

**2017**  
**ANNUAL REPORT**

**CARBON COUNTY**  
**PLANNING & ZONING**  
**COMMISSION**

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

**Sid Fox, Planning Director**  
**Sarah Hutchins, Planner/GIS Specialist**  
**Kristy R. Rowan, Commission's Secretary**

# **2017 ANNUAL REPORT**

## **CARBON COUNTY**

## **PLANNING & ZONING COMMISSION**

### **TABLE OF CONTENTS**

Director's Letter	Pages 1-3
Wyoming Planning Association (WYOPASS):	Page 4
• Nomination Letter for Richard "Rich" Wilson	
Overview of 2017 Development Activity	Pages 5 & 6
2017 Permits Issued By Month	Page 7
2017 Fees by Application Type	Page 8
Development Activity Trends – January 2007 thru December 2017	Page 9
2007-2017 – Building Permits Issued and Fees Collected	Page 10
2007-2017 – Valuation of Structures	Page 11
2007-2017 – Approved Zone Changes & Conditional Use Permits	Page 12
2007-2017 – Approved Planned Unit Developments & Subdivisions	Page 13
2007-2017 – Approved Variances	Page 14
2017 Case File Activity Reports:	Pages 15-20
• Approved Zone Changes	
• Approved Conditional Use Permits	
• Approved Subdivisions	
• Approved Variances	
Wyoming Planning Association (WYOPASS):	
• Annual Letter by Todd Stowell, AICP, WYOPASS President	

# CARBON COUNTY PLANNING & ZONING COMMISSION

Phone: (307) 328-2651

Carbon Building  
215 W. Buffalo Street, #336  
Rawlins, Wyoming 82301  
WEBSITE: [www.carbonwy.com](http://www.carbonwy.com)

Fax: (307) 328-2735

*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  
Sarah Hutchins, Planner/GIS Specialist  
Kristy R. Rowan, Sec. to the Commission

February 2018

We are pleased to submit the 2017 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2017, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman. O.R. Willie was reappointed for a second term through 2020. Mr. Erik DeVaun resigned in April, 2017 and Ms. Sarah Hutchins was hired as the Planner/GIS Specialist in September. Sarah has been working directly with the County Assessor to update and improve the County parcel map as deeds and plats are recorded. The Planning Director initiated a Memorandum of Understanding with the City of Rawlins to cost share the GIS Specialist position. The MOU is intended to coordinate and improve GIS services for the City and reduce the cost of providing services to both the City and County. The GIS cost share MOU was approved by the City Council and County Commissioners in January, 2018.

At the 2017 WYOPASS Annual Conference in September, the WYOPASS Board of Directors honored Chairman Rich Wilson as the 2017 Planning Commissioner of the Year. Chairman Wilson was nominated by Secretary Rowan and the nomination letter is attached.

Seventy-five (75) Building Permits were issued in 2017 as compared to 114 issued in 2016. A breakdown of the type of structure built is contained in the attached overview of construction activity. Building permit fees collected in 2017 decreased by \$3,590 or 24.27%.

There were 21 case files opened and processed in 2017; including zone changes, conditional use permits, subdivisions, and text amendments. The 2017 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.

## 2017 Annual Report

In 2017, the staff and the Planning and Zoning Commission continued to work on drafting proposed amendments to the Subdivision Regulations. Although not yet adopted, significant progress has been made on the following Chapters:

- Chapter 1 General Provisions
- Chapter 2 Administration and Enforcement
- Chapter 3 Exemptions from Subdivision Regulations
- Chapter 4 Simple and Minor Subdivisions

As recommended in the Plan, the staff, with the assistance of the County Attorney's Office and special counsel to the Planning and Zoning Commission, will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations in 2018.

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 a "cooperating agency" and participating with the USFS and BLM on the following NEPA-federal actions\projects:

- BLM, Viridis Eolia Wind Energy EIS
  - Proposed 601 Turbines
- USDA-USFS, Medicine Bow National Forest
  - LaVA-Large Area Vegetation Analysis
- BLM, Rawlins Resource Management Plan Amendment
  - Municipal Water Source Protection-Rawlins
- BLM, Rawlins Resource Management Plan Amendment
  - Visual Resources
- BLM, Site Specific EA's for Chokecherry and Sierra Madre (CCSM) Wind Energy Project
- USF&WS, EIS for the CCSM "Eagle Take Permit"
  - Approved for first 500 wind energy turbines
- Transmission Lines: Trans-West Express EIS and Gateway West EIS

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 Planning Director continues to serve on the Urban Systems Committee and is a Board member of the Great Divide Economic Development Coalition (GDED). The GDED 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 is currently reviewing the Higley Blvd. Corridor Study and will make highway improvement recommendations to the City Council. A focus of the Urban Systems Committee has been to identify a safe pedestrian crossing of the Higley Blvd.\US 287 bypass.

## 2017 Annual Report

There continues to be a demand for GIS-mapping data. The Department received 11 requests for GIS data that contributed \$3,391.50 in revenue. The staff continues to support GIS needs of the various County departments, City of Rawlins, and the Economic Development Corporation.

Wind energy production taxes received in 2017 increased by \$107,850 or approximately 19%.

Wind Energy Production Taxes				
2013	2014	2015	2016	2017
\$279,319.00	\$480,198.25	\$580,921.30	\$455,276.00	\$563,126.22

The Planning and Zoning Commission is confident that its development review work in 2017 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 2018.

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 Director

2017 Nomination for Planning Commissioner of the Year  
**Richard “Rich” Wilson**

In recognition of dedicated service for Carbon County and the City of Rawlins.

Richard Wilson was first appointed to the Carbon County Planning & Zoning Commission in 2006. Since that time, he has demonstrated a commitment to be fair and consistent to all applicants and citizens appearing before the Planning & Zoning Commission. Mr. Wilson does not play favorites and understands and accepts his role as a Planning Commissioner to represent the public's interest. He consistently applies the rules in an objective and impartial manner.

In addition, to his commitment to the County Planning & Zoning Commission, Rich has served as a Commissioner on the City of Rawlins Planning Commission. Rich was first appointed to the City of Rawlins Planning Commission in 2002.

By serving on both the City and County Planning Commissions, Rich is able to see the “big picture” and bring consistency to the table when appropriate. Rich is a “native” and is always willing to share his historical perspective on how the community and Carbon County have grown over the years. By sharing his understanding of the community, he is often able to resolve issues that appear to be conflicting or difficult.

Rich is always a strong ambassador of planning and understands the important role of the Planning Commission. Rich was instrumental in supporting funding and eventual adoption of the 2010 Carbon County Comprehensive Land Use Plan (CCCLUP). Rich was a leader regarding the significant amendments to the Carbon County Zoning Resolution that was adopted in 2015. Rich is willing to apply the planning concepts identified in the CCCLUP and implements the goals and policies when the opportunities arise.

