

2016
ANNUAL REPORT

CARBON COUNTY
PLANNING & ZONING
COMMISSION

PREPARED & PRESENTED BY:
PLANNING & DEVELOPMENT STAFF

Sid Fox, Planning Director
Erik De Vaun, Planner/GIS Specialist
Kristy R. Rowan, Commission's Secretary

2016 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, Chairman
Jay Grabow, Vice Chairman
Byron Barkhurst, Member
Joan McGraw, Member
O.R. Wille, Member

Planning & Development Dept.

Sid Fox, AICP, Planning Director
Erik DeVaun, Planner/GIS Specialist
Kristy R. Rowan, Sec. to the Commission

February 2017

We are pleased to submit the 2016 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

The Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman. Ken Bessel moved out of the County and the Board of County Commissioners appointed Ms. Joan McGraw to fill that vacancy. Mr. Grabow was reappointed for an additional three year term. Chad Pickett did not reapply when his term expired at the end of 2016 resulting in a vacancy on the Commission. On January 3, 2017, the Board of County Commissioner appointed Mr. Byron Barkhurst to fill that vacancy.

In February, Mr. Erik DeVaun was hired as a 3/4 time employee to fill the Planner/GIS Specialist position. Erik earned his B.S. degree in Geographic Information Sciences from the University of South Carolina. In July, the County entered into a contract for Code Enforcement Services with Leroy Graham. Mr. Graham resigned in November, 2016.

The staff continues to support GIS needs of the various County departments and the Carbon County Economic Development Corporation. At the request of the County Clerk, Erik updated the election precinct maps that were made available to the election judges during the 2016 election. A county road map was created that includes Interstate, State, County, BLM & USFS roads on one map. Rural addressing has been improved to include zip codes and towns in their assignment letters and in the database. The geospatial and tabular data associated with addresses, roads, zone districts, private, and public land boundaries along with other information has been edited and organized to improve accuracy and ease of use. In September, Carbon County completed the Carbon County Wildfire Protection Plan-2016 Update. Erik was a member of the technical operating committee and provided expertise and assistance with the GIS mapping efforts.

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. Erik prepared base maps that have been linked to the Carbon County Economic Development's website. The maps provide a quick but comprehensive

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overview of infrastructure and resources that are important to those looking at economic development opportunities in Carbon County.

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. The Urban Systems Committee was instrumental in securing a \$50,000 WDOT Planning Grant to prepare a conceptual corridor plan. The US 287 By-pass Corridor Plan is being finalized and will include cost estimates and recommendation for improvements between the Carbon County Higher Education Center (CCHEC) to Alton Lane. The Plan and associated recommendations will be presented to the City Council in the near future.

114 Building Permits were issued in 2016 as compared to 86 issued in 2015. A breakdown of the types of structures built is contained in the attached overview of construction activity. Building permit fees collected in 2016 increased by \$2,340.00 or 13%. The number of building permits issued has been fairly stable in the last few years but the valuation of the structures has been steadily increasing.

There were 27 case files opened and processed in 2016; including zone changes, conditional use permits, subdivisions, and text amendments. The 2016 case file activity report summary is included at the end of this annual report. Monthly activity reports 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.

No significant amendments to the Zoning Resolution were approved in 2016; however, we did respond to an applicant's inquiry to construct an "animal crematorium" and amended the Zoning Resolution to accommodate that request. As recommended in the Comprehensive Land Use Plan, we will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations, as needed.

The Commission made recommendations to update the Planning and Development Department Fee Schedule and on June 21, 2016, the Board of County Commissioners accepted the Commission's recommendation and the 2016 Fee Schedule was approved by the Board. The Commission held several workshops during the year to review the "Rules and Regulations" of the Carbon County Planning and Zoning Commission that were originally adopted in 2008. The updated "Rules of Practice and Procedure" were readopted on August 1, 2016.

A goal of the Carbon County 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 an active partner as a "cooperating agency" and has participated with the USFS and BLM on several NEPA projects that made significant progress in 2016.

The Ruckelshaus Institute, in cooperation with the University of Wyoming Extension, recently published a booklet entitled, **Local Government Land-Use Planning in Wyoming: Purpose, Process, and Benefits**. The publication recognized Carbon County for our planning efforts and being an active partner in the Federal Land Management activities:

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“Coordinate Energy Development–Carbon County: Almost 54% of the land in Carbon County, Wyoming, is owned by the federal government. Similar to many of Wyoming’s other 22 counties, Carbon County has chosen to be an active partner in federal land management activities, including planning for oil, gas, and wind energy development. Carbon County has accomplished this in part by incorporating goals related to multiple use development opportunities in its county-wide comprehensive land-use plan. In doing so, the county has established a policy tool that can be used to advocate for local government consultation and coordination in federal agency land management decisions.”

Federal permitting milestones were achieved for the Chokecherry and Sierra Madre (CCSM) Wind Energy Project. The USFWS-FEIS for Eagle Take Permits, Phase 1, was released in November, 2016. In December, the BLM issues a Record of Decision (ROD) for the Trans-West Express electric transmission line and a ROD for the Energy Gateway South transmission line. Trans-West Express is dedicated to moving energy generated at the CCSM project and Gateway South will serve Pacific Corp\Rocky Mountain Power customers in the region. Final approval of these projects will significantly increase transmission capacity and should generate a significant amount of economic activity in Carbon County.

Power Company of Wyoming mobilized and began construction of roads and related infrastructure for the Chokecherry and Sierra Madre (CCSM) Wind Energy Project. Building permits were not required for construction activities in 2016; however, we do anticipate that construction will continue in 2017.

As a result of recent changes in State Statutes, Carbon County and the City of Rawlins agreed to withdraw from the 2008 MOU-Resolution No. 2016-14. The Town of Saratoga adopted their 2016 Comprehensive Master Plan. As a result of policy direction included in the County Comprehensive Plan and the Saratoga Plan, the Planning Director worked with the Saratoga Planning Commission to draft an updated MOU regarding extraterritorial jurisdiction in the immediate area adjacent to the existing town boundary. The MOU is in draft form and has not been adopted.

Mineral Tax Valuation dropped down to 217.5 million; a 53.4% reduction compared to 2015. County (Locally Assessed) Property Tax Valuations have shown a slow but steady increase since a significant drop in 2010 and are 0.8% above the 2015 level. The sum total of all property tax valuation (State Assessed + Local Assessed) has shown a significant drop of 35.4% since 2011. This is the third largest valuation drop in Wyoming and compares to a State wide drop of 14% over the same 5 year period (See CBI Focus on Carbon County-January 2017, attached). Wind energy production taxes received in 2016 decreased by \$125,645.

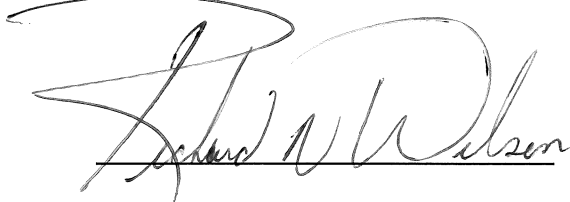
Wind Energy Production Taxes			
2013	2014	2015	2016
\$279,319.	\$480,198.	\$580,921.	\$455,276.

The Planning and Zoning Commission is confident that its planning and development review work in 2016 has contributed to the protection of our treasured community resources while encouraging economic development in a consistent and predictable manner. We look forward to working with the staff and the Carbon County Board of County Commissioners as we move forward into 2017.

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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, Commission's Secretary & Office Manager at the above listed number.

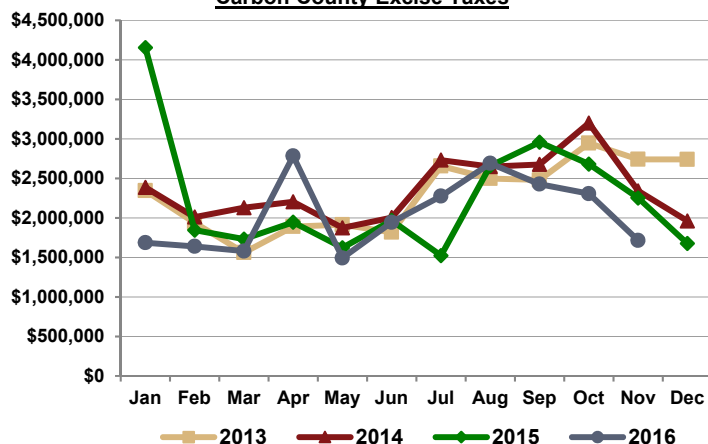
Respectfully Submitted,

A large, stylized handwritten signature in dark ink, appearing to read "Richard N. Wilson". The signature is written over a horizontal line.

