

**2014
ANNUAL REPORT**

**CARBON COUNTY
PLANNING & ZONING
COMMISSION**

**PREPARED & PRESENTED BY:
PLANNING & DEVELOPMENT STAFF**

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

2014 ANNUAL REPORT CARBON COUNTY PLANNING & ZONING COMMISSION

TABLE OF CONTENTS

| | |
|--|-------------|
| Director's Letter | Pages 1-3 |
| CBI Focus on Carbon County | Pages 4 & 5 |
| Oil & Gas Sales & Production Trends | Page 6 |
| Overview of 2014 Development Activity | Pages 7 & 8 |
| 2014 Permits Issued By Month | Page 9 |
| 2014 Fees by Application Type | Page 10 |
| Development Activity Trends – January 2004 thru December 2014 | Page 11 |
| 2004-2014 – Building Permits Issued and Fees Collected | Page 12 |
| 2004-2014 – Valuation of Structures | Page 13 |
| 2004-2014 – Approved Zone Changes & Conditional Use Permits | Page 14 |
| 2004-2014 – Approved Planned Unit Developments & Subdivisions | Page 15 |
| 2004-2014 – Approved Variances | Page 16 |
| 2014 Case File Activity Reports: | Pages 17-21 |
| • Approved Zone Changes By Case File | |
| • Approved Conditional Use Permits By Case File | |
| • Approved Planned Unit Developments & Subdivisions By Case File | |
| • Approved Variance By Case File | |

CARBON COUNTY PLANNING & ZONING COMMISSION

Carbon Building
215 W. Buffalo Street, #336
Rawlins, Wyoming 82301
Phone: (307) 328-2651 Fax: (307) 328-2735
WEBSITE: www.carbonwy.com

Planning & Zoning Commission

Richard “Rich” Wilson, Chairman
Ken Besel, Vice Chairman
Jay Grabow, Member
Chad Pickett, Member
O.R. Wille, Member

Planning & Development Dept.

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

February 2, 2015

We are pleased to submit the 2014 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2014, the Planning and Zoning Commission elected Rich Wilson as Chairman and Ken Besel as the Vice-Chairman. The Board of County Commissioners re-appointed Chad Pickett to serve as a member of the Commission until 12/2016. The Board of County Commissioners appointed Jay Grabow (term expires: 12/2016) and O.R. Wille (term expires: 12/2017) to serve as members of the Commission. There were no personnel changes with the Planning & Development staff in 2014.

Carbon County is among the fourteen counties in Wyoming that have lost valuation since 2009. Wyoming's total tax valuation is down 17.3% and Carbon County's has declined 37.8%, down approximately \$462 million since 2009. State Assessed Mineral Tax Valuations for Carbon County have been in a downtrend since 2011 but show a slight increase and are 1.6% higher than in 2013. County (Locally Assessed) Property Tax Valuations have shown a slow but steady increase since a significant drop in 2010 and are 2.8% above the 2013 level. (See CBI Focus on Carbon County-January 2015, attached). The long term trend of oil and natural gas sales (derived from the Wyoming Oil and Gas Commission website) are included later in this report. Wind energy taxes are beginning to replace some of the historic revenue derived from coal. In 2013, Carbon County received \$279,319.00 in wind production taxes and \$480,198.25 in 2014.

Eighty nine (89) Building Permits were issued in 2014 as compared to seventy three (73) issued in 2013. Building permit fees collected increased by \$1,435.00 or 13.98%. The number of building permits issued has been fairly stable in the last few years but the valuation of structures has been steadily increasing.

There were 23 case files opened in 2014; including zone changes, conditional use, planned unit developments, subdivisions, text amendments, and variances. The 2014 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.

2014 Annual Report

The Carbon County Comprehensive Land Use Plan (CCCLUP/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 2014, the County entered into a contract with the Orion Planning Group (OPG) to review and recommend revisions to the Subdivision Regulations. The staff has been working with OPG on proposed revisions and anticipates bringing forward a working draft of the Subdivision Regulations during the first half of 2015.

In 2014, the staff and the Planning Commission were focused on updating and streamlining administrative procedures and drafting proposed amendments to the Zoning Resolution. To further this effort, the Planning and Zoning Commission held a joint work session on March 31st with the Board of County Commissioners. The work session provided an opportunity for open discussion between the Board and Commission and focused on an overview of the proposed amendments to the Carbon County Zoning Resolution. In addition, the staff continued to work with the Planning Commission on proposed amendments and held work sessions during the regular Planning Commission meetings on January 6th, February 3rd, March 3rd, and May 5th.

The Zoning Resolution was amended in response to a specific request for a text amendment to consider private transfer stations as a conditional use in RAM, Highway Commercial, and in the Industrial zone districts. As recommended in the Plan, the staff, with the assistance of the County Attorney's Office and the special counsel to the Planning and Zoning Commission, will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations in 2015.

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.
- Rawlins Resource Management Plan; Municipal Water Source Protection-Rawlins
- 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”.
- Sheep Mtn. Uranium Project

There continues to be a strong demand for GIS-mapping data. The Department received 7 requests for GIS data that contributed \$2,665.00 in revenue. The staff continues to support efforts of the various County departments and the Economic Development Corporation with GIS support.

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 developing and updating GIS data for the e911 system. The e911 system and addressing program

2014 Annual Report

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. There is a continuous effort to expand, maintain and improve this data in order to improve its functionality within the e911 mapping system. During the upcoming year, an expanded dataset is expected to be deployed. 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.

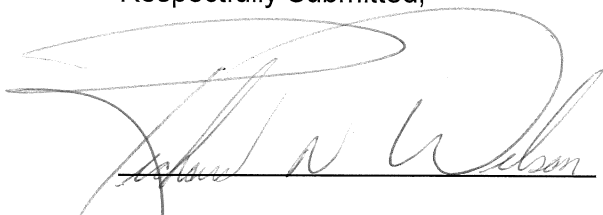
The Planning & Development staff continues to support the efforts of the Carbon County Economic Development Corporation (CCEDC). The Director typically attends the CCEDC Board meetings and the staff routinely provides land use, zoning and mapping assistance to enhance economic development efforts. The department has been working closely with the Economic Development Director to evaluate and potentially transfer the county owned lots in Skyline Acres to the Carbon County Economic Development Corporation.

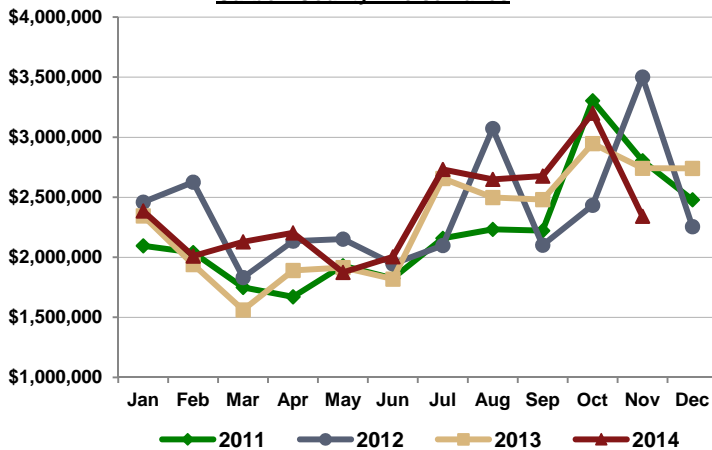
The Planning Director continues to serve on the Urban Systems Committee and is a Board member of the Great Divide Economic Development Coalition (GDEDC). The GDEDC is the economic development district for Carbon and Sweetwater Counties. The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. Kristy Rowan was appointed by the County Commissioners to serve on the Carbon County Library Board. Kristy serves as the Board's Treasurer and her term will expire in June 2015.

The Planning and Zoning Commission is confident that its work in 2014 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 2015.

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,

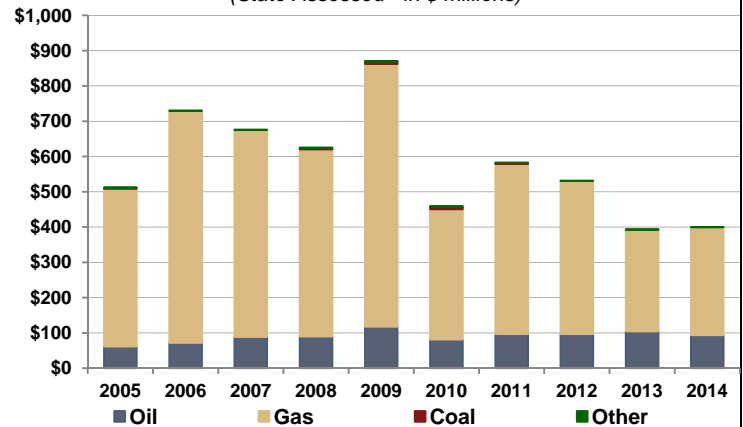

Richard "Rich" Wilson
Chairman
Sid Fox, AICP
Planning & Development Director

Carbon County Excise Taxes

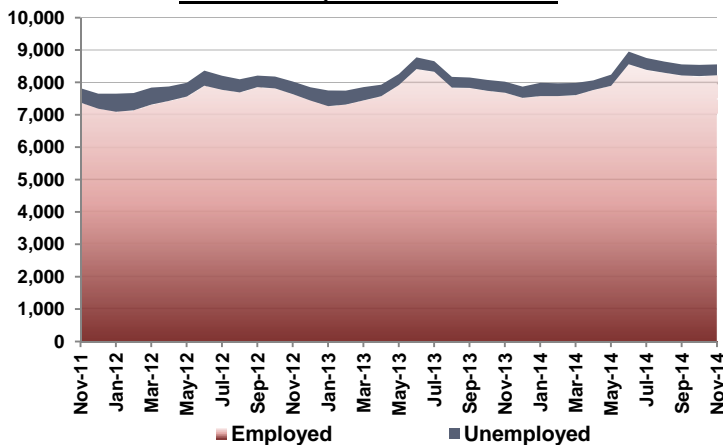
November 2014 = \$2,341,293 (14.6% less than November 2013).
 Calendar YTD 2014 = \$26,204,705 (5.7% more than YTD 2013).