**Carbon County Planning & Zoning Commission Member:**

- Term: 12/2006 – 12/2009
- Term: 12/2009 – 12/2012
- Term: 12/2012 – 12/2015
- Term: 12/2015 – 12/2018

**OFFICER:**

- Vice Chairman – Years: 2007 – 2013
- Chairman – Years: 2014 – 2017

In addition, Rich currently serves on the City of Rawlins Planning Commission:

- Term: 04/2002 – 01/2005
- Term: 04/2003 – 04/2006
- Term: 04/2006 – 01/2008
- Term: 01/2008 – 01/2011
- Term: 01/2011 – 01/2014
- Term: 01/2014 – 01/2017
- Term: 01/2017 – 01/2020

**OFFICER:**

- Vice Chairman – Year: 2017
- Chairman – Year: 2016

## **2017 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY**

**CONSTRUCTION ACTIVITY:** The Planning Department issued 75 Permits.

<b><u>RESIDENTIAL PRIMARY:</u></b>	10 permits issued
<b><u>RESIDENTIAL SECONDARY:</u></b>	8 permits issued
<b><u>ACCESSORY STRUCTURES:</u></b>	30 permits issued
<b><u>OTHER STRUCTURES:</u></b>	4 permits issued
<b><u>COMMERCIAL DEVELOPMENT:</u></b>	5 permits issued
<b><u>INDUSTRIAL DEVELOPMENT:</u></b>	18 permits issued
<b><u>SIGN PERMITS:</u></b>	0 permits issued

**CASE FILES:**

21 case files were opened in 2017 requesting zone changes, conditional use permits, planned unit developments, subdivisions (major and minor), variances, and text amendments.

**ZONE CHANGE REQUESTS:**

10 Zone Change Requests were processed and 8 requests were approved in 2017.

- 1 case file was request from RD to RRA:
  - Z.C. Case #2017-03 – David and Catherine Fairbanks
- 1 case file was request from RAM to RRA:
  - Z.C. Case #2017-04 – Marcus Rohrer and Daniel and Darla Mack
- 3 case files were requests from RAM to FPSR:
  - Z.C. Case #2016-13 – Christopher Craig and Randy Flamig
  - Z.C. Case #2017-01 – Christopher and Amanda Miser
  - Z.C. Case #2017-05 – Zachary, Brianna, Clint and Cheri Weber
- 2 case file were requests from RAM to RD:
  - Z.C. Case #2017-06 – Ryan Park, Tract A, Lots 23-26 owners
  - Z.C. Case #2017-07 – Paul Stanley Construction and State of Wyoming Game and Fish Commission
- 1 case file was request from RD to RAM:
  - Z.C. Case #2017-02 – McMurry Ready Mix and Kurt Anselmi

### **CONDITIONAL USE PERMITS:**

8 Conditional Use Permit Requests were processed and 7 requests were approved in 2017.

- C.U. Case #2017-01 – Carbon County and Ryan Park Fire Division  
(Use: Fire Annex Building)
- C.U. Case #2017-02 – Brush Creek, LLC  
(Use: Sanger Guest Ranch)
- C.U. Case #2017-03 – Marcus Rohrer and Daniel and Darla Mack  
(Use: Agricultural Service Repair Shop)
- C.U. Case #2017-04 – Sprint and Edith Davis  
(Use: Telecommunications Tower)
- C.U. Case #2017-05 – Centerline Solutions and Bureau of Land Management  
(Use: Telecommunications Tower)
- C.U. Case #2017-06 – Centerline Solutions and Bureau of Land Management  
(Use: Telecommunications Tower)
- C.U. Case #2017-08 – InSite Towers Development 2, LLC and State of Wyoming  
Department of Transportation  
(Use: Telecommunications Tower)

### **PLANNED UNIT DEVELOPMENTS:**

0 Planned Unit Development Requests were processed and approved in 2017.

### **SUBDIVISIONS (REPLATS, MAJOR, MINOR):**

1 Subdivision Request was processed and approved in 2017.

- MIN SUB Case #2017-01 – “Fairbanks-Neville Minor Subdivision”

### **VARIANCE REQUESTS:**

2 Variance Requests were processed and approved in 2017.

- VAR Case #2017-01 – Sprint and Edith Davis
- VAR Case #2017-02 – InSite Towers Development 2, LLC and State of Wyoming  
Department of Transportation

### **ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:**

0 text amendment was processed and approved in 2017.

### **WITHDRAWN CASE FILE:**

1 Case File was withdrawn in 2017.

- Z.C. Case #2016-12 – Jerry “Pat” and Patricia Lynch (RRA ZONE)

### **PENDING ACTION IN 2018:**

2 requests are pending action from either the Carbon County Planning & Zoning Commission and/or the Carbon County Board of County Commissioners for 2018.

- Z.C. Case #2017-08 – Patrick and Patricia Waldron (RRA ZONE)  
(The BOCC will hear this request on January 2, 2018.)
- C.U. Case #2017-07 – Centerline Solutions and Bureau of Land Management  
(The CCPZ Commission will hear this request on January 8, 2018.)

## 2017 ANNUAL REPORT

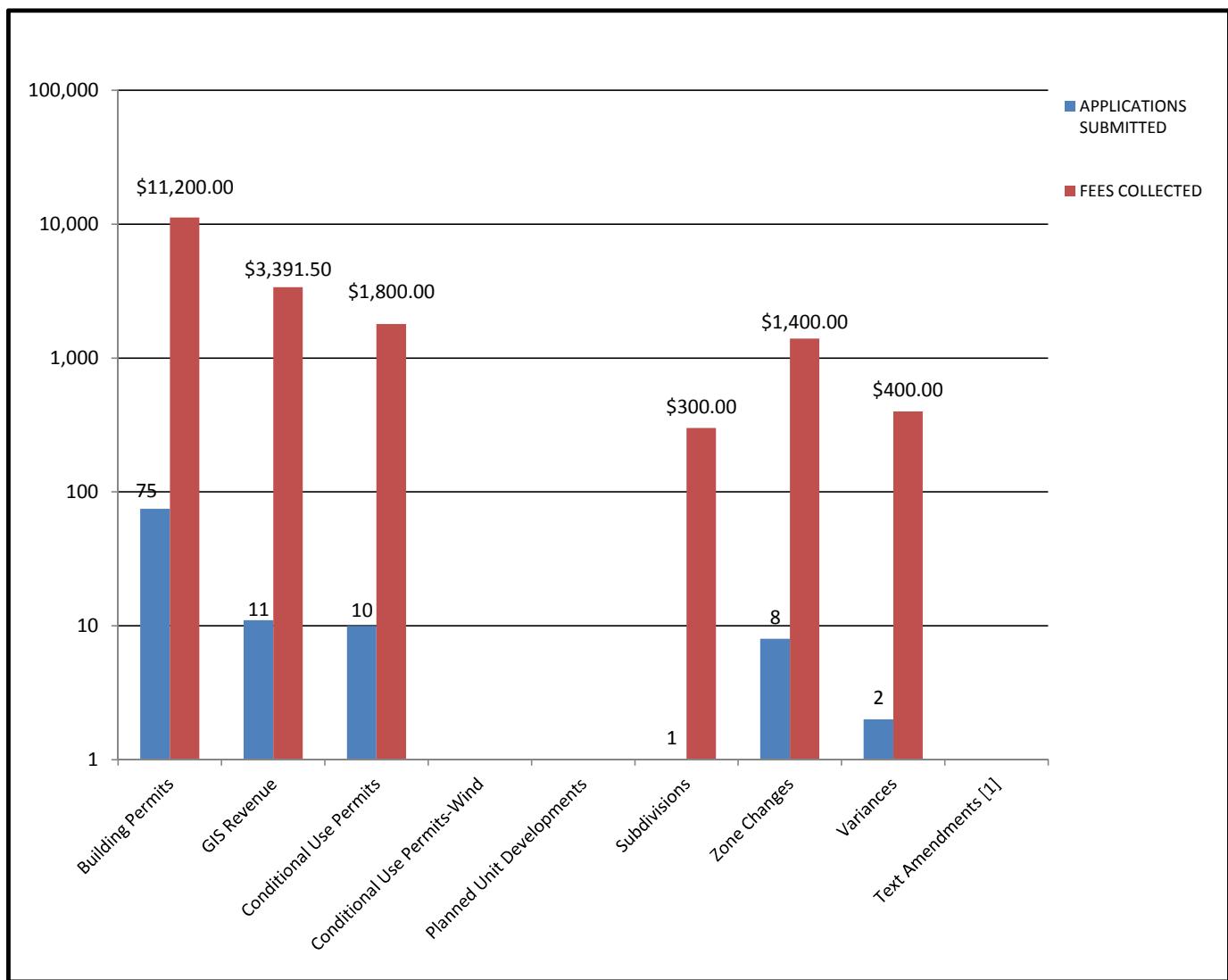
### PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	0	\$0.00	\$0.00
FEBRUARY	1	\$350.00	\$30,000.00
MARCH	2	\$475.00	\$345,000.00
APRIL	5	\$700.00	\$94,450.00
MAY	7	\$900.00	\$662,600.00
JUNE	12	\$1,625.00	\$603,157.00
JULY	10	\$2,150.00	\$1,793,520.00
AUGUST	10	\$1,150.00	\$747,450.00
SEPTEMBER	9	\$1,375.00	\$705,100.00
OCTOBER	9	\$1,100.00	\$633,650.00
NOVEMBER	5	\$825.00	\$257,430.00
DECEMBER	5	\$550.00	\$241,000.00
<b>TOTALS</b>	<b>75</b>	<b>\$11,200.00</b>	<b>\$6,113,357.00</b>

