks P.O. Box 176 Savery, WY 823321 Application Date Rec'd: 04/05/2013 Date(s) Advertised: 05/01/2013	PIN #: 12890830003100 "C & R STOCKS P.U.D." The C & R STOCKS P.U.D. is located in a portion of the NW1/4 SW1/4, Section 8, T12N, R89W Approximately 1 mile east of Savery off HWY 70	Planned Unit Development Request for approximately 3.5 acres	\$150.00	Scheduled for public hearing on 06/03/2013 Recommended Approval	Scheduled for public hearing on 07/02/2013 APPROVED	APPROVED
SUBDIVISION CASES:							
MIN SUB Case #2013-01	Applicant: Brandon and Stacy Perry P.O. Box 186 Savery, WY 82332 Owner: Cobb Ranch, LLC c/o John R. Cobb P.O. Box 68 Savery, WY 82332 Application Date Rec'd: 02/20/2013 Date(s) Advertised: 04/03/2013	PIN #: 12890610001100 - Parent Parcel "Cobb Ranch LLC Minor Subdivision" Parcel "A" located in the N1/2 SE1/4, Section 6, T12N, R89W Approximately 1 mile north of Savery, Wyoming, off Carbon County Road #561 (Savery North Road)	Minor Subdivision Request: "Cobb Ranch LLC Minor Subdivision" Subdividing one (1) parcel of land (Parcel "A") encompassing 7.6 acres	\$100.00	Scheduled for public hearing on 05/06/2013 Recommended Approval	Scheduled for public hearing on 06/04/2013 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED VARIANCES
YEAR: 2013

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
VARIANCE CASES:							
VAR Case #2013-02	Robert Bifano P.O. Box 1024 Saratoga, WY 82331 Application Date Rec'd: 04/09/2013 Date(s) Advertised: 05/01/2013	PIN #: 16812830102200 Ryan Park, Tract "A", Lot 22, located in the SW1/4, Section 28, T16N, R81W Approximately 24 miles southeast of Saratoga off HWY 130	Variance Request in the RD Zone The request is to vary the front yard setback distance from 25' to 15'.	\$100.00	Scheduled for public hearing on 06/03/2013 APPROVED	DOES NOT GO TO BOCC	DOES NOT GO TO BOCC

END OF ANNUAL REPORT