Carbon County Mineral Tax Valuations

(State Assessed - in \$ millions)



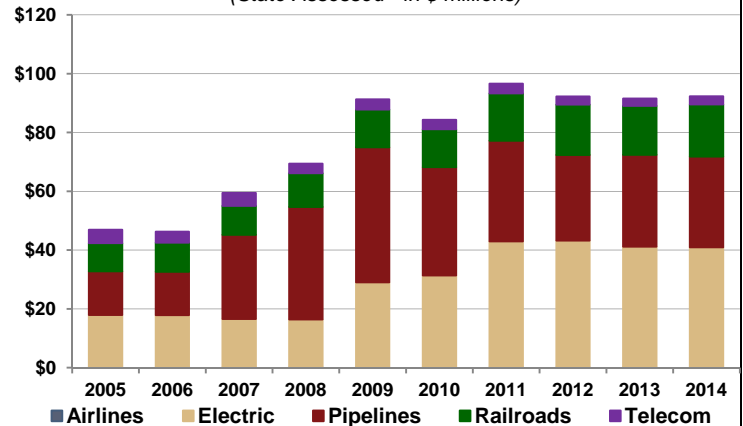
2014 Total = \$400.2 million (1.6% more than 2013).
 Oil = \$93.4; Gas = \$305.9; Coal = \$0.0; and Other = \$0.9 million.

Carbon County Resident Labor Force

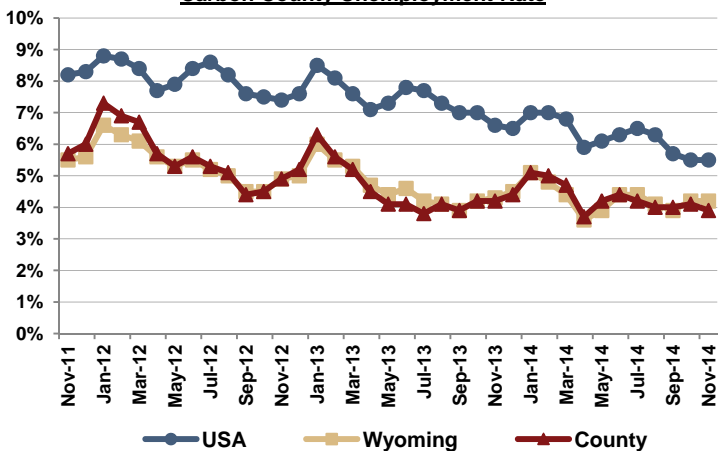
November 2014 Employed = 8,219 (0.3% more than October 2014).
 Calendar YTD 2014 Avg. = 8,028 (3.4% more than YTD 2013).

Carbon County Non-Mineral Tax Valuations

(State Assessed - in \$ millions)



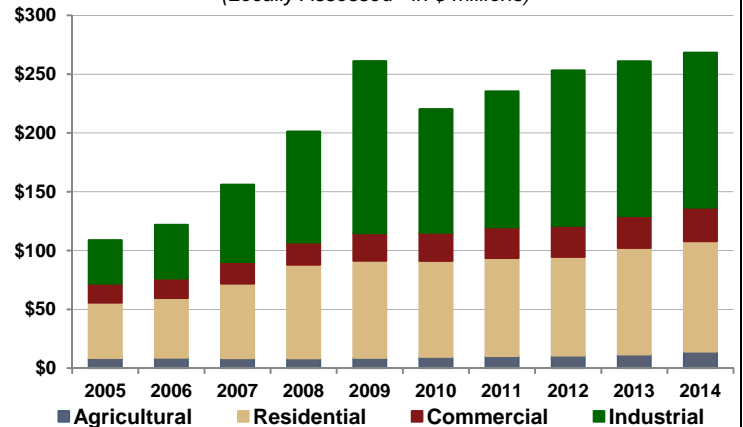
2014 Total = \$92.3 (0.8% more than 2013); Airlines = \$0.0; Electric = \$41.0; Pipelines = \$30.8; Railroads = \$17.7; and Telecom = \$2.8 million.

Carbon County Unemployment Rate

November 2014 Unemployment = 3.9% (October 2014 was 4.1%).
 Calendar YTD 2014 Avg. = 4.3% (2013 YTD Avg. was 4.5%).

Carbon County Property Tax Valuations

(Locally Assessed - in \$ millions)



2014 Total = \$268.4 million (2.8% more than 2013); Agricultural = \$14.0; Residential = \$94.0; Commercial = \$28.6; & Industrial = \$131.8 million.

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. © 2015 Community Builders, Inc.



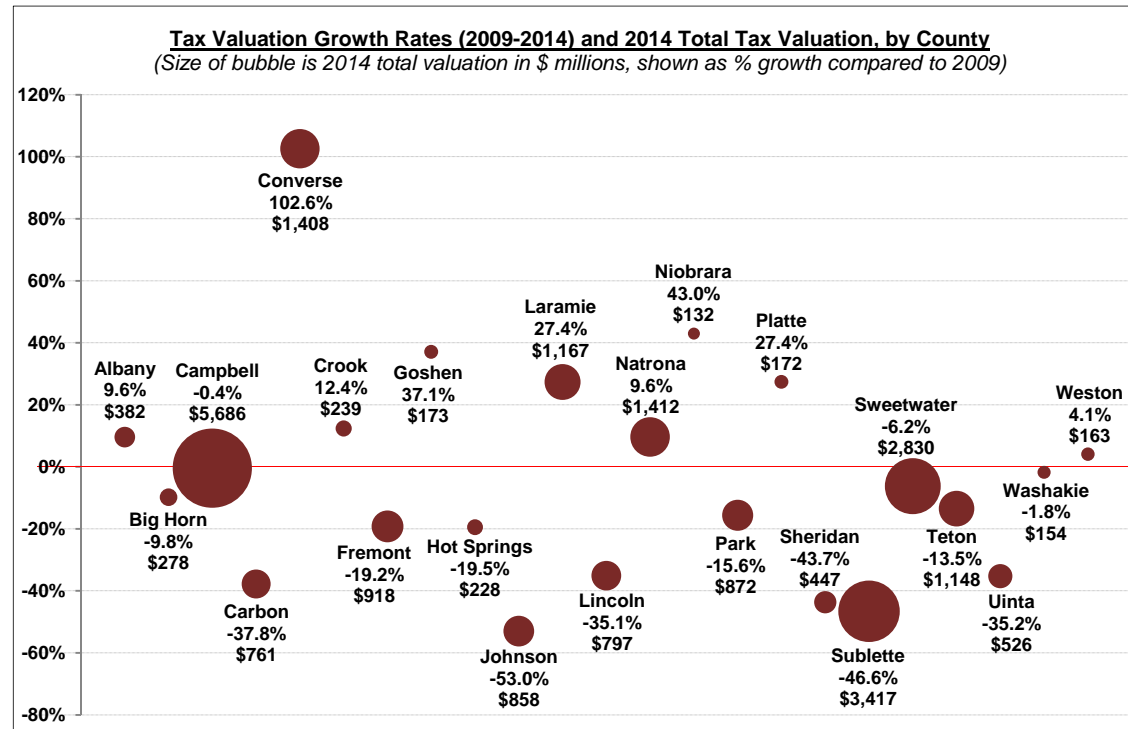
Tax Valuations (and growth rates)

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 (state assessed), and locally assessed property tax valuations. The size of each bubble represents the total sum of 2014 tax valuation (in \$ millions). The vertical location of each bubble represents that county's tax valuation growth rate since 2009 (5-year growth rate). Thus, Campbell County currently has the largest total tax valuation (\$5,686 million), although it has declined 0.4% since 2009. Likewise, Niobrara County has the smallest total tax valuation (\$132 million), though it has grown by 43.0% since 2009 and is closing in on Washakie County (\$154 million).

Since 2009, Wyoming's total tax valuation has declined 17.3% (losing more than \$5 billion), down to a total of \$24.2 billion. Gas valuations have dropped nearly \$7 billion (-57.6%) during that time. Other minerals have helped to offset the huge decline in gas valuations (oil grew by \$772 million and coal grew by \$145 million).

Statewide, agricultural property valuations rose 51.7%, residential property increased 0.6%, commercial property grew 15.0%, and industrial property increased 14.5% from 2009 to 2014. Together, three counties (Campbell, Sublette, and Sweetwater) collectively represent \$11.9 billion in total valuations (49.4% of the total 2014 valuations in Wyoming).

Forteen counties experienced a decline in valuations from 2009 to 2014. Sublette (-\$3.0 billion), Johnson (-\$966 million), Carbon (-\$462 million), and Lincoln (-\$431 million) are the Counties that lost the most value, mostly due to significant drops in their gas valuations.

Converse County led all counties' growth rates (102.6%), mostly driven by huge increases in oil valuation. The most significant increases in total actual valuation during the last five years came from Converse County (\$713 million), Laramie County (\$251 million, coming from growth in oil, residential and commercial property values), and Natrona County (\$124 million, coming from growth in oil, residential, and industrial property values).