## 2017 ANNUAL REPORT

### FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	75	\$11,200.00
GIS Revenue	11	\$3,391.50
Conditional Use Permits	10	\$1,800.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	0	\$0.00
Subdivisions	1	\$300.00
Zone Changes	8	\$1,400.00
Variances	2	\$400.00
Text Amendments [1]	0	\$0.00



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

2017 ANNUAL REPORT

DEVELOPMENT ACTIVITY TRENDS  
2007 thru 2017

CALENDAR YEAR	BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF USE PERMITS-WIND APPROVED	CONDITIONAL USE PERMITS APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	VARIANCES REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	PLAN AMENDMENTS APPROVED	# OF PLAN AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2007	72	6	0	0	0	0	5	2	2	14	0	\$ 14,190.00	\$ 43,155,955.00		
2008	105	5	0	0	0	0	2	1	1	9	0	\$ 10,680.00	\$ 134,382,371.00	[1]	
2009	266	6	0	0	0	0	3	1	1	11	0	\$ 28,569.90	\$ 248,447,182.18	[2]	
2010	106	6	0	0	0	0	3	1	1	6	0	\$ 19,856.04	\$ 22,676,268.32	[3]	
2011	69	2	0	0	0	0	4	1	1	5	0	\$ 15,116.28	\$ 5,550,770.50	[4]	
2012	72	6	1	3	2	0	2	0	0	16	1	\$ 25,299.66	\$ 8,686,018.44	[4]	
2013	73	7	0	1	1	1	1	1	1	10	1	\$ 8,830.00	\$ 10,743,975.97	[5]	
2014	89	5	0	1	1	2	1	1	1	11	0	\$ 16,017.25	\$ 11,819,799.52	[6]	
2015	86	5	0	0	0	0	3	0	0	9	3	\$ 18,536.00	\$ 22,053,971.33	[6]	
2016	114	9	0	0	0	0	2	0	0	11	1	\$ 20,936.00	\$ 18,645,203.79	[6]	
2017	75	7	0	0	0	0	1	2	2	8	0	\$ 18,716.50	\$ 6,113,357.00	[6]	

[1] =Only Includes Building Permit Fees.

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

[3] = Includes valuations from Wind Turbines/Generators, METT 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.

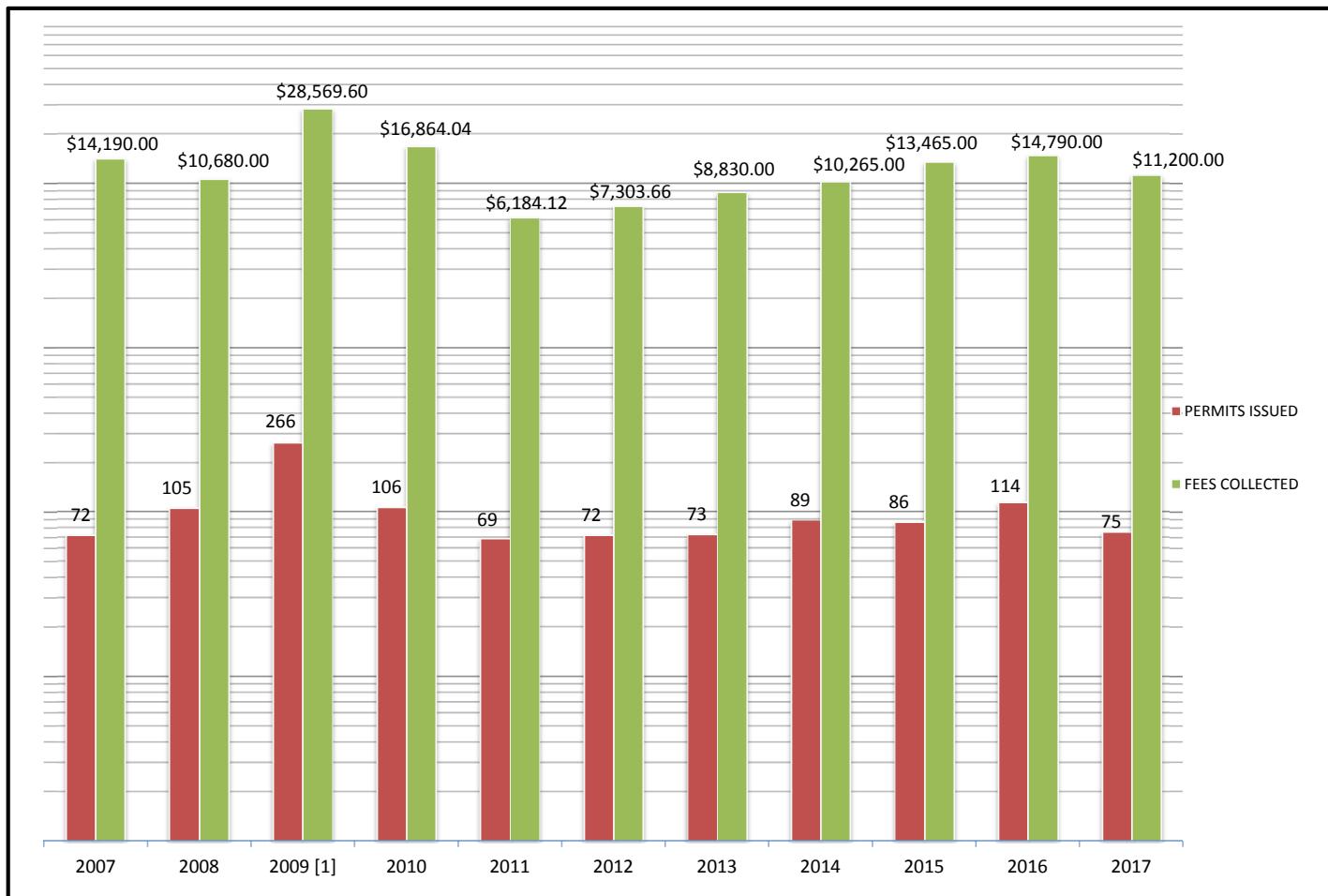
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Zone Text Amendments, GIS Data/Map Sales, and Miscellaneous\*\*.