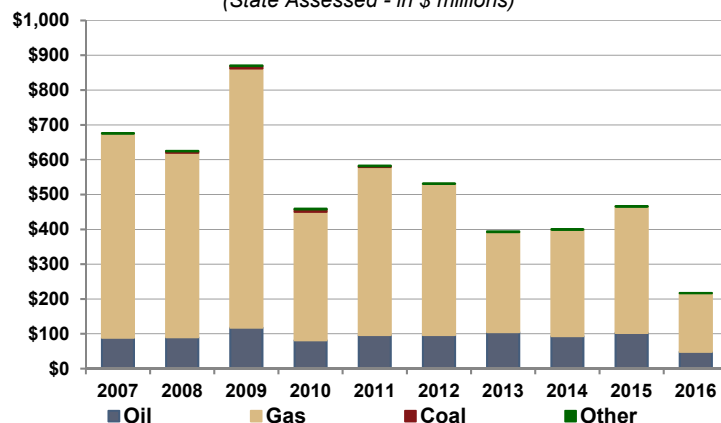
Richard "Rich" Wilson
Chairman

A handwritten signature in dark ink, appearing to read "S. Fox". The signature is written over a horizontal line.

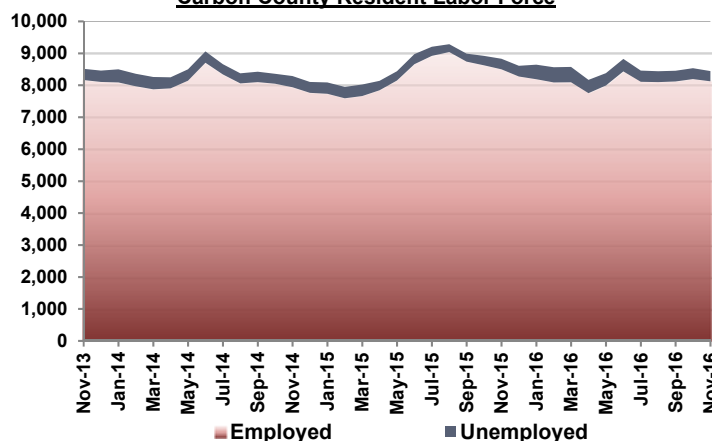
Sid Fox, AICP
Planning Director

Carbon County Excise Taxes

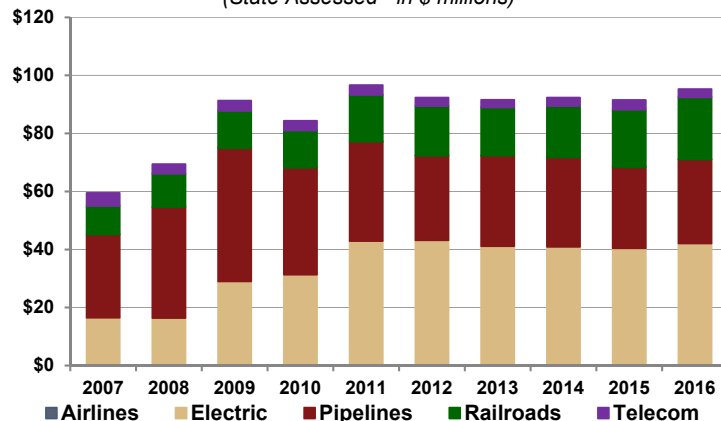
November 2016 = \$1,715,869 (23.8% less than November 2015).
 Calendar YTD 2016 = \$22,544,601 (11.0% less than YTD 2015).

Carbon County Mineral Tax Valuations
(State Assessed - in \$ millions)

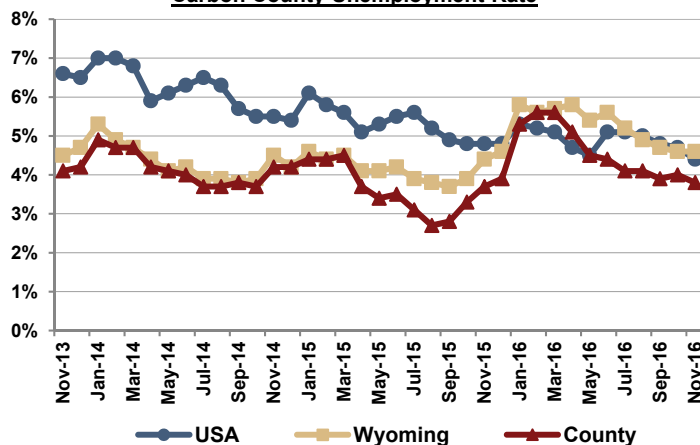
2016 Total = \$217.5 million (53.4% less than 2015).
 Oil = \$48.1; Gas = \$168.3; Coal = \$0.0; and Other = \$1.1 (in \$ millions).

Carbon County Resident Labor Force

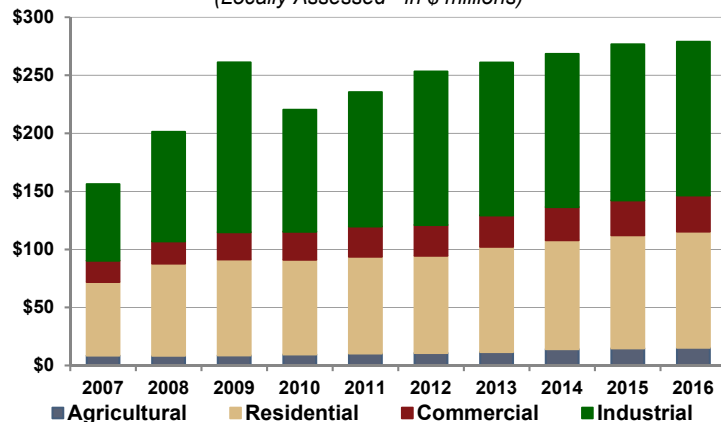
November 2016 Employed = 8,123 (0.8% less than October 2016).
 Calendar YTD 2016 Avg. = 8,107 (2.5% less than YTD 2015).

Carbon County Non-Mineral Tax Valuations
(State Assessed - in \$ millions)

2016 Total = \$95.2 (4.1% more than 2015); Airlines = \$0.0; Electric = \$42.1; Pipelines = \$29.0; Railroads = \$21.4; and Telecom = \$2.8 (in \$ millions).

Carbon County Unemployment Rate

November 2016 Unemployment = 3.8% (October 2016 was 4.0%).
 Calendar YTD 2016 Avg. = 4.6% (YTD 2015 Avg. was 3.6%).

Carbon County Property Tax Valuations
(Locally Assessed - in \$ millions)

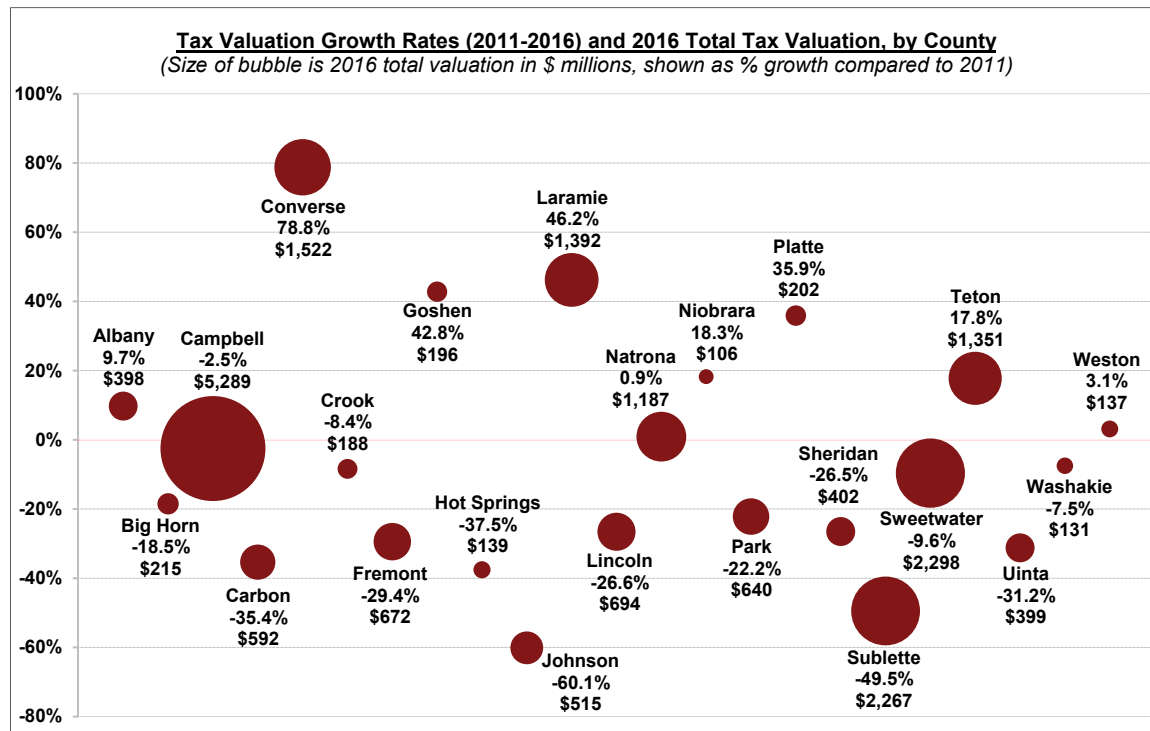
2016 Total = \$278.9 million (0.8% more than 2015); Agricultural = \$15.3; Residential = \$100.1; Commercial = \$31.1; & Industrial = \$132.3 (\$ millions).

Community Builders, Inc. (CBI) is a Wyoming-based consulting firm that specializes in community and economic development, including feasibility studies and planning. Each monthly *CBI Focus* newsletter provides current economic data and analytical graphs for one of Wyoming's 23 counties (and 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. © 2017 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. DOR's Annual Reports, along with many other helpful publications and tax data, are posted online at: <http://revenue.wyo.gov/>.