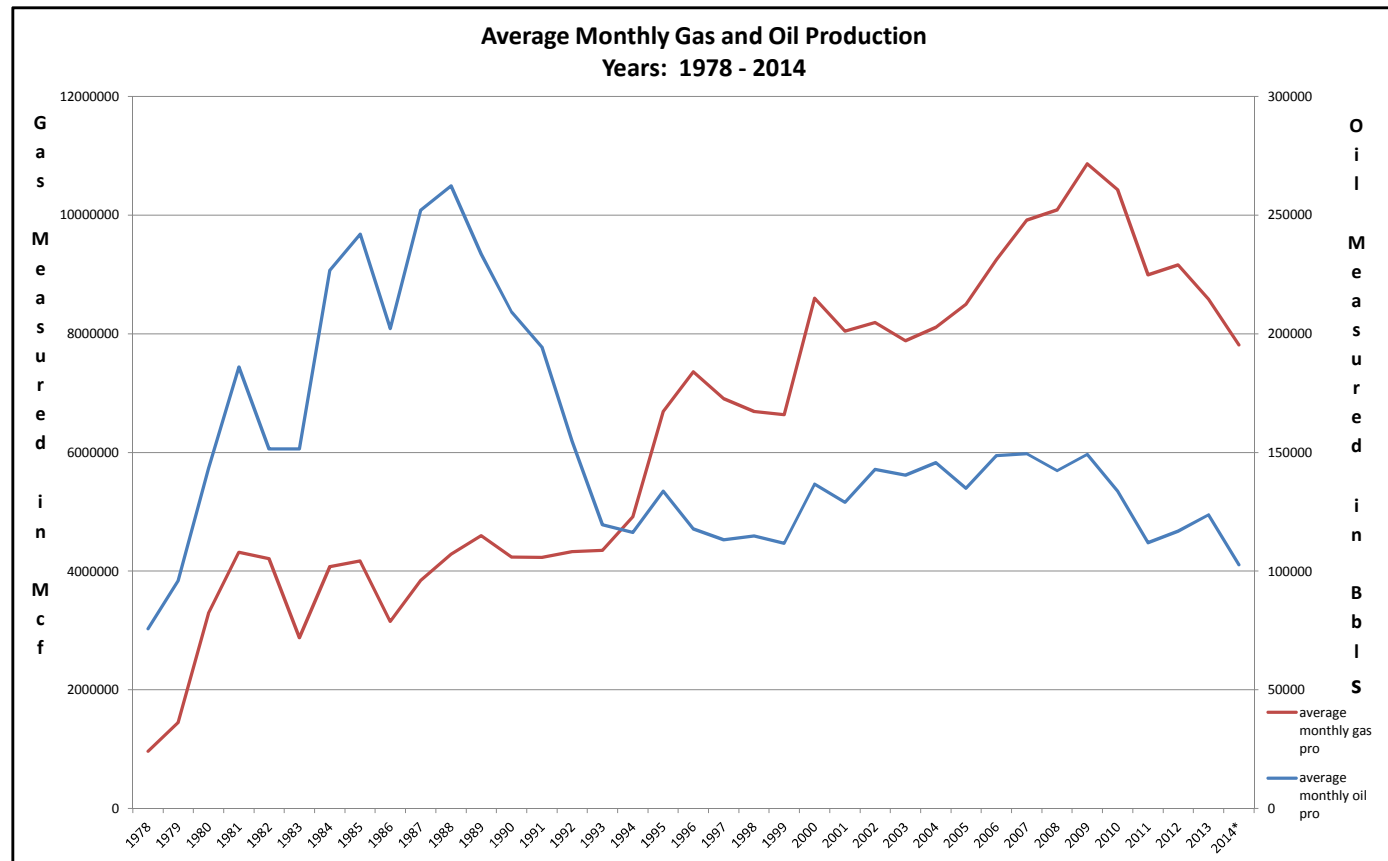
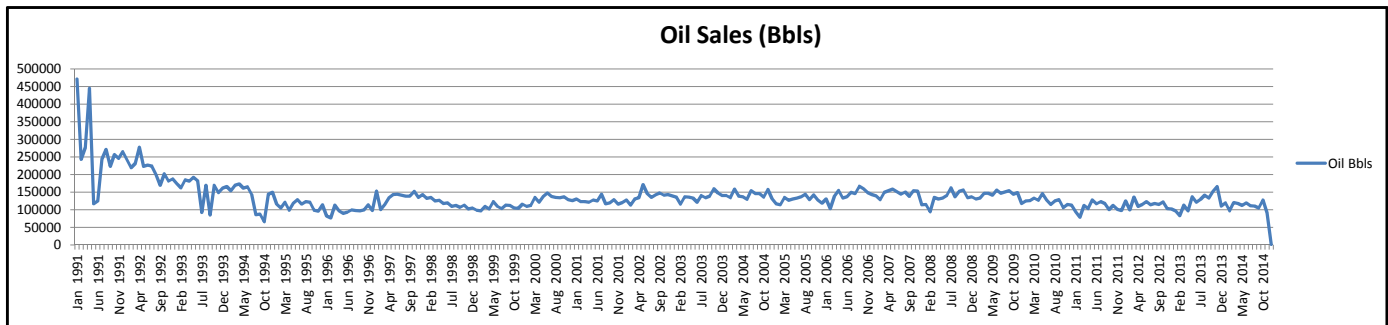
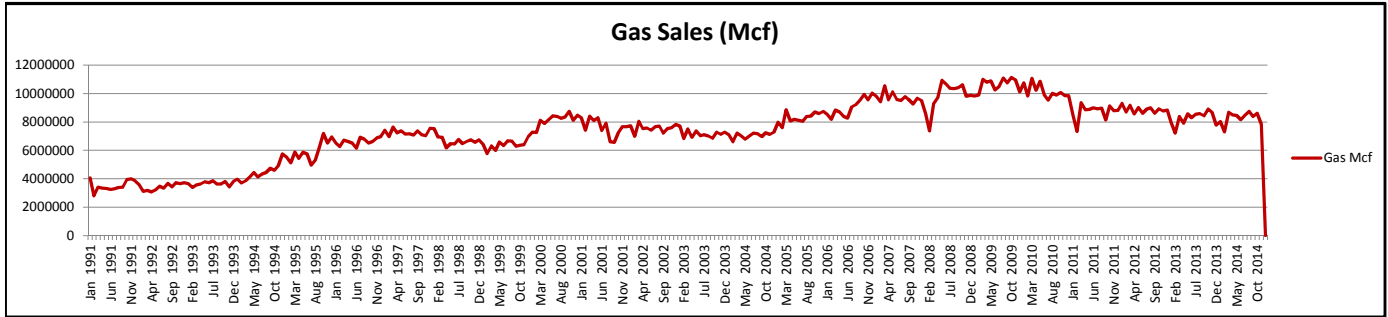


Community Builders, Inc. (CBI) can provide you with much deeper analysis of the topics presented in this newsletter, and many others as well. We have 50+ years experience with community and economic development, and provide business plans, feasibility studies, grant writing, strategic planning, project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

Community Builders, Inc.
873 Esterbrook Road
Douglas, WY 82633
(307) 359-1640
Joe@consultCBI.com



2014 Annual Report Carbon County Oil and Gas Sales and Production Trends



* = 2014 - incomplete data as of 01/21/2015.

2014 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY:

The Planning Department issued 89 Permits (88 = Building Permits and 1 = Floodplain Permit).

RESIDENTIAL PRIMARY: 11 permits issued

RESIDENTIAL SECONDARY: 4 permits issued

ACCESSORY STRUCTURES: 28 permits issued

OTHER STRUCTURES: 11 permits issued

COMMERCIAL DEVELOPMENT: 1 permit issued

INDUSTRIAL DEVELOPMENT: 33 permits issued

CASE FILES:

23 case files were opened in 2014 requesting zone changes, conditional use permits, planned unit developments, subdivisions (major and minor), variances, and text amendments.

ZONE CHANGE REQUESTS:

11 Zone Change Requests were processed and approved in 2014.

- 5 case files were requests from RAM to RRA:
 - Z.C. Case #2014-01 – Bruce and Erin Rempel
 - Z.C. Case #2014-02 – Edmund Twining and Paul Stanley
 - Z.C. Case #2014-04 – James and Erin Gould, IV
 - Z.C. Case #2014-07 – Kody and Codey Stocks
 - Z.C. Case #2014-11 – Reginald and Laurie Forster
- 2 case files were requests from RAM to FPSR:
 - Z.C. Case #2014-06 – Timothy and Heather Madsen
 - Z.C. Case #2014-08 – Robert Gentry
- 2 case files were requests from RAM to RD:
 - Z.C. Case #2014-03 – Daniel and Christine Carnine
 - Z.C. Case #2014-05 – Todd Anderson
- 1 case file were requests from RAM to C-2:
 - Z.C. Case #2014-09 – Casey Ebner
- 1 case file were requests from RAM to MH:
 - Z.C. Case #2014-10 – Sinclair Wyoming Refining Company

CONDITIONAL USE PERMITS:

6 Conditional Use Permit Requests were processed and 5 requests approved in 2014.

- C.U. Case #2013-08 – Matthew and Sherry Weber
(Use: Allow/permit a contractors storage yard-construction yard and related facilities)
- C.U. Case #2014-01 – Carbon Power & Light
(Use: Substation)
- C.U. Case #2014-02 – Casey Ebner
(Use: Residence use by owner or on-site manager)
- C.U. Case #2014-04 – Atlas Tower Holdings, LLC and Troy and Andrea Shepard, Trustees
(Use: Telecommunications Tower)
- C.U. Case #2014-05 – SourceGas and Anadarko Land Corp.
(Use: Natural Gas Compressor Station)

PLANNED UNIT DEVELOPMENTS:

1 Planned Unit Development Request was processed and approved in 2014.

- P.U.D. Case #2014-01 – A Bar A Guest Ranch
(Purpose: Recreational/Guest Ranch)

SUBDIVISIONS (MAJOR & MINOR):

2 Subdivision Requests were processed and approved in 2014.

- MIN SUB Case #2014-01 – “Cobb Ranch Minor Subdivision”
- MIN SUB Case #2014-02 – “Plains Pipeline Minor Subdivision”

VARIANCE REQUESTS:

1 Variance Request was processed and approved in 2014.

- VAR Case #2014-01 – Daniel and Christine Carnine

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

2 amendments were processed with 1 request denied and 1 request pending action.