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

## 2017 ANNUAL REPORT

### 2007-2017 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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
2017	75	\$ 11,200.00



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

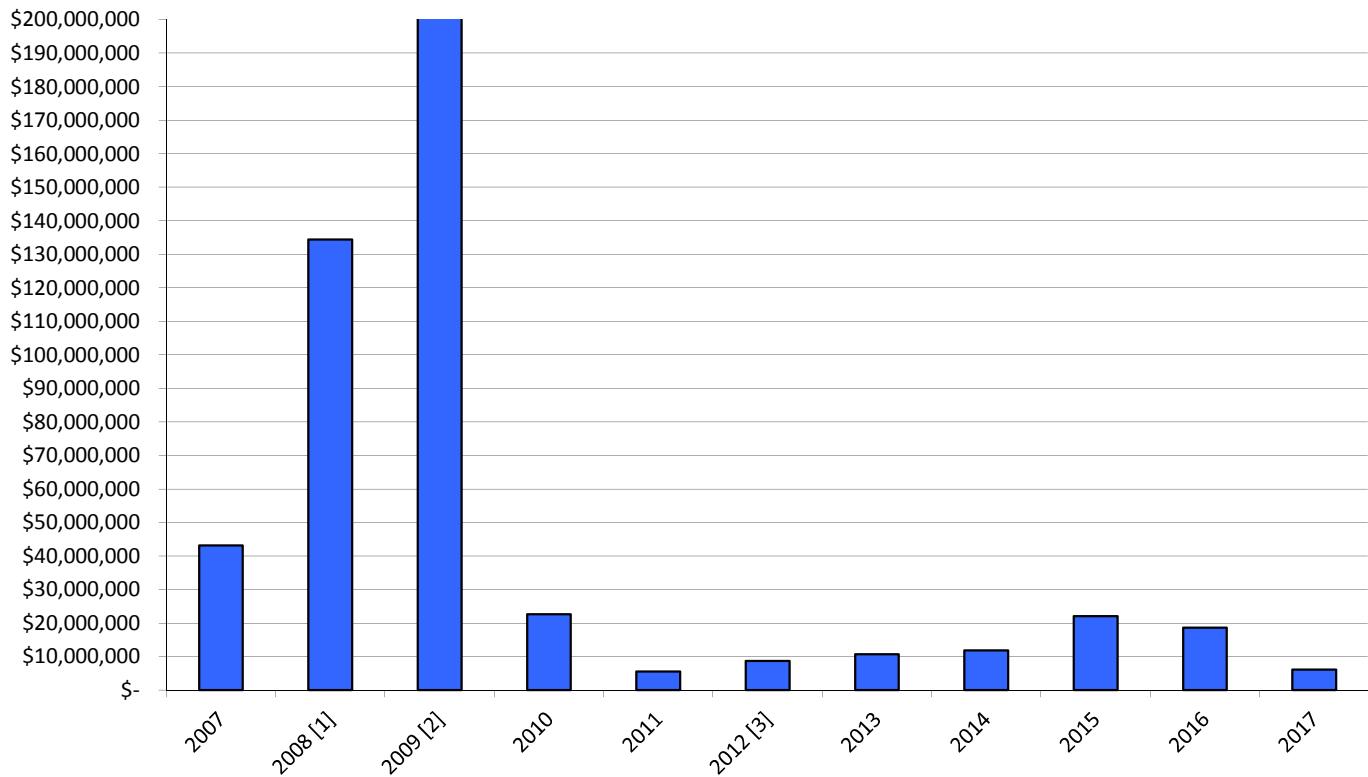
## 2017 ANNUAL REPORT

### Building Permit Receipt Trends (2007-2017 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2017	75	\$ 6,113,357.00

\*\* = Valuation obtained from Building Permit Applications.

### VALUATION OF STRUCTURES



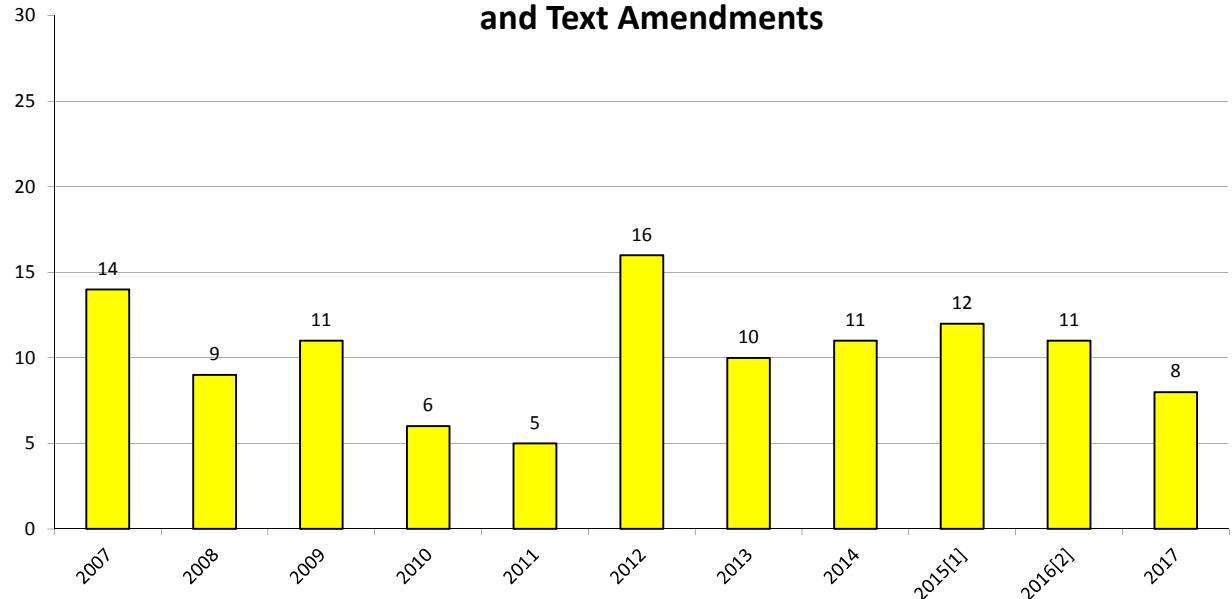
[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

[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.

## 2017 ANNUAL REPORT

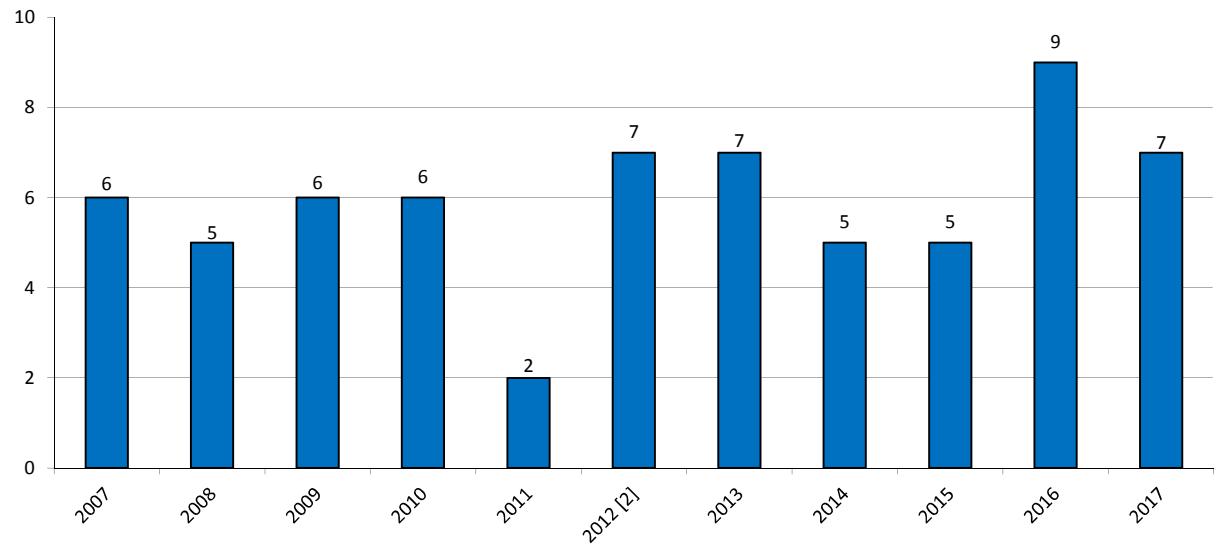
### Approved Zone Changes and Text Amendments