The chart on this page presents the sum total of all

mineral, non-mineral (state assessed), and locally assessed property tax valuations. The size of each bubble represents the total 2016 tax valuation for each county (in \$ millions). The vertical location of each bubble represents that county's tax valuation growth rate since 2011 (5-year growth rate). Thus, Campbell County currently has the largest total tax valuation (\$5,289 million), even though it has declined 2.5% since 2011. Likewise, Niobrara County has the smallest total tax valuation (\$106 million), though it has grown by 18.3% since 2011 and is closing in on Washakie County (\$131 million).

Since 2011, Wyoming's total tax valuation has declined 14.0% (losing \$3.4 billion), and now totals \$20.9 billion. Much lower gas valuations (which have decreased \$4.7 billion, or -61.5%, since 2011) have been driving the Wyoming economy downward. Oil valuations have dropped just \$22 million (-0.7%) during the last five years. Statewide, total agricultural property valuations rose 46.5%, residential property increased 16.9%, commercial property grew 22.0%, and industrial property increased 11.4%, from 2011 to 2016. Together, three counties (Campbell, Sublette, and Sweetwater) collectively represent \$9.9 billion in total valuations, which is 47.1% of the total 2016 valuations in Wyoming.

Community Builders, Inc. (CBI) can provide you with much deeper analysis of the topics presented in this newsletter. CBI's principal consultants collectively have more than 60 years of community and economic development experience. CBI provides master plans, business plans, feasibility studies, senior living analysis, economic and strategic planning, and other consulting services.

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Nine counties enjoyed growth of their tax base from 2011 to 2016, while fourteen counties experienced a decline in valuations. Converse County led all counties' growth rates (78.8%), mostly driven by huge increases in oil valuation. Sublette (-\$2.2 billion), Johnson (-\$776 million), and Carbon (-\$324 million) are the Counties that lost the most value, mostly due to their gas valuations. The most significant increases in total actual valuation during the last five years came from Converse County (\$671 million), followed by Laramie County (\$440 million), where growth in the local tax base appears to be driven by nearly all sectors.

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2016 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY:

The Planning Department issued 114 Permits.

<u>RESIDENTIAL PRIMARY:</u>	11 permits issued
<u>RESIDENTIAL SECONDARY:</u>	12 permits issued
<u>ACCESSORY STRUCTURES:</u>	38 permits issued
<u>OTHER STRUCTURES:</u>	3 permits issued
<u>COMMERCIAL DEVELOPMENT:</u>	13 permits issued
<u>INDUSTRIAL DEVELOPMENT:</u>	19 permits issued
<u>SIGN PERMITS:</u>	18 permits issued

CASE FILES:

27 case files were opened in 2016 requesting zone changes, conditional use permits, planned unit developments, subdivisions (major and minor), variances, and text amendments.

ZONE CHANGE REQUESTS:

13 Zone Change Requests were processed and 11 requests were approved in 2016.

- 2 case file was request from RAM to RRA:
 - Z.C. Case #2016-08 – Lonnie Hopkins
 - Z.C. Case #2016-10 – David and Nicole Jaramillo
- 4 case files were requests from RAM to FPSR:
 - Z.C. Case #2016-04 – Dennis Carpenter
 - Z.C. Case #2016-06 – Roy and Joyce Gray and Jeffrey and Julia Magargle
 - Z.C. Case #2016-09 – Gary and Carolyn Gerstner
 - Z.C. Case #2016-11 – Samuel and Deborah Taylor
- 2 case file was request from RAM to RD:
 - Z.C. Case #2016-05 – Sam Morgan and Brice Reid
 - Z.C. Case #2016-07 – Marc Smerekanicz and Rachel Zeman
- 1 case file were requests from RAM to C-2:
 - Z.C. Case #2016-02 – Thomas Mullan and Jodi and Ronny Newkirk
- 2 case files were requests from RAM to IL:
 - Z.C. Case #2016-01 – Carbon County Gov't.
 - Z.C. Case #2015-03 – Vern and Barbara Linn

CONDITIONAL USE PERMITS:

11 Conditional Use Permit Requests were processed and 9 requests were approved in 2016.

- C.U. Case #2016-01 – Upper Platte River Solid Waste Disposal District
(Use: Transfer Station)
- C.U. Case #2016-02 – Excomm, LLC and Silver Spur Land and Cattle, LLC
(Use: Telecommunications Tower)
- C.U. Case #2016-03 – Robert Weber
(Use: Self-service Storage Facility)
- C.U. Case #2016-04 – Brush Creek LLC
(Use: Guest Ranch and Resort)
- C.U. Case #2016-05 – Jonathan Ogburn
(Use: Wood Shop Business)
- C.U. Case #2016-06 – David and Sydney Gourlay
(Use: Small Business serving the Oil & Gas Industry)
- C.U. Case #2016-09 – Thomas Mullan and Jodi and Ronny Newkirk
(Use: Auto/Wrecker Service Business)
- C.U. Case #2016-10 – Katherine Hones, DVM and Peterson Livestock LLC
(Use: Animal Crematorium)
- C.U. Case #2016-11 – Kiana and Gregory Drake
(Use: Family Day Care Home)

PLANNED UNIT DEVELOPMENTS:

0 Planned Unit Development Requests were processed and approved in 2016.

SUBDIVISIONS (REPLATS, MAJOR, MINOR):

2 Subdivision Requests were processed and approved in 2016.

- MIN SUB Case #2016-01 – “Arlington Outpost Minor Subdivision”
- MIN SUB Case #2016-02 – “Morgan Minor Subdivision”

VARIANCE REQUESTS:

0 Variance Requests were processed and approved in 2016.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

1 text amendment was processed and approved in 2016.

- ZRA Case #2016-01 – Carbon County

PENDING ACTION IN 2017:

2 requests are pending action from the Carbon County Planning and Zoning Commission for 2017.

- Z.C. Case #2016-12 – Jerry “Pat” and Patricia Lynch
(The Commission will hear this case file in spring/summer of 2017.)
- Z.C. Case #2016-13 – Christopher Craig and Randy Flaming
(The Commission will hear this case file in January, 2017.)

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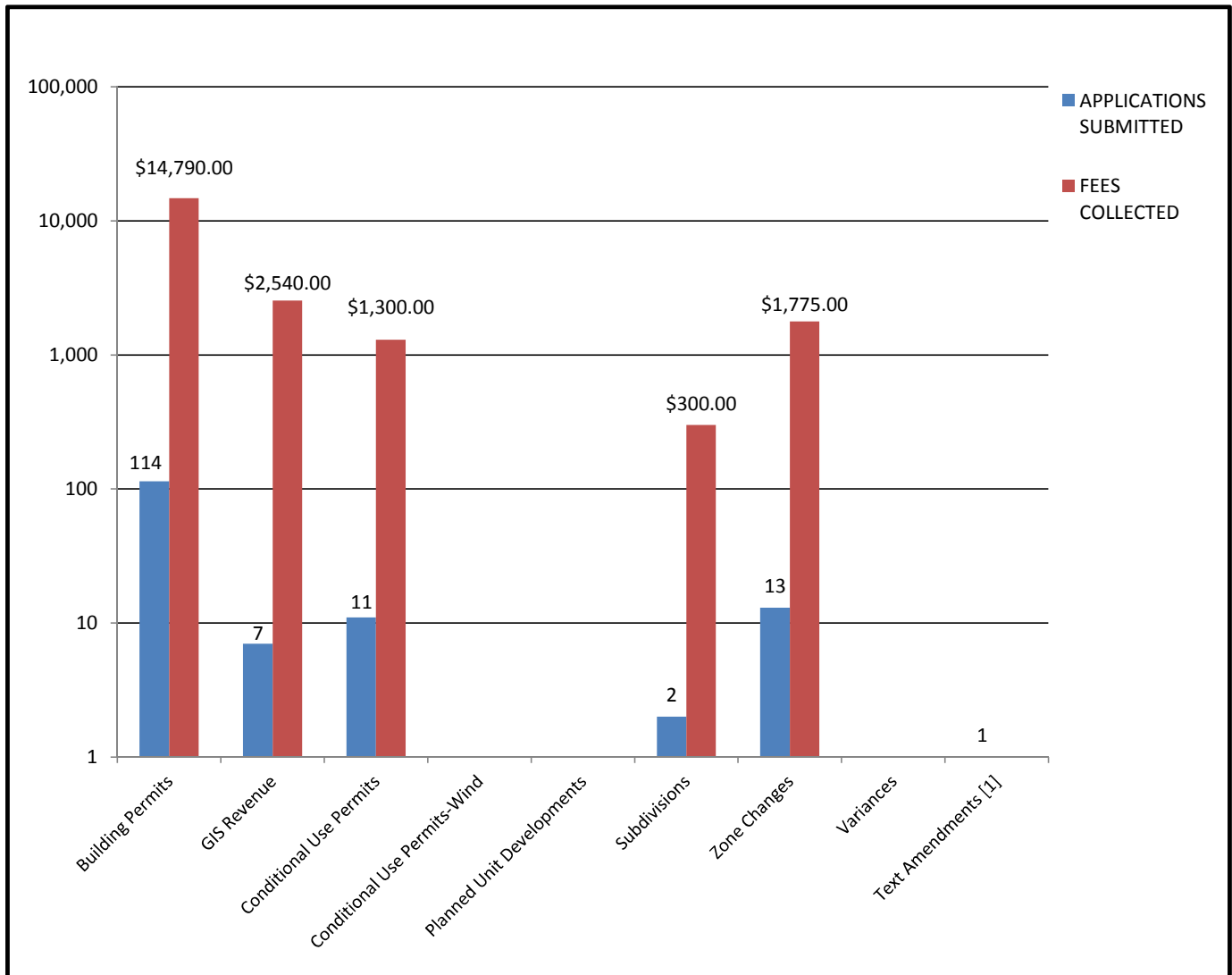
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	1	\$225.00	\$235,000.00
FEBRUARY	2	\$110.00	\$26,000.00
MARCH	2	\$150.00	\$55,000.00
APRIL	11	\$800.00	\$392,739.00
MAY	9	\$1,325.00	\$1,414,368.00
JUNE	12	\$1,225.00	\$771,243.00
JULY	12	\$1,835.00	\$1,545,637.00
AUGUST	25	\$2,045.00	\$348,060.00
SEPTEMBER	8	\$900.00	\$392,000.00
OCTOBER	9	\$1,425.00	\$992,658.79
NOVEMBER	9	\$2,125.00	\$10,168,460.00
DECEMBER	14	\$2,625.00	\$2,304,038.00
TOTALS	114	\$14,790.00	\$18,645,203.79