- ZRA Case #2014-01 – Rose and Patrick Cain – DENIED
- ZRA Case #2014-02 – Carbon County – PENDING ACTION

PENDING ACTION IN 2015:

2 requests are pending action from the Carbon County Board of County Commissioners for 2015.

- ZRA Case #2014-02 – Carbon County
(The BoCC will hear this case file on 01/06/2015.)
- C.U. Case #2014-03 – Rose and Patrick Cain / Dirty Boyz Sanitation Service, Inc.
(The BoCC will hear this case file on 01/06/2015.)

2014 ANNUAL REPORT

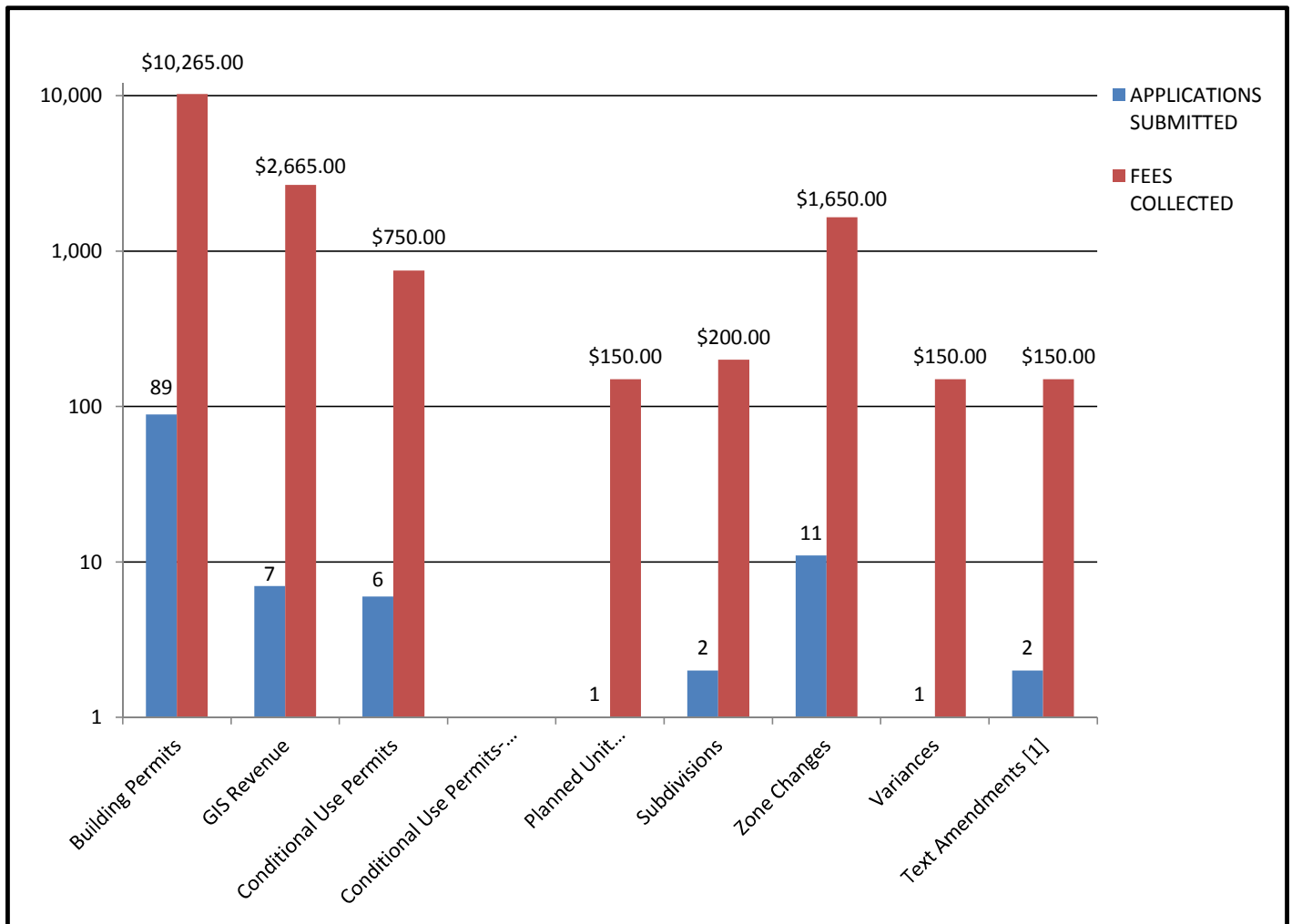
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

| MONTH | NUMBER OF PERMITS ISSUED | PERMIT FEES COLLECTED (\$) | VALUATIONS OF BUILDINGS (\$) |
|---------------|-----------------------------|-------------------------------|---------------------------------|
| JANUARY | 6 | \$755.00 | \$745,000.00 |
| FEBRUARY | 3 | \$305.00 | \$255,759.00 |
| MARCH | 4 | \$240.00 | \$94,000.00 |
| APRIL | 4 | \$875.00 | \$859,000.00 |
| MAY | 14 | \$1,750.00 | \$1,682,403.00 |
| JUNE | 4 | \$230.00 | \$132,700.00 |
| JULY | 14 | \$1,815.00 | \$2,286,773.08 |
| AUGUST | 11 | \$890.00 | \$731,790.00 |
| SEPTEMBER | 6 | \$645.00 | \$563,000.00 |
| OCTOBER | 4 | \$160.00 | \$17,600.00 |
| NOVEMBER | 10 | \$2,180.00 | \$4,333,774.44 |
| DECEMBER | 9 | \$420.00 | \$118,000.00 |
| TOTALS | 89 | \$10,265.00 | \$11,819,799.52 |

2014 ANNUAL REPORT

FEES BY APPLICATION TYPE

| APPLICATION TYPE | APPLICATIONS SUBMITTED | FEES COLLECTED |
|------------------------------|------------------------|----------------|
| Building Permits | 89 | \$10,265.00 |
| GIS Revenue | 7 | \$2,665.00 |
| Conditional Use Permits | 6 | \$750.00 |
| Conditional Use Permits-Wind | 0 | \$0.00 |
| Planned Unit Developments | 1 | \$150.00 |
| Subdivisions | 2 | \$200.00 |
| Zone Changes | 11 | \$1,650.00 |
| Variances | 1 | \$150.00 |
| Text Amendments [1] | 2 | \$150.00 |



[1] = No Application Fee collected - Carbon County is the applicant.

2014 ANNUAL REPORT

DEVELOPMENT ACTIVITY TRENDS 2004 thru 2014

| 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 |
|---------------|------------------------------|---------------------------------------|--|---|------------------------------------|----------------------------------|------------------------------------|-------------------------------|------------------------|--------------------------|
| 2004 | 87 | 3 | 0 | 0 | 1 | 1 | 15 | 0 | \$ 5,330.00 | \$ 7,973,044.00 |
| 2005 | 64 | 2 | 0 | 1 | 1 | 0 | 20 | 0 | \$ 4,080.00 [1] | \$ 4,355,362.25 |
| 2006 | 83 | 5 | 0 | 0 | 1 | 0 | 16 | 0 | \$ 8,070.00 [1] | \$ 16,746,069.77 |
| 2007 | 72 | 6 | 0 | 0 | 5 | 2 | 14 | 0 | \$ 14,190.00 [1] | \$ 43,155,955.00 |
| 2008 | 105 | 5 | 0 | 0 | 2 | 1 | 9 | 0 | \$ 10,680.00 [1] | \$ 134,382,371.00 |
| 2009 | 266 | 6 | 0 | 0 | 3 | 1 | 11 | 0 | \$ 28,569.90 [1] | \$ 248,447,182.18 |
| 2010 | 106 | 6 | 0 | 0 | 3 | 1 | 6 | 0 | \$ 19,856.04 [4] | \$ 22,676,268.32 |
| 2011 | 69 | 2 | 0 | 0 | 4 | 1 | 5 | 0 | \$ 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 |
| 2014 | 89 | 5 | 0 | 1 | 2 | 1 | 11 | 0 | \$ 16,017.25 [6] | \$ 11,819,799.52 |

[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.