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

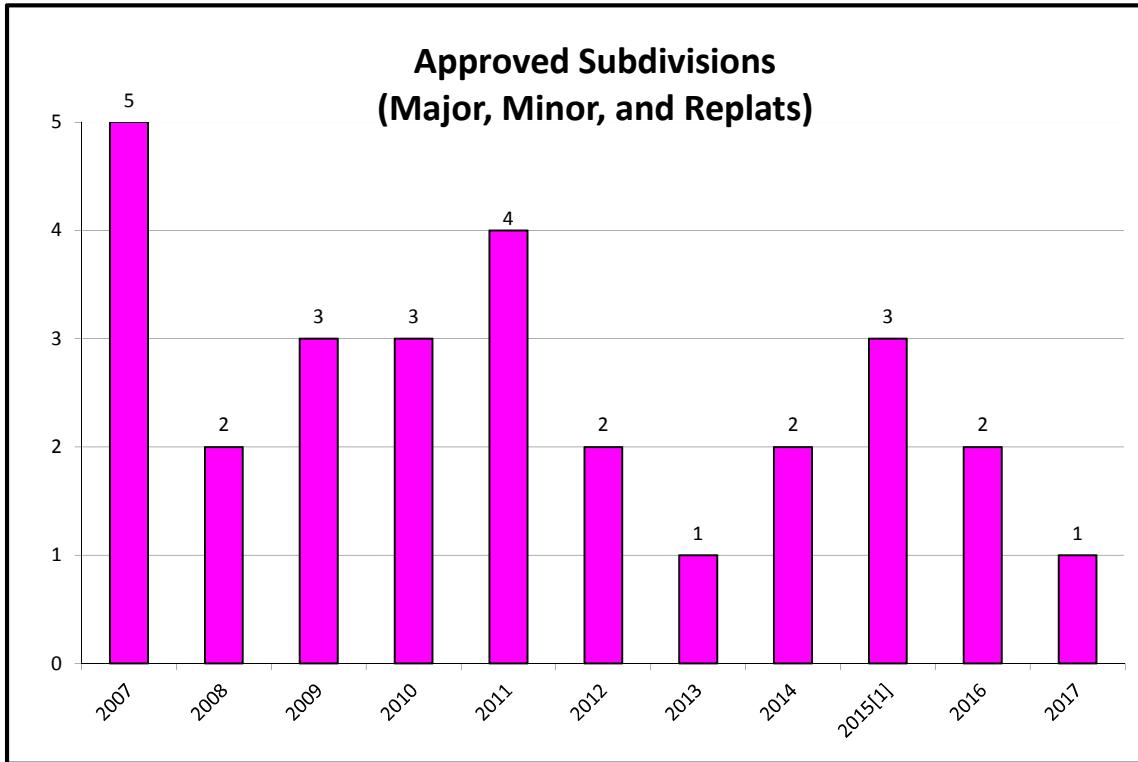
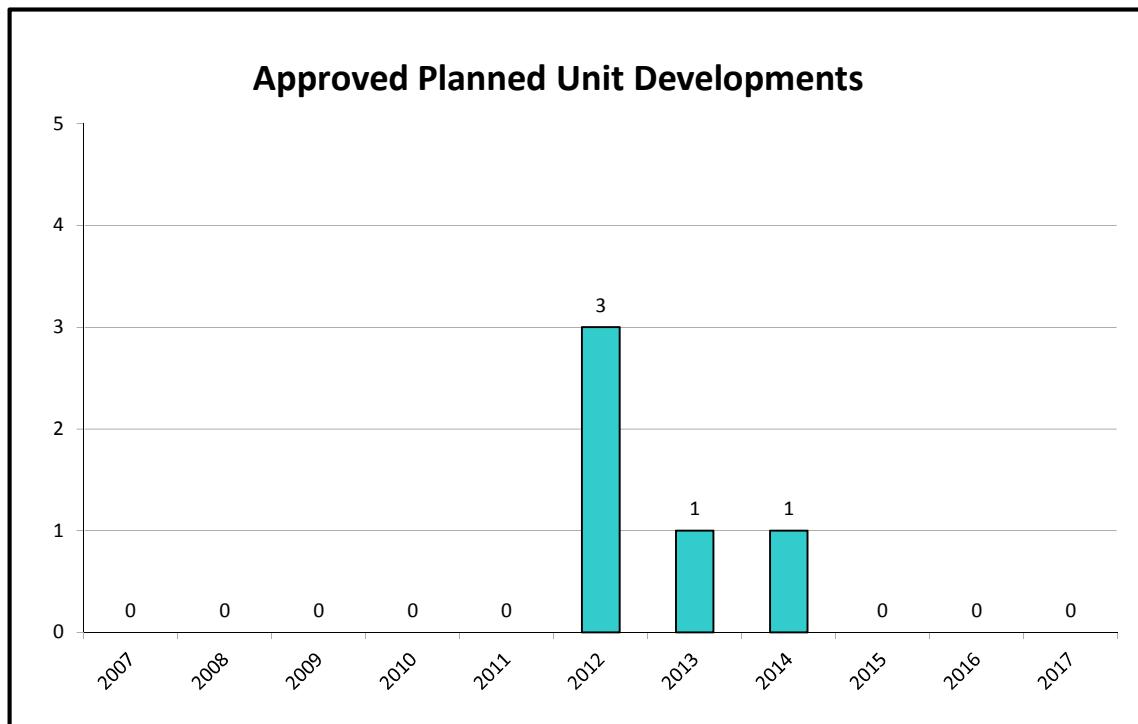
[2] = One (1) Text Amendment was processed and approved in 2016.