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	114	\$14,790.00
GIS Revenue	7	\$2,540.00
Conditional Use Permits	11	\$1,300.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	0	\$0.00
Subdivisions	2	\$300.00
Zone Changes	13	\$1,775.00
Variances	0	\$0.00
Text Amendments [1]	1	\$0.00



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

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DEVELOPMENT ACTIVITY TRENDS 2006 thru 2016

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
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
2015	86	5	0	0	3	0	9	3	\$ 18,596.00 [6]	\$ 22,053,971.33
2016	114	9	0	0	2	0	11	1	\$ 20,936.00 [6]	\$ 18,645,203.79

[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.

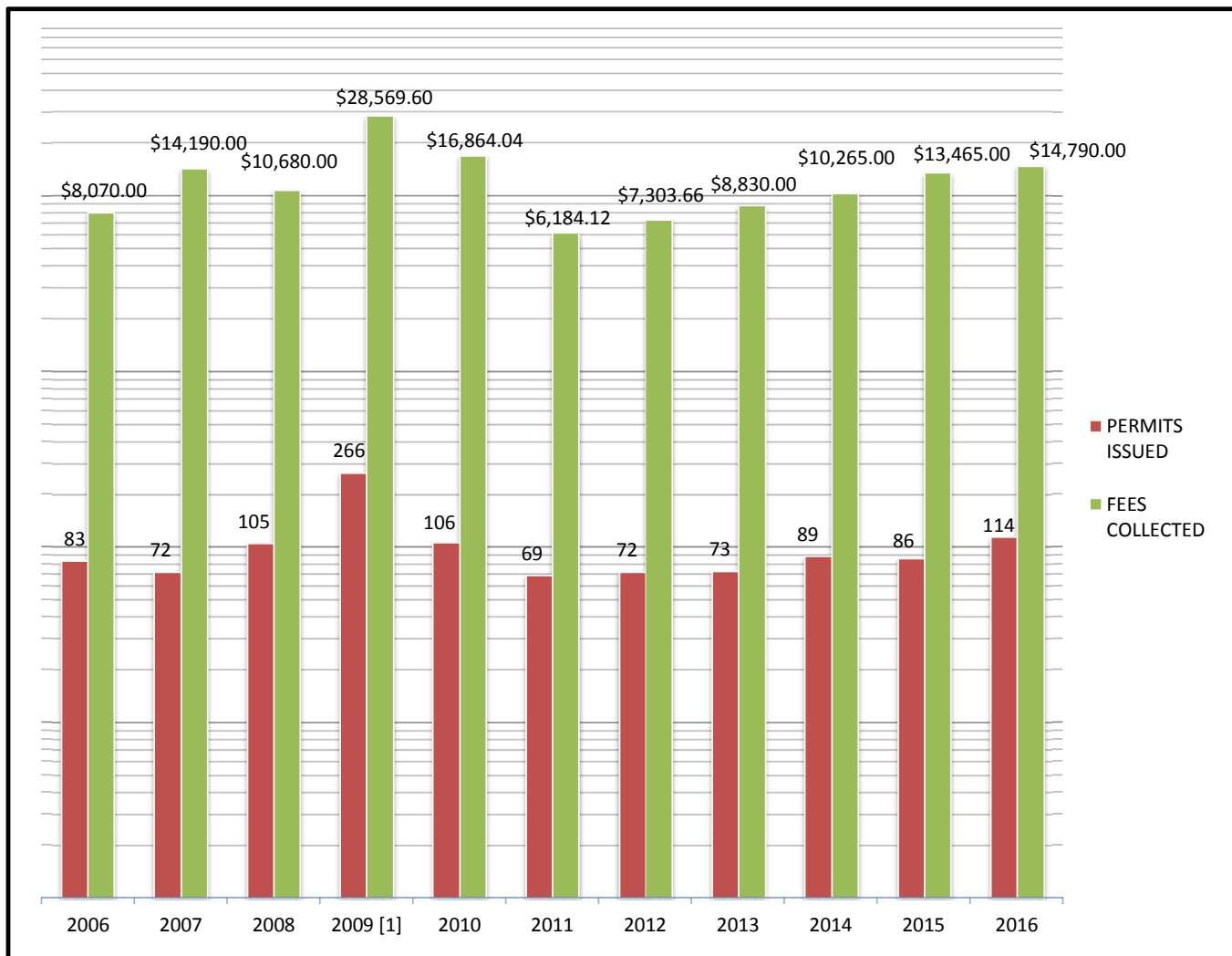
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Zone Change Requests, Zone Text Amendments, GIS Data/Map Sales, and Miscellaneous**.

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

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2006-2016 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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
2015	86	\$ 13,465.00
2016	114	\$ 14,790.00



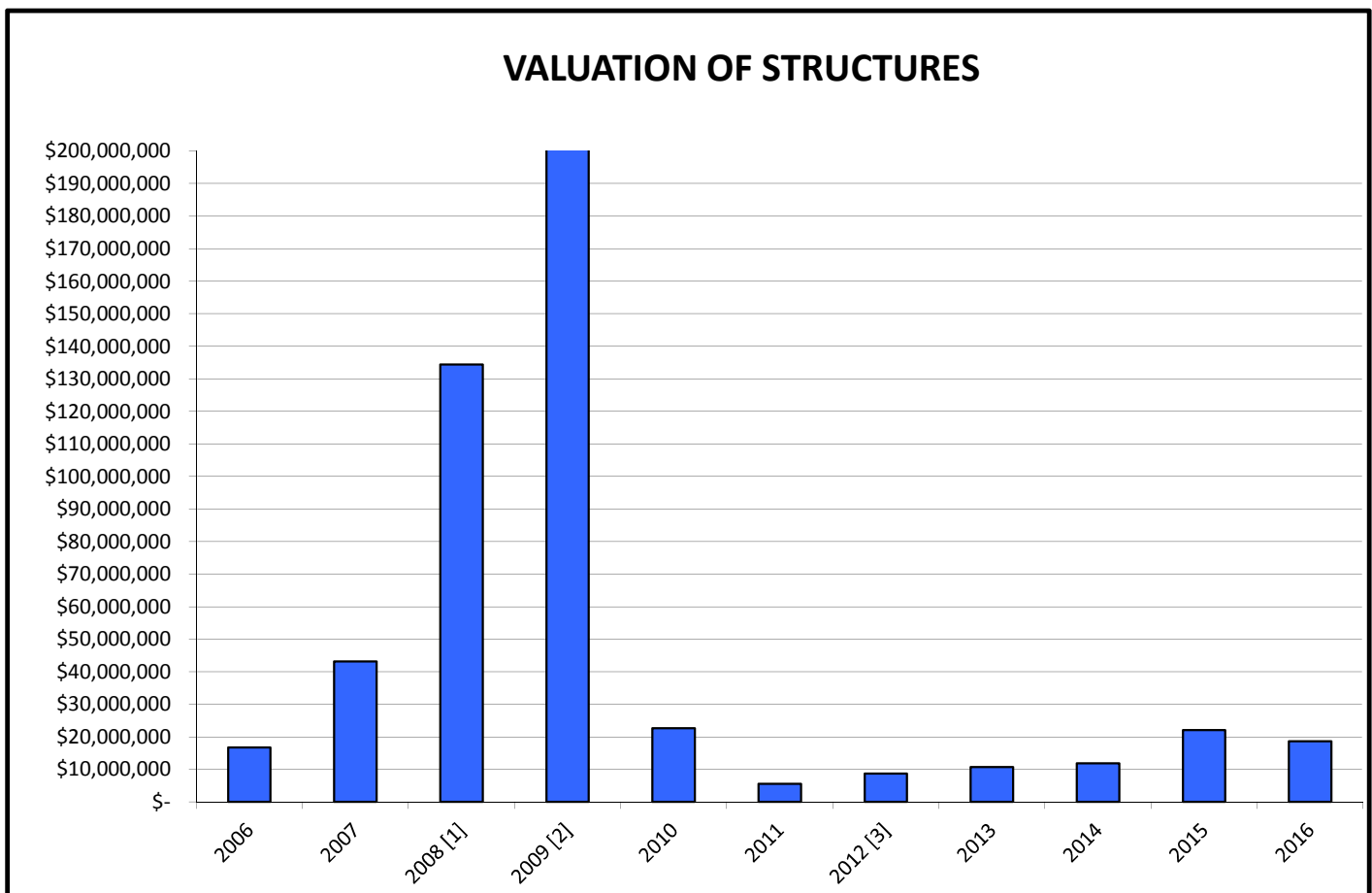
[1] = 204 Bldg. Permits issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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Building Permit Receipt Trends (2006-2016 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2015	86	\$ 22,053,971.33
2016	114	\$ 18,645,203.79