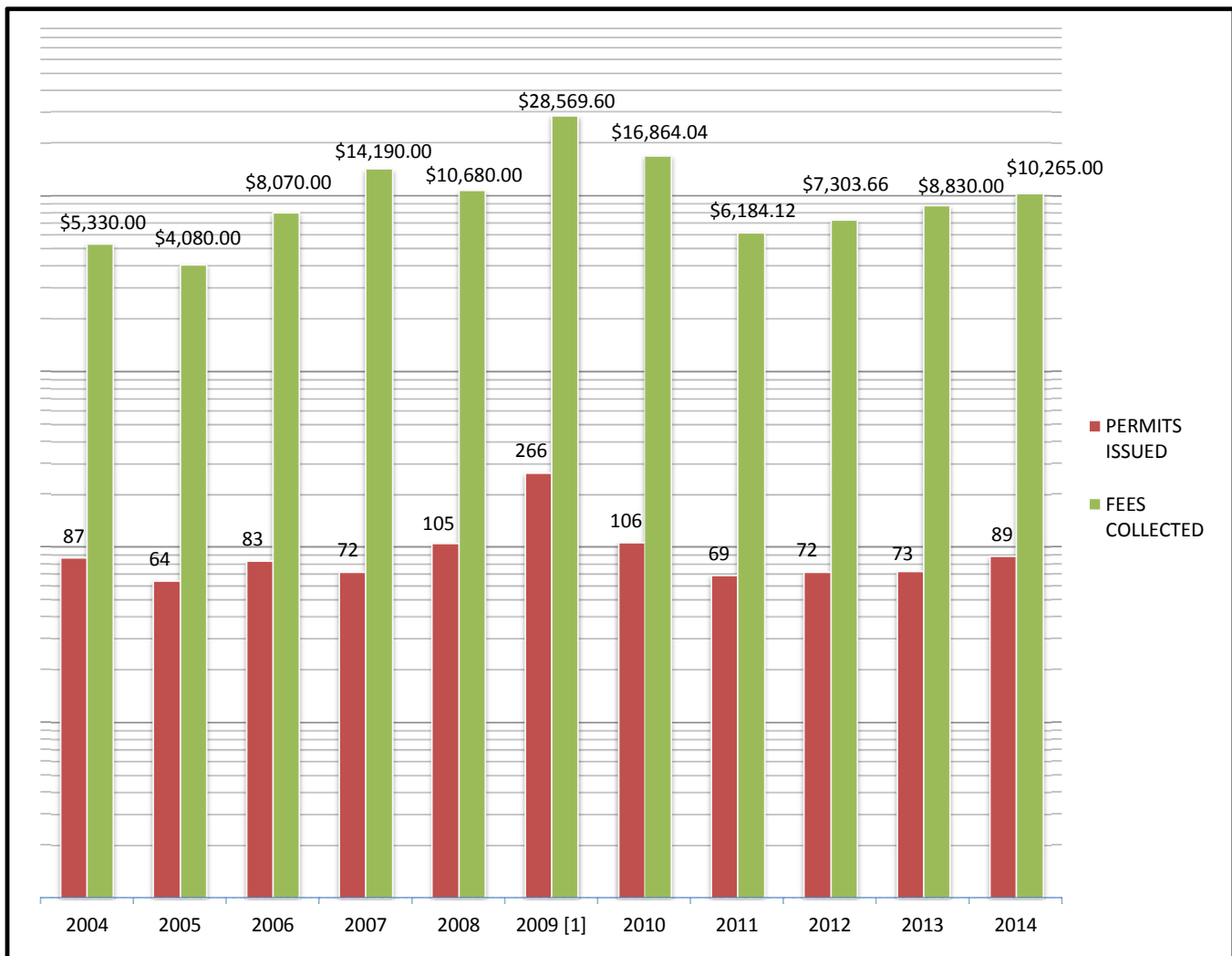
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Zone Change Requests, Zone Text Amendments, GIS Data/Map Sales, and Miscellaneous**.

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

2014 ANNUAL REPORT

2004-2014 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

| YEAR | PERMITS ISSUED | FEES COLLECTED |
|----------|-------------------|-------------------|
| 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 |
| 2014 | 89 | \$ 10,265.00 |



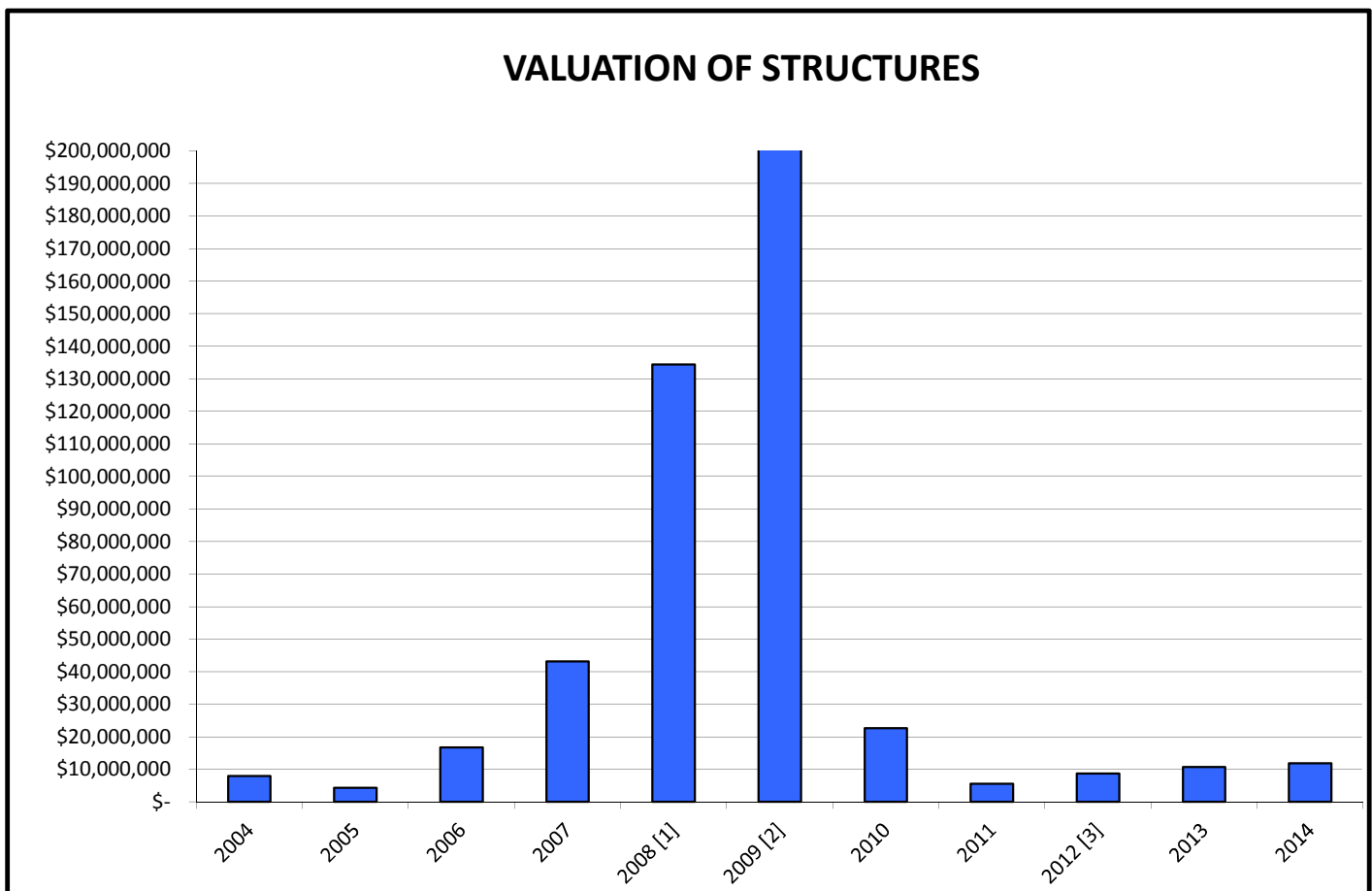
[1] = 204 Bldg. Permits issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

2014 ANNUAL REPORT

Building Permit Receipt Trends (2004-2014 Valuation of Structures)

| YEAR | # OF BUILDING PERMITS | VALUATION OF STRUCTURES** |
|----------|-----------------------|---------------------------|
| 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 |
| 2014 | 89 | \$ 11,819,799.52 |