### Approved Conditional Use Permits



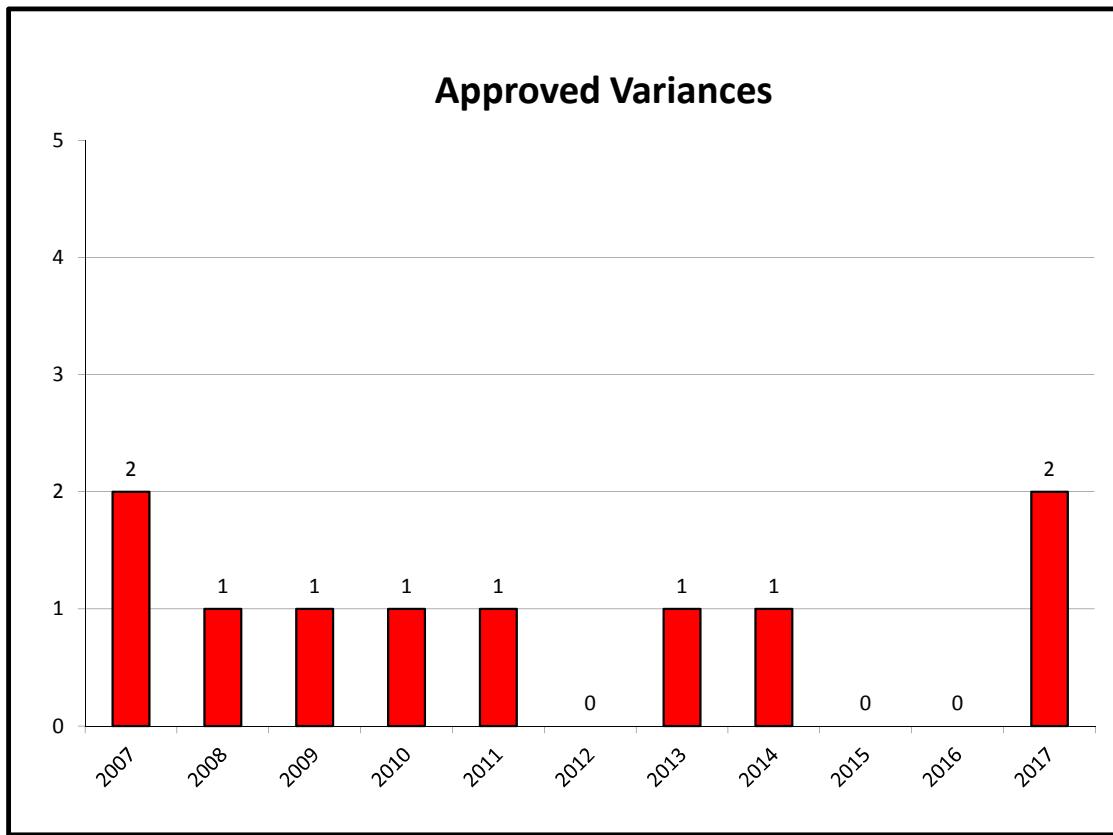
[2] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

## 2017 ANNUAL REPORT



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

## 2017 ANNUAL REPORT



**ACTIVITY REPORT**

**APPROVED  
TEXT AMENDMENTS AND ZONE CHANGES  
YEAR: 2017**

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
<b>ZONE CHANGE CASES:</b>							
Z.C. Case #2016-13	Applicant: Christopher Craig 2305 Dunblane Rawlins, WY 82301 Owner: Randy and Deanna Flamig 2640 Monte Vista Drive Sidney, NE 69162 Application Date Rec'd: 11/18/2016 Date(s) Advertised: 12/07/2016-DT	PIN #: 19811030001100 Rural Address: 156 Antelope Run SE1/4 NW1/4 SW1/4, Section 10, T19N, R81W Approximately 4.5 miles southwest of Elk Mountain off Carbon County Road #404 (Pass Creek Road). Subject property borders the Aspen Highlands Subdivision 1st Filing/Phase I on the southwest portion of the subdivision.	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreational (FPSR-10)	\$175.00[1]	Scheduled for public hearing on 01/09/2017 Recommended Approval	Scheduled for public hearing on 02/07/2017 <b>APPROVED</b>	APPROVED
Z.C. Case #2017-01	Christopher and Amanda Miser 404 Hap Arnold Barksdale AFB, LA 71110 Application Date Rec'd: 02/24/2017 Date(s) Advertised: 03/29/2017-DT	PIN #: 28832830001700 SE1/4 SW1/4, Section 28, T28N, R83W Pedro Mountain 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 Recreation (FPSR-40)	\$175.00	Scheduled for public hearing on 05/01/2017 Recommended Approval	Scheduled for public hearing on 06/06/2017 <b>APPROVED</b>	APPROVED
Z.C. Case #2017-02	Applicant: McMurry Ready Mix P.O. Box 2488 Casper, WY 82602 Owner: Kurt Anselmi 1176 Melody Creek Land Jackson, WY 83001 Application Date Rec'd: 06/01/2017 Date(s) Advertised: 06/28/2017-DT	PINS #: 22873110000700 and 22873110001000 Parcel of lands located in the N1/2 W1/2 SE1/4 SE1/4 NE1/4 and S1/2 W1/2 SE1/4 SE1/4 NE1/4, Section 31, T22N, R87W Approximately 2 miles north of Rawlins off US HWY 287 on the west side	Zone Change Request from Residential (RD-2.5) to Ranching, Agriculture and Mining (RAM)	\$175.00	Scheduled for public hearing on 07/31/2017 Recommended Approval	Scheduled for public hearing on 09/05/2017 <b>APPROVED</b>	APPROVED
Z.C. Case #2017-03	David and Catherine Fairbanks P.O. Box 1165 Saratoga, WY 82331 Application Date Rec'd: 06/12/2017 Date(s) Advertised: 06/28/2017-DT Date(s) Advertised: 06/28/2017-SS	PIN #: 18833140102400 Rural Address: 12 Cowboy Lane-Saratoga Lots 5A and 5B, Fairbanks-Neville Minor Subdivision (formally known as S1/2 of Tract 5 of the Mountain View Estates #2 Subdivision) located in the S1/2 NW1/4 SE1/4, Section 31, T18N, R83W Approximately 2.5 miles northeast of Saratoga off Carbon County Road #550 (Buck Creek Road/205 Connector)	Zone Change Request from Residential (RD-20) to Rural Residential Agriculture (RRA-9.73) for Lot 5A and Rural Residential Agriculture (RRA-9.66) for Lot 5B	\$175.00	Scheduled for public hearing on 07/31/2017 Recommended Approval	Scheduled for public hearing on 09/05/2017 <b>APPROVED</b>	APPROVED
Z.C. Case #2017-04	Applicant: Marcus Rohrer 548 W. Miller Street Rawlins, WY 82301 Owners: Daniel "Dan" and Darla Mack P.O. Box 638 Rawlins, WY 82301 Application Date Rec'd: 06/19/2017 Date(s) Advertised: 06/28/2017-DT	PIN #: 21873040007400 Rural Address: 301A and 301B Wyoming Highway 71 NW1/4 SE1/4, Section 30, T21N, R87W Approximately 2-1/2 miles south of Rawlins and approximately 1/2 mile east of HWY 71\\ Carbon County Road #401 (Sage Creek Road)	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-20)	\$175.00	Scheduled for public hearing on 07/31/2017 Recommended Approval	Scheduled for public hearing on 09/05/2017 <b>APPROVED</b>	APPROVED
Z.C. Case #2017-05	Zachary and Brianna Weber Clint and Cheri Weber P.O. Box 305 Baggs, WY 82321 Application Date Rec'd: 07/13/2017 Date(s) Advertised: 08/09/2017-DT	PIN #: 14862520001800 Dewey Lode Mining Claim Survey No. 295, located in the S1/2 SW1/4, N1/2 NW1/4, Sections 24 and 25, T14N, R86W Approximately 13 miles west of Encampment and approximately 1/2 mile west of Battle Lake off WY HWY 70	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-20.66)	\$175.00	Scheduled for public hearing on 09/11/2017 Recommended Approval	Scheduled for public hearing on 10/17/2017 <b>APPROVED</b>	APPROVED