** = Valuation obtained from Building Permit Applications.

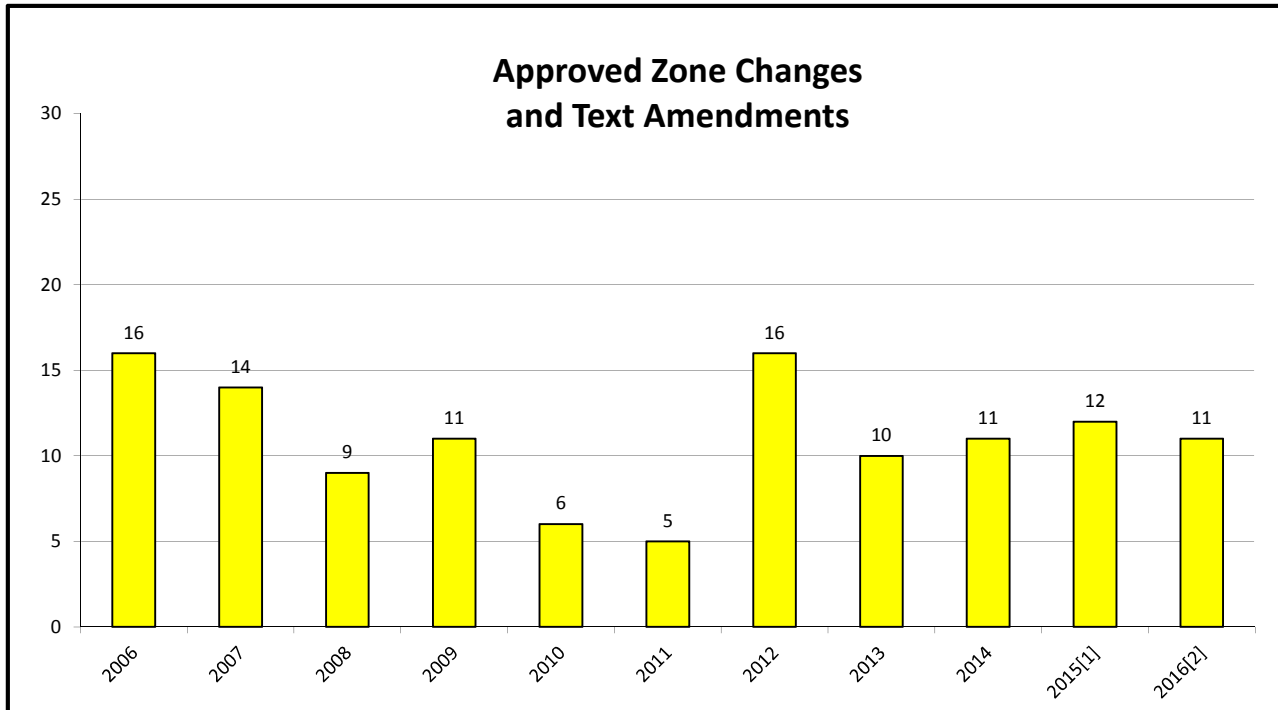


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

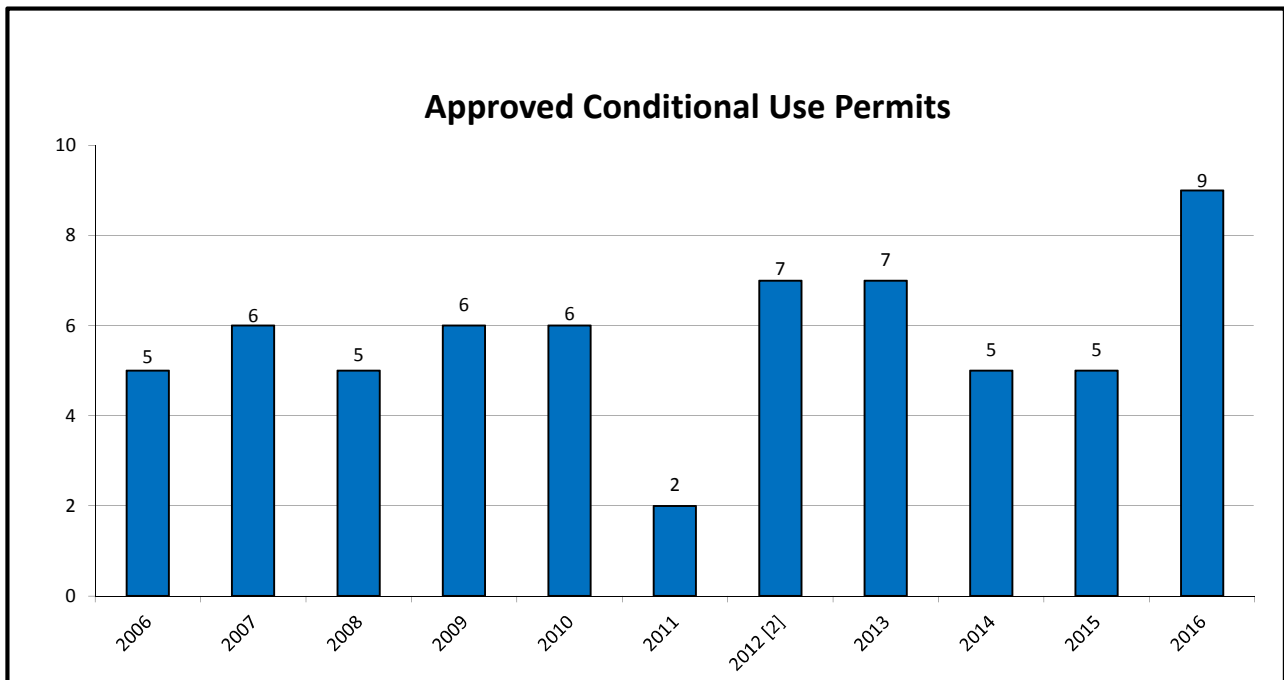
[3] = Includes valuations from Wind Turbine(Non-Commercial), MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility-evaporation ponds - received in 2012.