** = Valuation obtained from Building Permit Applications.

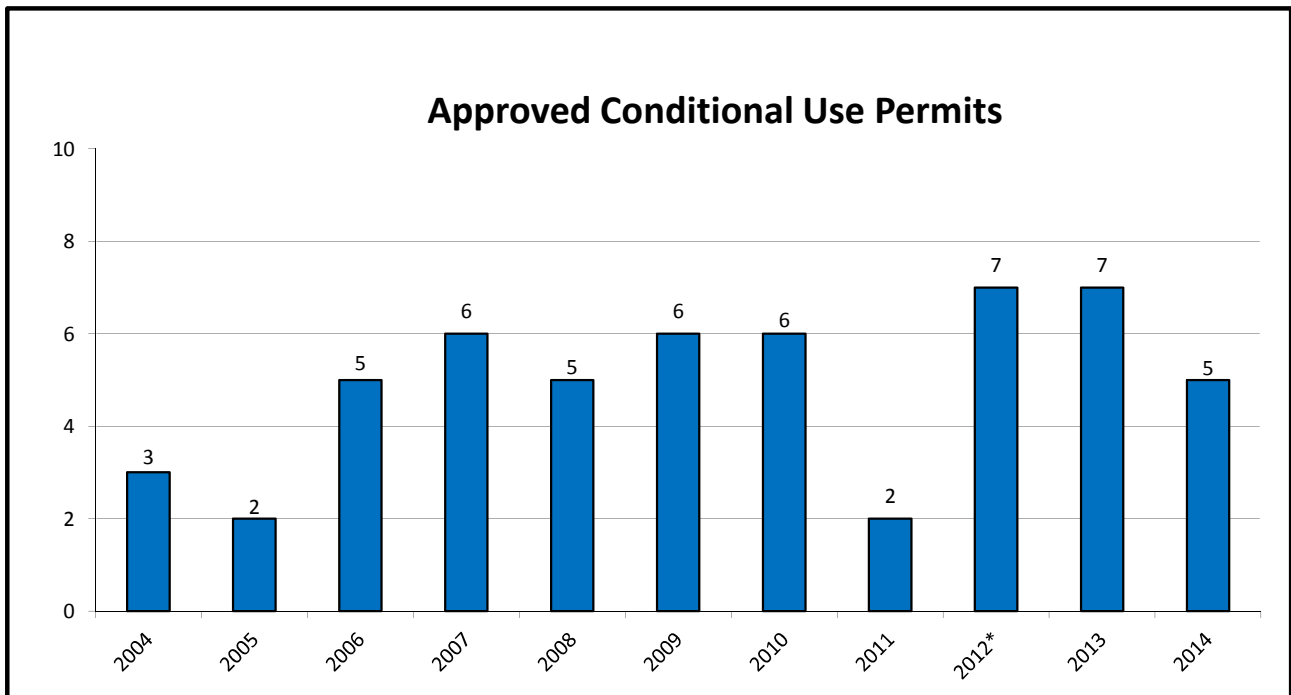
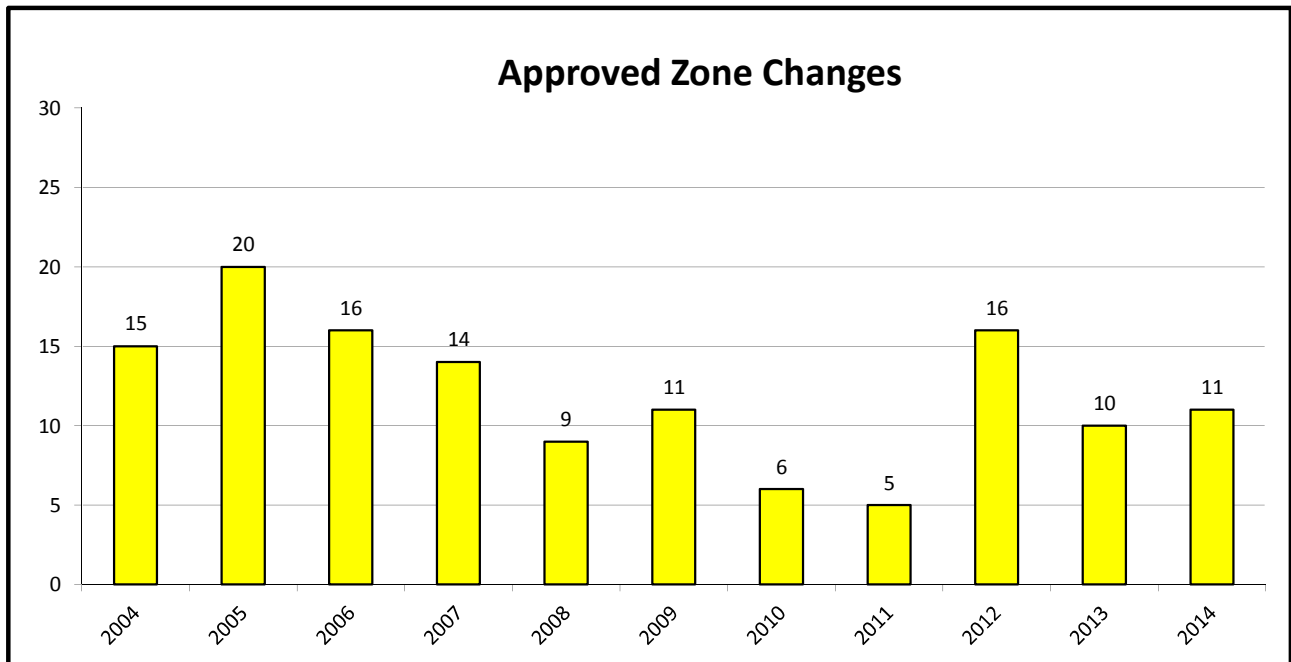


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

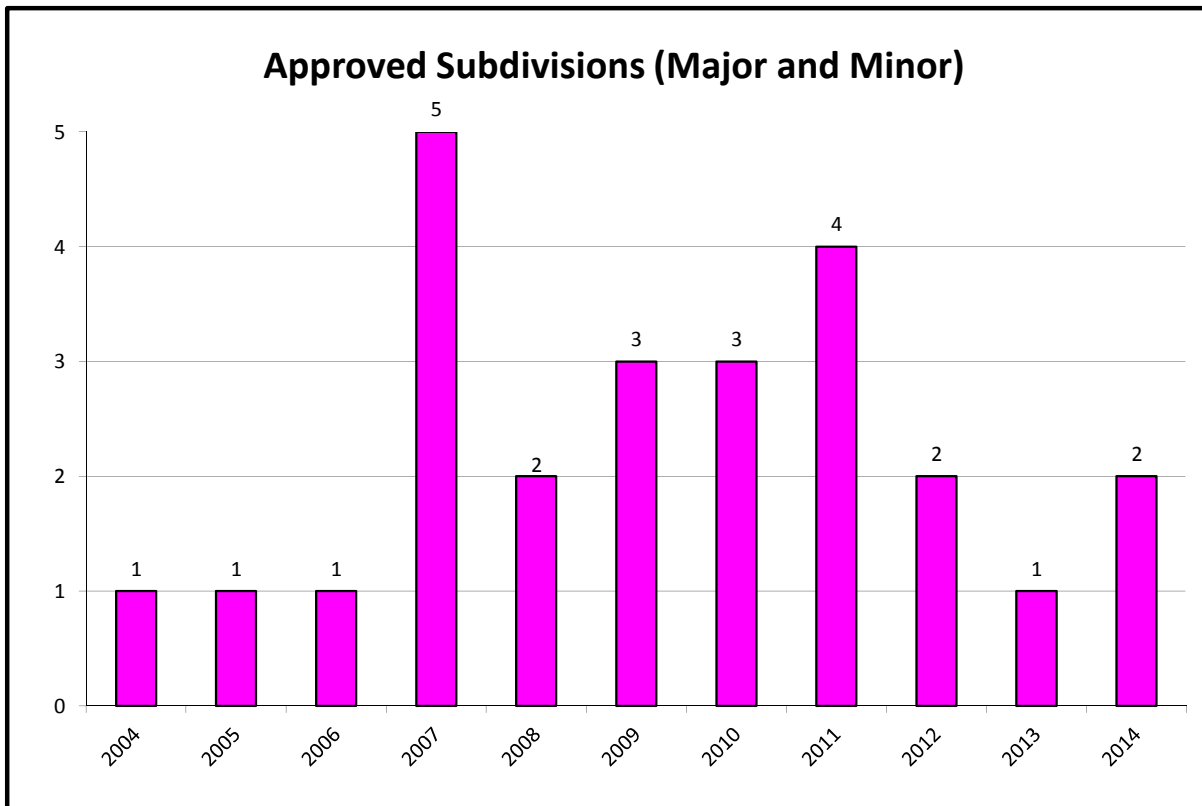
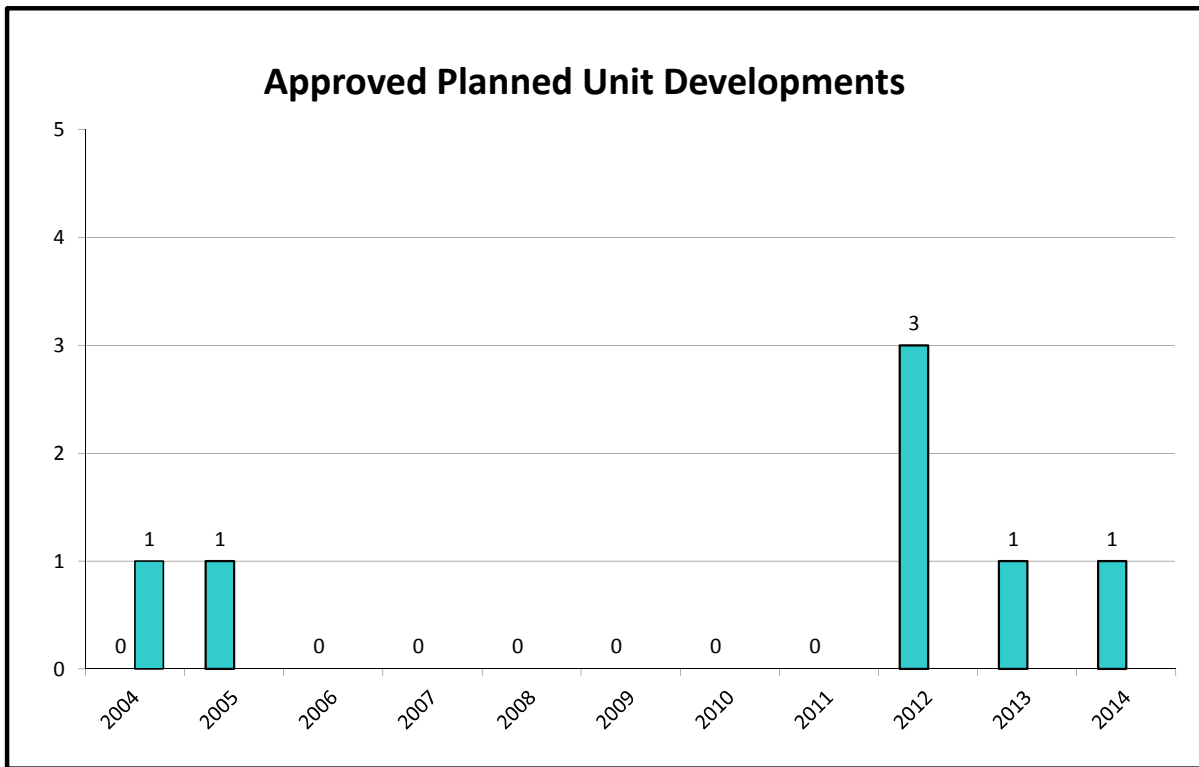
[3] = Includes valuations from Wind Turbine(Non-Commercial), MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility-evaporation ponds - received in 2012.