**ACTIVITY REPORT**

**APPROVED  
TEXT AMENDMENTS AND ZONE CHANGES  
YEAR: 2017**

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
<b>ZONE CHANGE CASES:</b>							
Z.C. Case #2017-06	<p>Ryan Park, Tract "A", Lot 23 Applicant and Land Owner: Boulder Builders 265 Piper Drive Erie, CO 80516</p> <p>Ryan Park, Tract "A", Lot 24 Applicants and Land Owners: James and Catherine Rosentreter 101 E. Walnut Street Rawlins, WY 82301</p> <p>Ryan Park, Tract "A", Lot 25 Applicants and Land Owners: Barbara Gross, Edwin Gross and Catherine Doherty HC 63, Box 9E Saratoga, WY 82331-9707</p> <p>Ryan Park, Tract "A", Lot 26 Applicants and Land Owners: Donald R. Brinkman, Connie K. Brinkman and Donald Edward Brinkman 5651 Blue Bluff Cheyenne, WY 82009-4418 Application Date Rec'd: 08/15/2017 Date(s) Advertised: 08/30/2017-DT Date(s) Advertised: 08/30/2017-SS</p>	<p>PIN #: 16812830102300 Rural Address: 10 Elk Bugle Lane General Site Location: Ryan Park is located along HWY 230, approximately 24 miles southeast of Saratoga, within a portion of the SW1/4, Section 28, Township 16 North, Range 81 West, Carbon County, Wyoming. Lot 23, Ryan Park, Tract "A"</p> <p>PIN #: 16812830102400 Rural Address: 12 Elk Bugle Lane Lot 24, Ryan Park, Tract "A"</p> <p>PIN #: 16812830102500 Rural Address: 14 Elk Bugle Lane Lot 25, Ryan Park, Tract "A"</p> <p>PIN #: 16812830102600 Rural Address: 16 Elk Bugle Lane Lot 26, Ryan Park, Tract "A"</p>	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Residential (RD) for Lots 23, 24, 25, and 26, Ryan Park, Tract "A"	\$175.00	<p>Scheduled for public hearing on 10/02/2017 <b>TABLED UNTIL: 10/09/2017</b> Recommended Approval</p>	<p>Scheduled for public hearing on 11/07/2017 <b>APPROVED</b></p>	APPROVED
Z.C. Case #2017-07	<p>Applicant: Paul Stanley Construction Attn: Paul Stanley P.O. Box 294 Baggs, WY 82321 Owner: State of Wyoming Game &amp; Fish Commission 5300 Bishop Boulevard Cheyenne, WY 82006 Application Date Rec'd: 09/18/2017 Date(s) Advertised: 09/27/2017-DT Date(s) Advertised: 10/06/2017-SRP</p>	<p>PIN #: 12940910100600 Rural Address: 124 HWY 70-Baggs Tract 6, Rochelle-Bates Tracts, located in a portion of the NE1/4, Section 9, T12N, R91W Rochelle-Bates Tracts are located approximately 1.2 miles east of Baggs on the south side of WY HWY 70</p>	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Residential (RD-3.63) for Tract 6	\$175.00	<p>Scheduled for public hearing on 11/06/2017 Recommended Approval</p>	<p>Scheduled for public hearing on 12/05/2017 <b>APPROVED</b></p>	APPROVED

**NOTES:**

[1] = Fees Collected in 2016.  
DT = Daily Times  
SS = Saratoga Sun  
SRP = Snake River Press

## ACTIVITY REPORT

### APPROVED CONDITIONAL USE PERMITS YEAR: 2017

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
<b>CONDITIONAL USE PERMIT CASES:</b>							
C.U. Case #2017-01	Applicant: Carbon County Fire Department- Ryan Park Fire District/Division John Rutherford, Fire Warden P.O. Box 753 Rawlins, WY 82301 Owners: Carbon County Gov't. P.O. Box 6 Rawlins, WY 82301 Application Date Rec'd: 12/20/2016 Date(s) Advertised: 03/01/2017-DT Date(s) Advertised: 03/01/2017-SS	PIN #: 16812830203000 Rural Address: 15 Fire Fox Drive-Ryan Park A tract of land located in the Block 2 of the Ryan Park Second Addition, Section 28, T16N, R81W The existing Ryan Park Fire House is located approximately 24 miles southeast of Saratoga off HWY 130.	Conditional Use Permit in the RAM Zone "Ryan Park Fire Division Annex Building" The request is to construct a new Ryan Park Fire Division Annex building adjacent to the existing Fire House. The new annex will support the existing fire department services by providing indoor parking, equipment storage and community meeting space.	\$0.00	Scheduled for public hearing on 04/03/2017 Recommended Approval	Scheduled for public hearing on 05/02/2017 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2017-02	Brush Creek, LLC 66 Brush Creek Road Saratoga, WY 82331 Application Date Rec'd: 04/25/2017 Date(s) Advertised: 05/04/2017-DT Date(s) Advertised: 05/10/2017-SS	PINS #: 14810410000700; 14820110000300; 1581301000800; 15822140001500 Rural Address: 1018 County Road #660 Various Sections located in T14N, R81W, T14N, R82W and T15N, R81W T15N, R82W Approximately 10 miles east of Highway 230 on Carbon County Road #660 (French Creek Road); approximately 11.7 miles east of Encampment. The Guest Ranch facilities within Sanger Ranch are on the east side of the North Platte River and the south side of French Creek located in Section 1, T14N, R82W, and in Sections 5, 6 & 7, T14N, R81W.	Conditional Use Permit in the RAM Zone "Sanger Guest Ranch" The request is to permit a "Guest Ranch," "A working ranch that provides guest accommodations and recreational activities for guests."	\$200.00	Scheduled for public hearing on 06/05/2017 Recommended Approval	Scheduled for public hearing on 07/05/2017 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2017-03	Applicant: Marcus Rohrer 548 W. Miller Street Rawlins, WY 82301 Owners: Daniel "Dan" and Darla Mack P.O. Box 638 Rawlins, WY 82301 Application Date Rec'd: 06/19/2017 Date(s) Advertised: 06/28/2017-DT	PIN #: 21873040007400 Rural Address: 301A and 301B Wyoming Highway 71 NW1/4 SE1/4, Section 30, T21N, R87W Approximately 2-1/2 miles south of Rawlins and approximately 1/2 mile east of HWY 71\ Carbon County Road #401 (Sage Creek Road)	Conditional Use Permit in the RRA Zone "Rohrer Repair Shop" The request is to permit a commercial repair shop to service agricultural and ranching equipment - a business that will not substantially distract from the residential character of the area.	\$200.00	Scheduled for public hearing on 07/31/2017 Recommended Approval	Scheduled for public hearing on 09/05/2017 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2017-04	Applicant: Sprint 219 S. Wooddale Avenue Eagle, ID 83616 Owner: Edith Davis P.O. Box 252 Sinclair, WY 82334 Application Date Rec'd: 07/31/2017 Date(s) Advertised: 08/09/2017-DT	PIN #: 21862520001400 Rural Address: 151 Plant Road A tract of leased land (2,500 sq.ft.) located in a portion of the NE1/4 NW1/4, Section 25, T21N, R86W Approximately 2.6 miles southeast of Sinclair off I-80 and Carbon County Road #407 (CIG Plant Road)	Conditional Use Permit in the RD Zone "DN68XRCL - Plant Road Communications Site" The request is to permit a communications tower to provide cell phone coverage along I-80 in both directions.	\$200.00	Scheduled for public hearing on 09/11/2017 Recommended Approval	Scheduled for public hearing on 10/17/2017 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2017-05	Applicant: Centerline Solutions 16360 Table Mountain Parkway Golden, CO 80403 Owner: Bureau of Land Management P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 07/31/2017 Date(s) Advertised: 08/10/2017-DT	PIN #: 28810110060000-Parent Parcel SW1/4, Section 25, T28N, R81W Approximately 4.5 miles west of HWY 77 off BLM Road #3129	Conditionals Use Permit in the RAM Zone "DN01886B - Chalk Mountain Communications Site" The request is to permit an existing telecommunications tower site and related facilities. Existing overall tower height: 112 Feet	\$200.00	Scheduled for public hearing on 09/11/2017 Recommended Approval	Scheduled for public hearing on 10/17/2017 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2017-06	Applicant: Centerline Solutions 16360 Table Mountain Parkway Golden, CO 80403 Owner: Bureau of Land Management P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 07/31/2017 Date(s) Advertised: 08/10/2017-DT	PIN #: 28890110060000-Parent Parcel SE1/4, Section 32, T28N, R89W Approximately 8.3 miles north northeast of Bairoil off US HWY 287 on the west side	Conditionals Use Permit in the RAM Zone "DN01885B - Muddy Gap Communications Site" The request is to permit an existing telecommunications tower site and related facilities. Existing overall tower height: 110 Feet	\$200.00	Scheduled for public hearing on 09/11/2017 Recommended Approval	Scheduled for public hearing on 10/17/2017 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**