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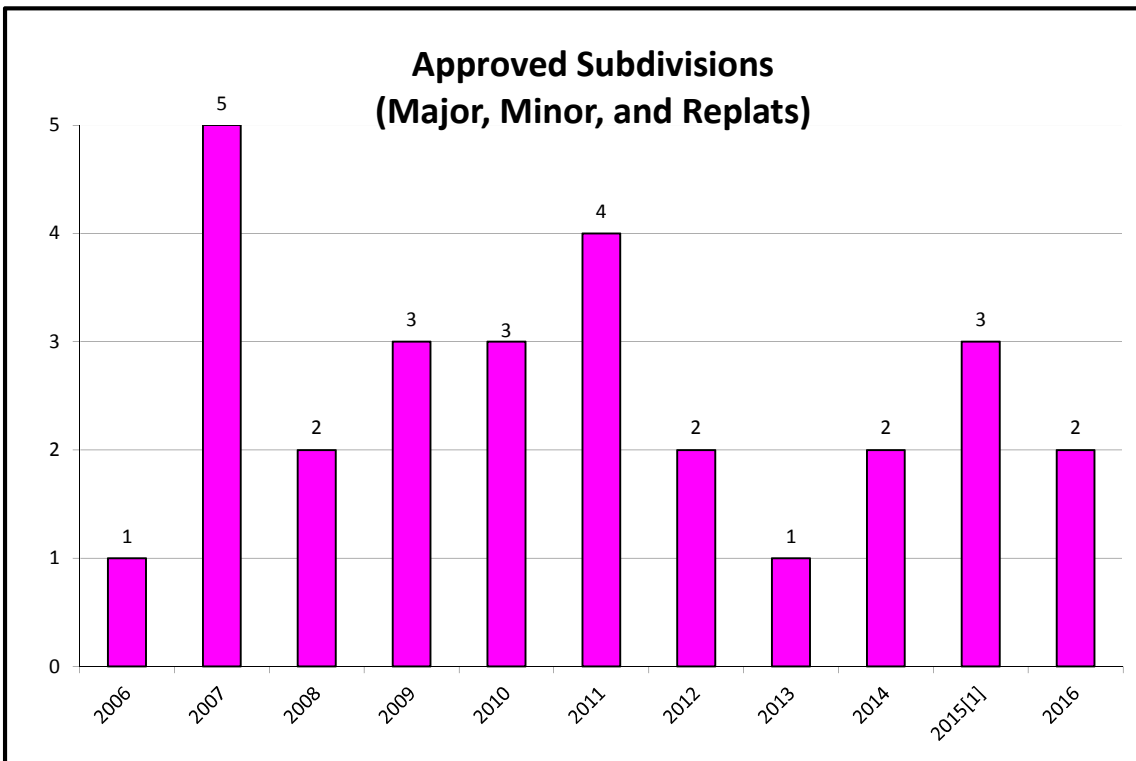
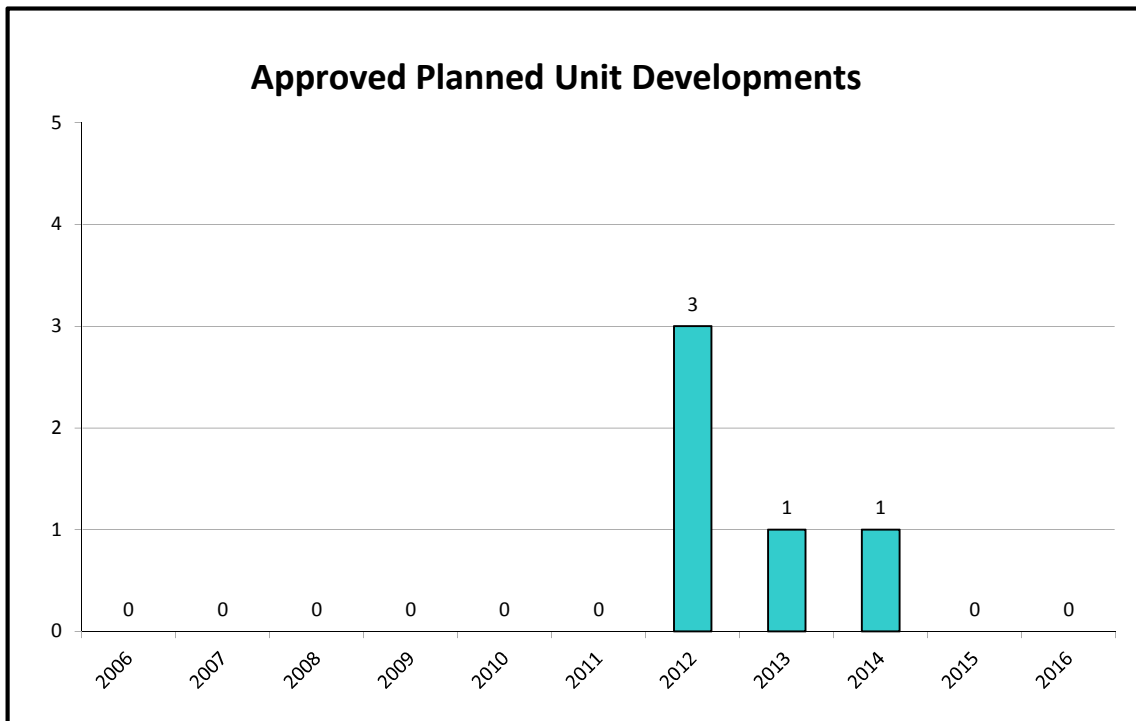
[1] = Three (3) Text Amendments were processed and approved in 2015.

[2] = One (1) Text Amendment was processed and approved in 2016.



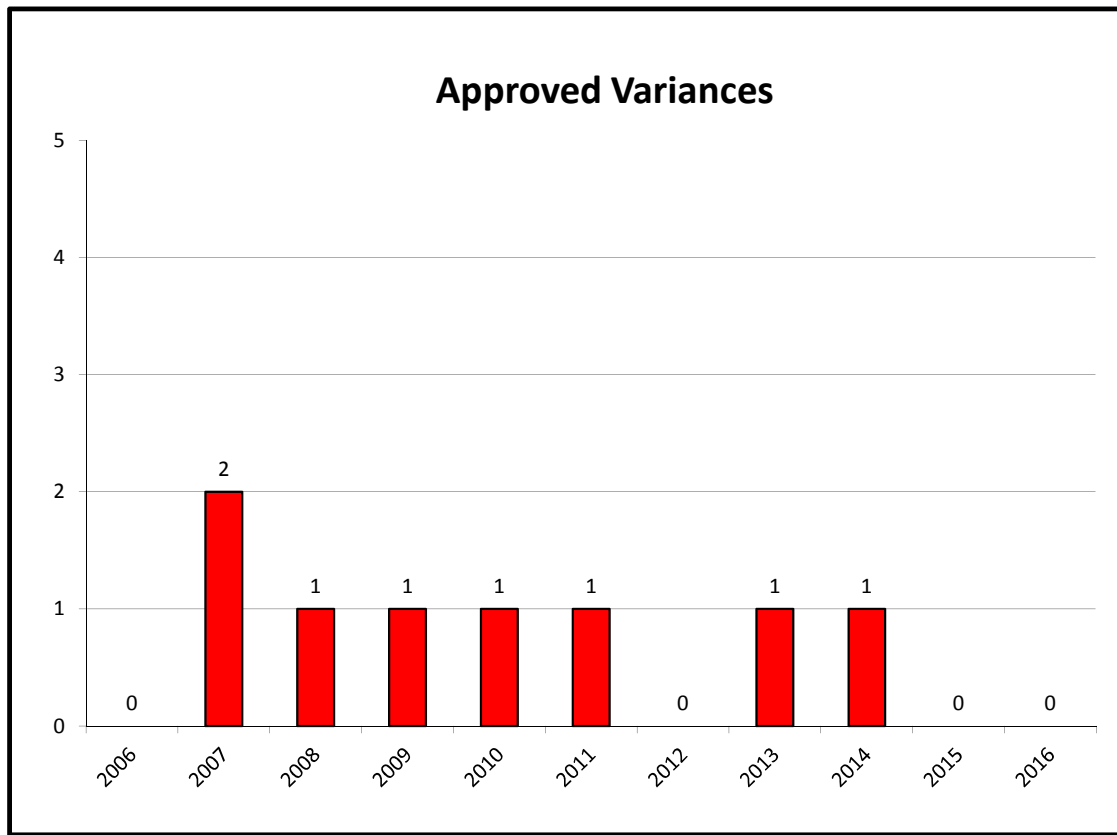
[2] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

2016 ANNUAL REPORT



[1] = One (1) Replat and Two (2) Minor Subdivision Requests were processed and approved in 2015.