2014 ANNUAL REPORT

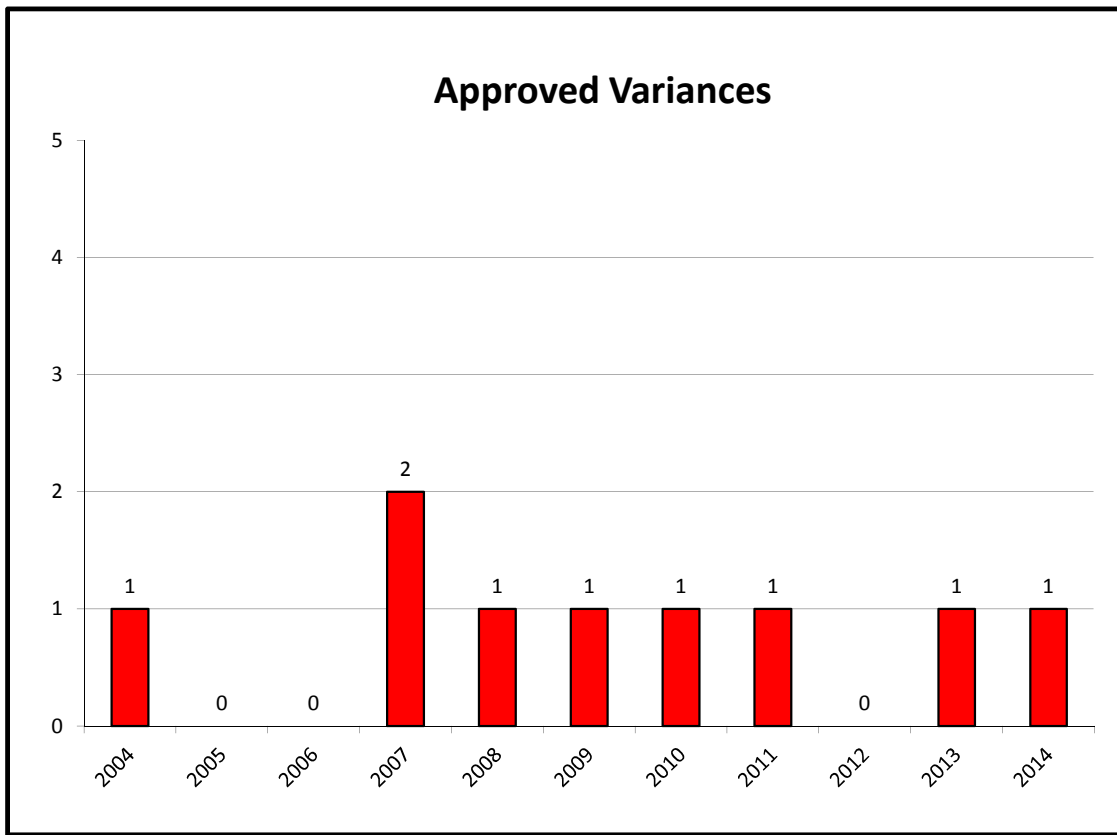


* = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

2014 ANNUAL REPORT



2014 ANNUAL REPORT



ACTIVITY REPORT

APPROVED ZONE CHANGES

YEAR: 2014

| 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: | | | | | | | |
| Z.C. Case #2014-01 | Bruce and Erin Rempel P.O. Box 163 Saratoga, WY 82331 Application Date Rec'd: 11/08/2013 Date(s) Advertised: 11/27/2013-SS [1] | PIN #: 17842530008200 Rural Address: 37C CR 387 A tract of land (5 Acres) located in the E1/2 NW1/4 SW1/4, Section 25, T17N, R84W Approximately 1/2 mile west on Carbon County Road 3387 (South Spring Creek Road); approximately 2 miles south of Saratoga off HWY 130 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-5) on approximately 5 acres | \$150.00 [2] | Scheduled for public hearing on 01/06/2014 Recommended Approval | Scheduled for public hearing on 02/04/2014 APPROVED | APPROVED |
| Z.C. Case #2014-02 | Applicant/Representative: Paul Stanley P.O. Box 294 Baggs, WY 82321 Land Owner: Edmund S. Twining, III P.O. Box 86 Savery, WY 82332 Application Date Rec'd: 12/06/2013 Date(s) Advertised: 12/25/2013-SS Date(s) Advertised: 01/03/2014-SRP [3] | PINS #: 12911020007000 and 12911020006900 Rural Address: 182 WY 70 A parcel of land (28.9 acres) located in the W1/2SW1/4, Section 10, T12N, R91W Approximately 2 miles southeast of Baggs off HWY 70 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-28.9) on approximately 28.9 acres | \$150.00 | Scheduled for public hearing on 02/03/2014 Recommended Approval | Scheduled for public hearing on 03/04/2014 APPROVED | APPROVED |
| Z.C. Case #2014-03 | Daniel and Christine Carnine 12662 US 385 Angora, NE 69331-9624 Application Date Rec'd: 03/24/2014 Date(s) Advertised: 03/26/2014-SS | PIN #: 16812830101600 Rural Address: 2 Hummingbird Lane, Ryan Park Lot 16, Tract "A", Ryan Park, located in the SW1/4, Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Residential (RD) | \$150.00 | Scheduled for public hearing on 05/05/2014 Recommended Approval | Scheduled for public hearing on 06/03/2014 APPROVED | APPROVED |
| Z.C. Case #2014-04 | James and Erin Gould, IV P.O. Box 294 Meeteetse, WY 82443 Application Date Rec'd: 04/21/2014 Date(s) Advertised: 04/30/2014-SS | PIN #: 17842640006700 A tract of land (22.47 acres) located in the NE1/4SE1/4, Section 26, T17N, R84W Approximately 2 miles south of Saratoga and approximately 1.5 miles west of HWY 130 off Carbon County Road #387 (Spring Creek Road) | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-22.47) | \$150.00 | Scheduled for public hearing on 06/02/2014 Recommended Approval | Scheduled for public hearing on 07/01/2014 APPROVED | APPROVED |
| Z.C. Case #2014-05 | Todd Anderson P.O. Box 663 Powell, WY 82435 Application Date Rec'd: 05/01/2014 Date(s) Advertised: 05/28/2014-SS | PIN #: 16812830300100 Block 3, Lot 1, Ryan Park, 2nd Addition, located in the SW1/4, Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Residential (RD) | \$150.00 | Scheduled for public hearing on 06/30/2014 Recommended Approval | Scheduled for public hearing on 08/04/2014 APPROVED | APPROVED |
| Z.C. Case #2014-06 | Timothy and Heather Madsen 31 Cactus Flower Road Laramie, WY 82070 Application Date Rec'd: 05/15/2014 Date(s) Advertised: 05/28/2014-SS | PIN #: 16801520000800 Magnolia Lode Mining Claim, Survey No. 441, located in Secs. 15 & 16, T16N, R80W Approximately 34 miles south and east from Saratoga; and approximately 1 mile north of U.S. Forest Service Road #205 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-10.33) | \$150.00 | Scheduled for public hearing on 06/30/2014 Recommended Approval | Scheduled for public hearing on 08/04/2014 APPROVED | APPROVED |
| Z.C. Case #2014-07 | Kody and Codey Stocks P.O. Box 220 Savery, WY 82332 Application Date Rec'd: 06/02/2014 Date(s) Advertised: 07/02/2014-DT [4] Date(s) Advertised: 07/04/2014-SRP | PIN #: 13903140001400 "KC Minor Subdivision" SE1/4, Section 31, T13N, R90W Approximately 3 miles north and west of Dixon; approximately 220 yards north of Carbon County Road #702 (Baggs-Dixon Road) | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-20.00 for Lot 1) "KC Minor Subdivision" | \$150.00 | Scheduled for public hearing on 08/04/2014 Recommended Approval | Scheduled for public hearing on 09/02/2014 APPROVED | APPROVED |
| Z.C. Case #2014-08 | Robert H. Gentry 900 W. 8th Street Beloit, KS 67420 Application Date Rec'd: 06/23/2014 Date(s) Advertised: 07/02/2014-DT | PIN #: 17801430201300 Tract #13, Overlook Retreat Subdivision #1, located in the SW1/4, Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and U.S. Forest Service Road #105 | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR) for Tract #13 located in the Overlook Retreat Subdivision #1 | \$150.00 | Scheduled for public hearing on 08/04/2014 Recommended Approval | Scheduled for public hearing on 09/02/2014 APPROVED | APPROVED |