**APPROVED  
CONDITIONAL USE PERMITS  
YEAR: 2017**

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
<b>CONDITIONAL USE PERMIT CASES:</b>							
C.U. Case #2017-08	Applicant: InSite Towers Development 2, LLC C/O Irene Cooke P.O. Box 423 Tabernash, CO 80478 Owner: State of Wyoming Dept. of Transportation Attn: Gregg Fredrick, Chief Engineer 5300 Bishop Boulevard Cheyenne, WY 82009 Application Date Rec'd: 08/22/2017 Date(s) Advertised: 08/30/2017-DT	PIN #: 19790930050100 A tract of leased land (5,625 sq.ft.) located in a portion of the SW1/4, Section 9, T19N, R79W Wagonhound Rest Area off I-80 and Exit 267	Conditionals Use Permit in the RAM Zone "WY007 - Wagonhound Rest Area Communications Site" The request is to permit a telecommunications tower site and related facilities. Overall tower height: 199 Feet	\$200.00	Scheduled for public hearing on 10/02/2017 <b>TABLED UNTIL: 10/09/2017</b> Recommended Approval	Scheduled for public hearing on 11/07/2017 <b>APPROVED</b>	<b>APPROVED</b>

**NOTES:**

*DT = Daily Times*  
*SS = Saratoga Sun*

**ACTIVITY REPORT**

**APPROVED  
SUBDIVISIONS  
(MAJOR, MINOR, and REPLATS)  
YEAR: 2017**

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
<b>SUBDIVISION CASES:</b>							
MIN SUB CASE #2017-01	David and Catherine Fairbanks P.O. Box 1165 Saratoga, WY 82331 Application Date Rec'd: 06/12/2017 Date(s) Advertised: 06/28/2017-DT Date(s) Advertised: 06/28/2017-SS	PIN #: 18833140102400 Rural Address: 12 Cowboy Lane-Saratoga Lots 5A and 5B, Fairbanks-Neville Minor Subdivision (formally known as S1/2 of Tract 5 of the Mountain View Estates #2 Subdivision) located in the S1/2 NW1/4 SE1/4, Section 31, T18N, R83W Approximately 2.5 miles northeast of Saratoga off Carbon County Road #550 (Buck Creek Road/205 Connector)	Minor Subdivision Request to subdivide Tract 5 into for 2 lots: Lot 5A = 9.73 Acres Lot 5B = 9.66 Acres	\$300.00	Scheduled for public hearing on 07/31/2017 Recommended Approval	Scheduled for public hearing on 09/05/2017 APPROVED	APPROVED

**NOTES:**

*ZERO PUD Requests were approved and processed in 2017.*

*[1] = Fees Collected in 2016.*

*DT = Daily Times*

*SS = Saratoga Sun*

*SRP = Snake River Press*

## ACTIVITY REPORT

### APPROVED VARIANCES YEAR: 2017

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
<b>VARIANCE CASES:</b>							
VAR Case #2017-01	Applicant: Sprint 219 S. Wooddale Avenue Eagle, ID 83616 Owner: Edith Davis P.O. Box 252 Sinclair, WY 82334 Application Date Rec'd: 07/31/2017 Date(s) Advertised: 08/09/2017-DT	PIN #: 21862520001400 Rural Address: 151 Plant Road A tract of leased land (2,500 sq.ft.) located in a portion of the NE1/4 NW1/4, Section 25, T21N, R86W Approximately 2.6 miles southeast of Sinclair off I-80 and Carbon County Road #407 (CIG Plant Road)	Variance Request in the RD Zone The request is to vary the required RD Zone height requirements from 35 Feet to 120 Feet to allow a communications tower to provide cell phone coverage along I-80 in both directions Tower Name: "DN68XCRL - Plant Road Communications Site"	\$200.00	Scheduled for public hearing on 09/11/2017 <b>APPROVED</b>	DOES NOT GO TO BOCC	APPROVED BY CCPZ
VAR Case #2017-02	Applicant: InSite Towers Development 2, LLC C/O Irene Cooke P.O. Box 423 Tabernash, CO 80478 Owner: State of Wyoming Department of Transportation Attn: Gregg Fredrick, Chief Engineer 5300 Bishop Boulevard Cheyenne, WY 82009 Application Date Rec'd: 08/22/2017 Date(s) Advertised: 08/30/2017-DT	PIN #: 19790930050100 A tract of leased land (5,625 sq.ft.) located in a portion of the SW1/4, Section 9, T19N, R79W Wagonhound Rest Area off I-80 and Exit 267	Variance Request in the RAM Zone The request is to decrease the fall clear zone from 110% of the tower height to approximately 61% due to topography constraints on the southeast side of the proposed telecommunications tower. Tower Name: "WY007 - Wagonhound Rest Area Communications Site" Overall tower height: 199 Feet	\$200.00	Scheduled for public hearing on 10/02/2017 <b>TABLED UNTIL: 10/09/2017 APPROVED</b>	DOES NOT GO TO BOCC	APPROVED BY CCPZ

**NOTES:**

**DT** = Daily Times  
**SS** = Saratoga Sun  
**SRP** = Snake River Press



# Wyoming Planning Association

January 10, 2018

Dear WYOPASS Member:

**PRESIDENT**

**Todd Stowell, AICP**

City Planner

City of Cody

307-527-7511

[todds@cityofcody.com](mailto:todds@cityofcody.com)

**VICE PRESIDENT**

**Sid Fox, AICP**

Director of Planning & Zoning

Carbon County

307-328-2614

[sidneyfox@carbonwy.com](mailto:sidneyfox@carbonwy.com)

**TREASURER**

**Megan Lehman Nelms, AICP**

Planner and Zoning Administrator

Campbell County

307-685-8061

[MBL08@ccgov.net](mailto:MBL08@ccgov.net)

**SECRETARY**

**Katherine Malgieri**

Planner

City of Cheyenne

307-637-6307

[kmalgieri@cheyenneicity.org](mailto:kmalgieri@cheyenneicity.org)

**PAST PRESIDENT**

**Charles Bloom, AICP**

Principal Planner

City of Laramie

307-721-5232

[cbloom@cityoflaramie.org](mailto:cbloom@cityoflaramie.org)

**MEMBER-AT-LARGE**

**Derek Teini, AICP**

Planning Manager

City of Laramie

307-721-5245

[dteini@cityof laramie.org](mailto:dteini@cityof laramie.org)

**MEMBER-AT-LARGE**

**Clara Chaffin**

Community Development Director

City of Douglas

307-358-2132

[cchaffin@cityofdouglas.org](mailto:cchaffin@cityofdouglas.org)

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 resources.

The WYOPASS Spring Workshop, which is free to members, will be held May 10-11, 2018 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.

WYOPASS will also provide a conference in the fall of 2018. Details on the fall WYOPASS conference will be released later in the year. As in the past, and a few scholarships will be available for each conference.

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 participation in the Wyoming Planning Association! Please renew your membership today. If there are others in your organization that would benefit from WYOPASS membership, please invite them to join as well.

Sincerely,

Todd Stowell, AICP  
WYOPASS President

**END OF  
ANNUAL  
REPORT**