2016 ANNUAL REPORT



ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2016

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 #2016-01	Applicant: Carbon County Planning & Zoning Comm. c/o Planning & Development Department Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: Date(s) Advertised: 12/30/2015-SS Date(s) Advertised: 12/30/2015-DT	PIN #: Various Block 3, Lots 8-9-10-11-12; Block 6, Lots 1&4; Block 7, Lots 2-3-4 and Block 8, Lots 1-2-3-4-5-6-7-8 located in Skyline Acres Industrial Subdivision, Section 24, T21N, R87W Skyline Acres Industrial Subdivision is located approximately 2 miles east of Rawlins off HWY 76 "Old Lincoln/Sinclair Highway"	Zone Change Request from Heavy Industrial (IH) to Limited Industrial (IL)	\$0.00	Scheduled for public hearing on 02/01/2016 Recommended Approval	Scheduled for public hearing on 03/01/2016 APPROVED	APPROVED
Z.C. Case #2016-02	Applicant: Thomas E. Mullan 1209 S. 3rd Street Laramie, WY 82070 Owners: Jodi and Ronny Newkirk HC 64, Box 292 Rock River, WY 82083 Application Date Rec'd: 12/09/2015 Date(s) Advertised: 12/30/2015-SS Date(s) Advertised: 12/30/2015-DT	PIN #: 19781930001600 Rural Address: 1716A State HWY 13 - Arlington Lots 1 and 2, Arlington Outpost Minor Subdivision, located in a portion of the SW1/4, Section 9, T19N, R78W "Arlington Outpost Minor Subdivision" located immediately north of the I-80 and State HWY 13 Interchange	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Highway Commercial (C-2) "Arlington Outpost Minor Subdivision" -- Lots 1 and 2 Lot 1 = 9.00 acres Lot 2 = 8.37 acres	\$150.00 [1]	Scheduled for public hearing on 02/01/2016 Recommended Approval	Scheduled for public hearing on 03/01/2016 APPROVED	APPROVED
Z.C. Case #2016-03	Vern and Barbara Linn P.O. Box 261 Sinclair, WY 82334 Application Date Rec'd: 03/07/2016 Date(s) Advertised: 03/30/2015-DT	PIN #: 21872420005400 & 21872420006700 A parcel of land located in the NW1/4, Section 24, T21N, R87W Approximately 2 miles east of Rawlins; south of I-80 and north of HWY 76 "Old Lincoln/Sinclair Highway"	Zone Change Request from Heavy Industrial (IH) to Limited Industrial (IL)	\$150.00	Scheduled for public hearing on 05/02/2016 Recommended Approval	Scheduled for public hearing on 06/07/2016 APPROVED	APPROVED
Z.C. Case #2016-04	Dennis Carpenter 1411 Arrow Court Rawlins, WY 82301 Application Date Rec'd: 04/04/2016 Date(s) Advertised: 05/04/2016-SS	PIN #: 17801430302600 Tract 26, Overlook Retreat Subdivision #1, located in Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon Country Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road 3105 about one (1) mile north of Turpin Reservoir	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR)	\$150.00	Scheduled for public hearing on 06/06/2016 Recommended Approval	Scheduled for public hearing on 07/05/2016 APPROVED	APPROVED
Z.C. Case #2016-05	Applicant: Brice A. Reid P.O. Box 118 Savery, WY 82332 Owner: Sam D. Morgan P.O. Box 51 Savery, WY 82332 Application Date Rec'd: 04/05/2016 Date(s) Advertised: 05/04/2016-DT Date(s) Advertised: 05/06/2016-SRP	PIN #: 12890710001700-Parent Parcel Lot 1, Morgan Minor Subdivision, located in the S1/2 NE1/4, Section 7, T12N, R89W The Morgan Minor Subdivision is located north of Savery on the west side of Carbon County Road #561N (Savery North Road)	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Residential (RD)	\$150.00	Scheduled for public hearing on 06/06/2016 Recommended Approval	Scheduled for public hearing on 07/05/2016 APPROVED	APPROVED
Z.C. Case #2016-06	Applicant: Roy and Joyce Gray 2911 Terry Road, Unit A Cheyenne, WY 82007 Owners: Jeffrey and Julia Magargle 8112 Yellowstone Drive McKinney, TX 75070 Application Date Rec'd: 04/28/2016 Date(s) Advertised: 05/30/2016 Date(s) Advertised: 05/06/2016-SRP	PIN #: 28833210003400 SE1/4 NE1/4, Section 32, T28N, R83W Pedro Mountain Ranches is located approximately 3-1/2 miles west of Carbon County Road #291 (Hanna Leo-Kortes Road) near Pathfinder Reservoir	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreational (FPSR)	\$150.00	Scheduled for public hearing on 07/11/2016 Recommended Approval	Scheduled for public hearing on 08/02/2016 APPROVED	APPROVED
Z.C. Case #2016-07	Marc Smerekanicz and Rachel Zeman 7361 Rozena Drive Longmont, CO 80503 Application Date Rec'd: 06/23/2016 Date(s) Advertised: 06/30/2016-DT Date(s) Advertised: 07/06/2016-SS	PIN #: 16812840005900 Rural Address: 40 Sand Hill Lane - Ryan Park A tract of land (3.31 Acres) located in the NE1/4 SE1/4 SW1/4 SE1/4 and the NW1/4 SW1/4 SE1/4 SE1/4, Section 28, T16N, R83W Property borders the Ryan Park Commons Area and the Ryan Park 2nd Addition on the east side. Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Residential (RD)	\$150.00	Scheduled for public hearing on 08/01/2016 Recommended Approval	Scheduled for public hearing on 09/06/2016 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2016

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 #2016-08	Lonnie Hopkins P.O. Box 342 Encampment, WY 82325 Application Date Rec'd: 06/29/2016 Date(s) Advertised: 06/30/2016-DT Date(s) Advertised: 07/06/2016-SS	PINs #: 14830620004700 and 15833130002300 Rural Address: 10057 Unit A State Highway 230 - Riverside A tract of Lot 3 (0.129 acres) located in a portion of Section 6, T14N, R83W and a tract of land (5 acres) located in the SE1/4 SW1/4, Section 31, T15N, R83W Approximately 150 yards east of Riverside on the north side of WY HWY 230	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA)	\$150.00	Scheduled for public hearing on 08/01/2016 Recommended Approval	Scheduled for public hearing on 09/06/2016 APPROVED	APPROVED
Z.C. Case #2016-09	Carolyn and Gary Gerstner 4410 Walden Avenue Loveland, CO 80538 Application Date Rec'd: 08/19/2016 Date(s) Advertised: 09/01/2016-DT	PIN #: 17801430000300 Tract 3, Overlook Retreat Subdivision #1, located in Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon Country Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road #105 about one (1) mile north of Turpin Reservoir	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreational (FPSR)	\$175.00	Scheduled for public hearing on 10/03/2016 Recommended Approval	Scheduled for public hearing on 11/01/2016 APPROVED	APPROVED
Z.C. Case #2016-10	David and Nicole Jaramillo P.O. Box 134 Rawlins, WY 82301 Application Date Rec'd: 08/24/2016 Date(s) Advertised: 09/01/2016-DT	PIN #: 21873040009900 Rural Address: 337 State Highway 71 - Rawlins A tract of land (6 acres) located in the SW1/4 NE1/4, Section 30, T21N, R87W Approximately 2-1/2 to 3 miles south of Rawlins on the east side of State Highway 71	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA)	\$175.00	Scheduled for public hearing on 10/03/2016 Recommended Approval	Scheduled for public hearing on 11/01/2016 APPROVED	APPROVED
Z.C. Case #2016-11	Samuel and Deborah Taylor 25507 Long Hill Lane Spring, TX 77373 Application Date Rec'd: 09/12/2016 Date(s) Advertised: 09/28/2016-DT	PIN #: 17801430309300 Tract 93, Overlook Retreat Subdivision #1, located in Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon Country Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road #105 about one (1) mile north of Turpin Reservoir	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreational (FPSR)	\$175.00	Scheduled for public hearing on 10/31/2016 Recommended Approval	Scheduled for public hearing on 12/06/2016 APPROVED	APPROVED
ZRA #2016-01 (Text Amendment-CCZR)	Applicant: Carbon County Planning & Zoning Comm. c/o Planning & Development Department Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: Date(s) Advertised: 08/10/2016-DT Date(s) Advertised: 08/10/2016-SS Date(s) Advertised: 08/12/2016-SRP	NOT APPLICABLE	Zone Text Amendment Request: Add "Animal Crematorium" in Chapter 3-Definitions. Add "Animal Crematorium" in Chapter 4-Zone District Regulations-Section 4.4-RAM ZONE as a Principally Permitted Use and as a Conditional Permitted Use.	\$0.00	Scheduled for public hearing on 09/12/2016 Recommended Approval	Scheduled for public hearing on 10/18/2016 APPROVED	APPROVED

NOTES:
[1] = Fees Collected in 2015.
DT = Daily Times
SS = Saratoga Sun
SRP = Snake River Press