ACTIVITY REPORT

APPROVED ZONE CHANGES
YEAR: 2014

| 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: | | | | | | | |
| Z.C. Case #2014-09 | Casey Ebner 1102 Locust Street Rawlins, WY 82301 Application Date Rec'd: 06/23/2014 Date(s) Advertised: 07/02/2014-DT | PIN #: 20802140002500 A tract of land (3.66 acres) located in the SE1/4NE1/4 and the NE1/4SE1/4, Section 21, T20N, R80W Approximately 6 miles east of Elk Mountain at Exit 260 off I-80 and Carbon County Road #402 (Elk Mountain/Medicine Bow Road) | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Highway Commercial (C-2) on approximately 3.66 acres | \$150.00 | Scheduled for public hearing on 08/04/2014 Recommended Approval | Scheduled for public hearing on 09/02/2014 APPROVED | APPROVED |
| Z.C. Case #2014-10 | Sinclair Wyoming Refining Company Attn: Steve Sondergard P.O. Box 227 Sinclair, WY 82334 Application Date Rec'd: 07/21/2014 Date(s) Advertised: 07/02/2014-DT | PIN #: 21861610000800 - Parent Parcel "Sinclair Wyoming Refining Company - Trucking Facility Minor Subdivision" A tract of land (8.04 acres) located in the NW1/4, Section 16, T21N, R86W North of the Town of Sinclair; north of Carbon County Road #351 (Seminole Road) near the intersection of CCR #351 and Washington Avenue | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH) "Sinclair Wyoming Refining Company-Sinclair Trucking Facility Minor Sub." | \$150.00 | Scheduled for public hearing on 09/02/2014 Rescheduled to 09/16/2014 Recommended Approval | Scheduled for public hearing on 10/07/2014 APPROVED | APPROVED |
| Z.C. Case #2014-11 | Reginald and Laurie Forster P.O. Box 576 Saratoga, WY 82331 Application Date Rec'd: 08/08/2014 Date(s) Advertised: 08/27/2014-DT | PIN #: 16812730001500 Rural Address: 37 Snowshoe Lane A tract of land (8.01 acres) located in Section 27, T16N, R81W Approximately 24 miles southeast of Saratoga off HWY 130 - east of Ryan Park | Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA-8.01) | \$150.00 | Scheduled for public hearing on 10/06/2014 Recommended Approval | Scheduled for public hearing on 11/12/2014 APPROVED | APPROVED |

NOTES:
[1] = Saratoga Sun (SS)
[2] = Fees Collected in 2013.
[3] = Snake River Press (SRP)
[4] = Daily Times (DT)

ACTIVITY REPORT

APPROVED CONDITIONAL USE PERMITS
YEAR: 2014

| 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: | | | | | | | |
| C.U. Case #2013-08 | Matthew and Sherry Weber PO Box 321 Baggs, WY 82321 Application Date Rec'd. 09/13/2013 Date(s) Advertised: 09/25/2013-SS [1] Date(s) Advertised: 09/27/2013-SRP [3] | PIN #: 13911010000500 - Parent Parcel 20 Acres located in the W1/2 SE1/4 NE1/4, Section 28, T13N, R91W East of HWY 789; one-quarter mile east on Mesa Road; approximately 3 to 3.5 miles north of the Town of Baggs | Conditional Use Permit in the RAM ZONE The request is to permit a contractors storage yard-construction yard and related facilities. | \$150.00 [2] | Scheduled for public hearing on 11/04/2013 TABLED UNTIL 12/02/2013 12/02/2013: Recommended Approval | Scheduled for public hearing on 01/07/2014 APPROVED | APPROVED |
| C.U. Case #2014-01 | Carbon Power & Light, Inc. P.O. Box 579 Saratoga, WY 82331 Application Date Rec'd: 02/12/2014 Date(s) Advertised: 02/26/2014-SS | PIN #: 16830330000800 - Parent Parcel A tract of land (2.00 acres) located in the SE1/4, Section 17, T16N, R83W Approximately 1/2 mile south of the junction of HWY 130 and HWY 230 | Conditional Use Permit request for the relocation of the "Crow Substation" to a nearby site in the RAM Zone. The existing Crow Substation has reached the end of its useful life. | \$150.00 | Scheduled for public hearing on 03/31/2014 Recommended Approval | Scheduled for public hearing on 05/06/2014 APPROVED | APPROVED |
| C.U. Case #2014-02 | Casey Ebner 1102 Locust Street Rawlins, WY 82301 Application Date Rec'd: 06/23/2014 Date(s) Advertised: 07/02/2014-DT [4] | PIN #: 20802140002500 A tract of land (3.66 acres) located in the SE1/4NE1/4 and the NE1/4SE1/4, Section 21, T20N, R80W Approximately 6 miles east of Elk Mountain at Exit 260 off I-80 and Carbon County Road #402 (Elk Mountain/Medicine Bow Road) | Conditional Use Permit in the C-2 Zone | \$150.00 | Scheduled for public hearing on 08/04/2014 Recommended Approval | Scheduled for public hearing on 09/02/2014 APPROVED | APPROVED |
| C.U. Case #2014-04 | Applicant: Atlas Tower Holdings, LLC 4400 Arapahoe Avenue, Suite 100 Boulder, CO 80303 Owners: Troy and Andrea Shepard Trustees P.O. Box 96 Rawlins, WY 82301 Application Date Rec'd: 10/20/2014 Date(s) Advertised: 10/31/2014-DT | PIN #: 21862330001000 - Parent Parcel A tract of leased land (5,600 sq.ft.) located in a portion of Section 23, T21N, R86W Located southeast of the Town of Sinclair along the CIG Plant Road | Conditional Use Permit in the RRA Zone The request is to permit a communications tower "Sinclair Rabbit" 190 feet in height and its associated structures | \$150.00 | Scheduled for public hearing on 12/01/2014 Recommended Approval | Scheduled for public hearing on 12/16/2014 APPROVED | APPROVED |
| C.,U. Case #2014-05 | Applicant: SourceGas Distribution, LLC 1535 E. Yellowstone Highway Casper, WY 82601 Owner: Anadarko Land Corp. P.O. Box 1330 Houston, TX 77251 Application Date Rec'd: 10/20/2014 Date(s) Advertised: 10/31/2014-DT | PIN #: 21841310000500 - Parent Parcel A tract of land (3.61) acres located in the NW1/4 NW1/4, Section 35, T21N, R84W Located northwest of Walcott Junction off Carbon County Road #215N (Stock Drive Wa | Conditional Use Permit in the RAM Zone The request is to permit a natural gas utility processing and compressor station "Chokecherry Compressor Station" on approximately 4 acres | \$150.00 | Scheduled for public hearing on 12/01/2014 Recommended Approval | Scheduled for public hearing on 12/16/2014 APPROVED | APPROVED |

NOTES:

- [1] = Saratoga Sun (SS)
- [2] = Fees Collected in 2013.
- [3] = Snake River Press (SRP)
- [4] = Daily Times (DT)

ACTIVITY REPORT

APPROVED
PLANNED UNIT DEVELOPMENTS
AND
SUBDIVISIONS (MAJOR AND MINOR)
YEAR: 2014

| 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 #2014-01 | A Bar A Ranch (DBA Cody Resources, LP) 3575 Cherry Creek North Drive Denver, CO 80209 Application Date Rec'd: 03/07/2014 Date(s) Advertised: 03/26/2014-SS [1] | PIN #: 14810840000500 - Parent Parcel "A Bar A Guest Ranch P.U.D." The A Bar A Guest Ranch P.U.D. is located in portions of the following Sections 22, 23, 26, and 27, T14N, R81W The A Bar A Guest Ranch P.U.D. is located approximately 20 miles southeast of Encampment and Riverside | Planned Unit Development Request for approximately 196+/- acres | \$150.00 | Scheduled for public hearing on 05/05/2014 Recommended Approval | Scheduled for public hearing on 06/03/2014 APPROVED | APPROVED |
| SUBDIVISION CASES: | | | | | | | |
| MIN SUB Case #2014-01 | Kody and Codey Stocks P.O. Box 220 Savery, WY 82332 Application Date Rec'd: 06/02/2014 Date(s) Advertised: 07/02/2014-DT [2] Date(s) Advertised: 07/04/2014-SRP [3] | PIN #: 13903140001400 "KC Minor Subdivision" SE1/4, Section 31, T13N, R90W Approximately 3 miles north and west of Dixon; approximately 220 yards north of Carbon County Road #702 (Baggs-Dixon Road) | Minor Subdivision Request -- Lot 1 "KC Minor Subdivision" | \$100.00 | Scheduled for public hearing on 08/04/2014 Recommended Approval | Scheduled for public hearing on 09/02/2014 APPROVED | APPROVED |
| MIN SUB Case #2014-02 | Sinclair Wyoming Refining Company Attn: Steve Sondergard P.O. Box 227 Sinclair, WY 82334 Application Date Rec'd: 07/21/2014 Date(s) Advertised: 07/30/2014-DT | PIN #: 21861610000800 - Parent Parcel "Sinclair Wyoming Refining Company - Trucking Facility Minor Subdivision" A tract of land (8.04 acres) located in the NW1/4, Section 16, T21N, R86W North of the Town of Sinclair; north of Carbon County Road #351 (Seminole Road) near the intersection of CCR #351 and Washington Avenue | Minor Subdivision Request -- Lot 1 "Sinclair Wyoming Refining Company-Sinclair Trucking Facility Min. Sub." | \$100.00 | Scheduled for public hearing on 09/02/2014 Rescheduled to 09/16/2014 Recommended Approval | Scheduled for public hearing on 10/07/2014 APPROVED | APPROVED |

NOTES:
[1] = Saratoga Sun (SS)
[2] = Daily Times (DT)
[3] = Snake River Press (SRP)

ACTIVITY REPORT

APPROVED VARIANCES

YEAR: 2014

| 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 #2014-03 | Daniel and Christine Carnine 12662 US 385 Angora, NE 69331-9624 Application Date Rec'd: 03/24/2014 Date(s) Advertised: 03/26/2014-SS [1] | PIN #: 16812830101600 Rural Address: 2 Hummingbird Lane, Ryan Park Ryan Park, Tract "A", Lot 16, SW1/4, Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130 | Variance Request in the RD Zone to reduce the minimum front yard setback distance for a garage/accessory building | \$150.00 | Scheduled for public hearing on 05/05/2014 APPROVED | DOES NOT GO TO BOCC | APPROVED |

NOTES:

[1] = Saratoga Sun (SS)

END OF ANNUAL REPORT