ACTIVITY REPORT

APPROVED

CONDITIONAL USE PERMITS

YEAR: 2016

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 #2016-01	Upper Platte River Solid Waste Disposal Dist. P.O. Box 6 Saratoga, WY 82331 Application Date Rec'd: 11/16/2015 Date(s) Advertised: 12/02/2015-SS	PIN #: 17830830002600 Rural Address: 44 Pennock Mountain Road - Saratoga A parcel of land located in the SE1/4 SW1/4, Section 8, T17N, R83W The existing UPRSWDD location, off Carbon County Road #504 (Saratoga/10 Mile/Ryan Park Road), approximately 1-1/2 miles east of the Town of Saratoga	Conditional Use Permit in the RAM Zone The request is to permit the construction, operation, and maintenance of a Transfer Station.	\$150.00 [1]	Scheduled for public hearing on 01/04/2016 Recommended Approval	Scheduled for public hearing on 02/02/2016 APPROVED	APPROVED
C.U. Case #2016-02	Applicant: Excomm, LLC 1562 N. Park Street, Unit A Castle Rock, CO 80109 Owner: Silver Spur Land and Cattle, LLC P.O. Box 714 Encampment, WY 82325 Application Date Rec'd: 12/01/2016 Date(s) Advertised: 12/30/2015-SS	PIN #: 15841320002100-Parent Parcel A tract of leased land (2,500 sq.ft.) located in a portion of Section 34, T15N, R84W Approximately 3 miles west of HWY 230; approximately 2 miles north northwest of the Town of Encampment	Conditional Use Permit in the RAM Zone The request is to permit a communications tower and its associated structures Site Name: "Encampment Communications Site" Tower Height: 150 feet	\$150.00 [1]	Scheduled for public hearing on 02/01/2016 Recommended Approval	Scheduled for public hearing on 03/01/2016 APPROVED	APPROVED
C.U. Case #2016-03	Robert Weber P.O. Box 1514 Rawlins, WY 82301 Application Date Rec'd: 09/21/2015 Date(s) Advertised: 12/30/2015-SS Date(s) Advertised: 12/30/2015-DT	PIN #: 21882410005400 Rural Addresses: 7 East Nelson Road and 9 East Nelson Road W1/2 of Lot 8, Section 24, T21N, R88W Approximately 400 feet east of Carbon County Road #451 (Cherokee Road); approximately 220 feet west of the City's limits; located immediately north of the CIG Plant	Conditional Use Permit in the C-1 Zone The request is to permit a self-service storage facility up to 60 units. 2 Phased Project: 1st Phase will have 30 units and 2nd Phase will have 30 units	\$150.00 [1]	Scheduled for public hearing on 02/01/2016 Recommended Approval	Scheduled for public hearing on 03/01/2016 APPROVED	APPROVED
C.U. Case #2016-04	Brush Creek LLC 66 Brush Creek Road Saratoga, WY 82331 Application Date Rec'd: 01/20/2016 Date(s) Advertised: 01/27/2016-SS Date(s) Advertised: 01/27/2016-DT	PIN #: 16822110002800 and 16831230005500 Rural Address: 66 Brush Creek Road - Saratoga Approximately 1.6 miles from HWY 130 off Carbon County Road #203 (Brush Creek Road)	Conditional Use Permit in the RAM Zone The request is to permit the expansion of the Brush Creek Ranch guest ranch and resort along with associated recreational uses and associated support facilities that that will be operated in context and in conjunction with the historic ranching operations. The overall property contains 13,150 acres, including a 3,434 acre conservation easement.	\$150.00	Scheduled for public hearing on 02/29/2016 Recommended Approval	Scheduled for public hearing on 04/05/2016 APPROVED	APPROVED
C.U. Case #2016-05	Jonathan Ogburn P.O. Box 457 Rawlins, WY 82301 Application Date Rec'd: 02/08/2016 Date(s) Advertised: 03/02/2016-DT	PIN #: 218731100091000-Parent Parcel Rural Address: 46 Herrera Lane - Rawlins Lot 3, Herrera Minor Subdivision, located in the S1/2 NE1/4, Section 31, T21N, R87W Approximately 2.5 – 3 miles southwest of Rawlins, on the east side of HWY 71	Conditional Use Permit in the RRA Zone The proposed business is a wood shop that is primarily engaged in the construction of storage sheds within a 30'x48' pole barn.	\$150.00	Scheduled for public hearing on 04/04/2016 Recommended Approval	Scheduled for public hearing on 05/03/2016 APPROVED	APPROVED
C.U. Case #2016-07	David and Sydney Gourlay P.O. Box Baggs, WY 82321 Application Date Rec'd: 02/10/2016 Date(s) Advertised: 03/02/2016-DT Date(s) Advertised: 03/11/2016-SRP	PIN #: 12910930201000 Lot 10, Wille Subdivision, located in a portion of the NW1/4 SW1/4, Sections 8 and 9, T12N, R91W Wille Subdivision is located approximately 1/4 of a mile south of Baggs on the east side of WY HWY 789 (Lot 10 is located along South Battle Circle within the Wille Subdivision)	Conditional Use Permit in the RRA Zone The proposed use is a small business that will serve the oil and gas industry.	\$150.00	Scheduled for public hearing on 04/04/2016 Recommended Approval	Scheduled for public hearing on 05/03/2016 APPROVED	APPROVED
C.U. Case #2016-09	Applicant: Thomas E. Mullan 1209 S. 3rd Street Laramie, WY 82070 Owners: Jodi and Ronny Newkirk HC 64, Box 292 Rock River, WY 82083 Application Date Rec'd: 04/18/2016 Date(s) Advertised: 05/04/2016-DT Date(s) Advertised: 05/04/2016-SS	PIN #: 19781930001600-Parent Parcel Rural Address: 1716A State HWY 13 - Arlington Lot 1, Arlington Outpost Minor Subdivision, located in a portion of the SW1/4, Section 9, T19N, R78W "Arlington Outpost Minor Subdivision" located immediately north of the I-80 and State HWY 13 Interchange	Conditional Use Permit in the C-2 Zone The proposed use is a auto/wrecker business for the Arlington Area and the I-80 corridor	\$150.00	Scheduled for public hearing on 06/06/2016 Recommended Approval	Scheduled for public hearing on 07/05/2016 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS
YEAR: 2016

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 #2016-10	Applicant: Katherine Hones, DVM Hones Veterinary Service LLC P.O. Box Rawlins, WY 82301 Owner: Peterson Livestock LLC P.O. Box Rawlins, WY 82301 Application Date Rec'd: 08/05/2016 Date(s) Advertised: 08/10/2016-DT	PIN #: 21861910002700 Rural Address: 21803 State Highway 76 - Sinclair A 0.50 acre tract of land located north of HWY 76 and south of I-80, located in Section 19, T21N, R86W Approximately 3 miles east of Rawlins; north of HWY 76 (Old Lincoln Highway); south of I-80	Conditional Use Permit in the RAM Zone The proposed use is an animal crematorium.	\$200.00	Scheduled for public hearing on 09/12/2016 Recommended Approval	Scheduled for public hearing on 10/18/2016 APPROVED	APPROVED
C.U. Case #2016-11	Greg and Kiana Drake P.O. Box 252 Saratoga, WY 82331 Application Date Rec'd: 08/15/2016 Date(s) Advertised: 09/01/2016-DT Date(s) Advertised: 09/07/216-SS	PIN #: 18833130302000 Rural Address: 88 County Road 307 - Saratoga Block 2, Lot 20, Mountain View Estates #1 Subdivision, located in the SW1/4, Section 31, T18N, R83W Mountain View Estates #1 Subdivision is located approximately 2.5 miles north of Saratoga off Carbon County Road #307 (Mountain View Loop)	Conditional Use Permit in the RD Zone The proposed use is a Family Day Care Home providing care for 3-8 children with ages ranging from 0-5 and older, if needed, for the Platte Valley Area.	\$200.00	Scheduled for public hearing on 10/03/2016 Recommended Approval	Scheduled for public hearing on 11/01/2016 APPROVED	APPROVED

NOTES:
[1] = Fees Collected in 2015.
DT = Daily Times
SS = Saratoga Sun
SRP = Snake River Press

ACTIVITY REPORT

**APPROVED
SUBDIVISIONS**
(MAJOR, MINOR, and REPLATS)
YEAR: 2016

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
SUBDIVISION CASES:							
MIN SUB Case #2016-01	Applicant: Thomas E. Mullan 1209 S. 3rd Street Laramie, WY 82070 Owners: Jodi and Ronny Newkirk HC 64, Box 292 Rock River, WY 82083 Application Date Rec'd: 12/09/2015 Date(s) Advertised: 12/30/2015-SS Date(s) Advertised: 12/30/2015-DT	PIN #: 19781930001600 Rural Address: 1716A State HWY 13 - Arlington Lots 1 and 2, Arlington Outpost Minor Subdivision, located in a portion of the SW1/4, Section 9, T19N, R78W "Arlington Outpost Minor Subdivision" located immediately north of the I-80 and State HWY 13 Interchange	Minor Subdivision Request -- Lots 1 and 2 Lot 1 = 9.00 acres Lot 2 = 8.37 acres	\$300.00 [1]	Scheduled for public hearing on 02/01/2016 Recommended Approval	Scheduled for public hearing on 03/01/2016 APPROVED	APPROVED
MIN SUB Case #2016-02	Applicant: Brice A. Reid P.O. Box 118 Savery, WY 82332 Owner: Sam D. Morgan P.O. Box 51 Savery, WY 82332 Application Date Rec'd: 04/05/2016 Date(s) Advertised: 05/04/2016-DT Date(s) Advertised: 05/06/2016-SRP	PIN #: 12890710001700-Parent Parcel Lot 1, Morgan Minor Subdivision, located in the S1/2 NE1/4, Section 7, T12N, R89W The Morgan Minor Subdivision is located north of Savery on the west side of Carbon County Road #561N (Savery North Road)	Minor Subdivision Request -- Lot 1 Lot 1 = 2.414 acres	\$300.00	Scheduled for public hearing on 06/06/2016 Recommended Approval	Scheduled for public hearing on 07/05/2016 APPROVED	APPROVED

NOTES:
ZERO PUD Requests were approved and processed in 2016.
ZERO Variance Requests were approved and processed in 2016.
[1] = Fees Collected in 2015.
DT = Daily Times
SS = Saratoga Sun
SRP = Snake River Press



Wyoming Planning Association

January 5, 2017

Dear WYOPASS Member:

PRESIDENT

Todd Stowell, AICP

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Clara Chaffin

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I hope 2016 was a good year for you and that you are looking forward to a great 2017. As the Wyoming Planning Association (WYOPASS) Board looks forward to this coming year, we continue to be committed to providing WYOPASS members with quality planning conferences, networking opportunities, and educational resource materials. We hope you will support and participate in these opportunities by renewing your WYOPASS membership, attending the spring and fall conferences, and using the WYOPASS website and other available resources. If there are others in your organization that would benefit from WYOPASS membership, please invite them to join as well. The membership form is enclosed with this letter. Please fill it out and submit it today!

The WYOPASS Spring Workshop, which is free to members, will be held May 4-5, 2017 in Riverton, WY. This is a great opportunity for planning commissioners and planners alike to receive training while networking with other planners and planning commissioners from across the State.

Your membership fee also allows WYOPASS to continue to be a charter sponsor of the Western Planner organization. The Western Planner organization publishes *The Western Planner* digital magazine and website, and has an annual fall conference. The 2017 fall conference is scheduled for September 12-15, 2017 in Spearfish, South Dakota. As in the past, WYOPASS will have a few partial conference scholarships available to encourage members to attend.

Remember to check out the WYOPASS website and Facebook page, where you can receive the latest local planning news, browse materials available through the WYOPASS loan library, and see employment and RFP postings.

Thank you for your support of the Wyoming Planning Association!
Please renew your membership today.

Sincerely,

Todd Stowell, AICP
WYOPASS President

END OF ANNUAL REPORT