

2021
ANNUAL REPORT

CARBON COUNTY
PLANNING & ZONING
COMMISSION

PREPARED & PRESENTED BY:
PLANNING & ZONING STAFF

Sarah Brugger, Planning Director
Kristy R. Rowan, Commission's Secretary

2021 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
Diana Berger, Member
Joan McGraw, Member
O.R. Wille, Member

Planning & Development Dept.

Sarah Brugger, Planning Director
Kristy R. Rowan, Secretary to the Comm.

February 2022

We are pleased to submit the 2021 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2021, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman.

In October 2020, Marlin Johnson was hired as the Planning Director. Prior to coming to Carbon County, Marlin had moved back to his home state of South Dakota after a stint as the Planner for the City of Susanville, CA. In April 2021, Marlin resigned as the Planning Director. During this time both Kristy Rowan and Sarah Brugger were appointed as Co-Interim Planning Directors and performed their jobs very well and handled a considerable amount of workload. In June 2021, Sarah Brugger was hired as the Planning Director.

Since the COVID pandemic that started in March, 2020, there were delays in construction projects and workers traveling to the sites. 73 Building Permits were issued in 2021 as compared to 104 issued in 2020. The significant decrease was primarily due to cost in rising construction materials and limited workforce labor. Building permit fees collected in 2021 decreased by \$23,555 or -57%. A breakdown of the type of structure built is contained in the attached overview of construction activity.

There were 31 case files opened and processed in 2021; including conditional use permits, conditional use permits-transfers, conditional use permits-wind, planned unit developments, subdivisions (replats and minors), variances, and zone changes. The 2021 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.

In 2021, the Carbon County Board of County Commissioners, Planning and Zoning Commission, Legal Counsel, and Planning Staff held a joint workshop discussing 35+ acre parcels, a temporary moratorium on wind development but no decisions were made and large-scale wind development on public lands. The Commission held several workshops discussing the proposed large lot subdivision

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regulations. As recommended in the Carbon County Comprehensive Land Use Plan, the staff, with the assistance of the County Attorney's Office, will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations in 2022.

In June 2021, Carbon County formally adopted the Carbon County Natural Resource Management Plan. In 2019-2020, the Legislature passed House Bill (HB) 54 which provides funding (\$50,000) for counties to develop county Natural Resource Management Plans (NRMP). NRMPs are based on criteria established by the Governor's Office in consultation with the counties and serve as a basis for communicating and coordinating with the federal government and its agencies on land and natural resource management issues. The NRMP focuses on public land management policies and will likely replace the public lands policies contained within the Carbon County Comprehensive Land Use Plan.

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, Wyoming Pipeline Corridor Initiative (WPCI) Project:
 - The State of Wyoming has submitted a proposal to the BLM Wyoming State Office requesting designation of pipeline corridors in nine BLM-Wyoming Resource Management Plans (RMPs). The WPCI, as proposed, would amend the RMPs in order to create a statewide pipeline corridor network. The corridors would be designated for pipelines associated with carbon capture, utilization, and storage (CCUS), as well as pipelines and facilities associated with Enhanced Oil Recovery (EOR). The proposal identifies approximately 2,000 miles of pipeline corridor across BLM-managed lands. Cooperator and public scoping meetings were held the week of December 9th with the comment period for the scoping ended on December 27, 2019. The Draft Environmental Impact Statement (DEIS) was released in April, 2020 with a 90-day comment period ending on July 16, 2020. The BLM conducted virtual public meetings on May 28th. A cooperator review of the Draft Final Environmental Impact Statement (FEIS) occurred during the week of August 10th. The FEIS was published on October 23, 2020, begin a 30-day protest period and 60-day Governor's consistency review. A cooperator/BLM alternatives development workshop was held at the end of January 2020. A Record of Decision was signed on January 15, 2021.
- BLM, Maestro Wind Energy Development (formally known as Viridis Eolia Wind Energy) Environmental Impact Statement (EIS):
 - Project taken over by BayWa r.e.
 - Plan of Development (POD) submitted to the BLM for review and comment
 - Project is located north of Medicine Bow
- BLM, Two Rivers Wind Energy Project:
 - County CUPW permit denied in 2019
 - Environmental Analysis (EA) for Two Rivers being reviewed by the BLM and FWS staff and Cooperators. FWS is co-lead on the NEPA process.
 - Applicant continues to work with the United States Fish and Wildlife Service (USFWS) to move forward with the Incidental Take Permit process

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- Anticipate resubmittal of the County CUPW application (Two Rivers) in the first half of 2022
- BLM, Lucky Star Wind Energy Project:
 - County CUPW permit denied in 2019
 - BLM staff reviewed comments/responses received regarding the Plan of Development
 - Anticipate resubmittal of the County CUPW application (Lucky Star) in the last half of 2022 or first half in 2023
- BLM, Rawlins Resource Management Plan Amendment (no new information received since June, 2020):
 - Municipal Water Source Protection-Rawlins
 - On hold due to lack of staff\priority workloads
- BLM, Shirley Basin, In-Situ Uranium Recover Project (no new information received since June, 2020):
 - EA Record of Decision and FONSI issued and signed in April, 2020
 - Plan of Operations being updated
- BLM, Chokecherry/Sierra Madre Wind Energy Project:
 - Phase I and Phase II infrastructure construction ongoing
- Transmission Line: Trans-West Express:
 - Record of Decision (ROD) signed in 2016
 - County CUP approved in December, 2018
 - BLM, Plan of Development (POD) for the Notice to Proceed (NTP) has been submitted to BLM
 - Early 2021, TWE plans to submit a revised POD and appendices to the BLM for review
 - TWE's timeline for receipt of NTP is September, 2021
- Transmission Line: Gateway West:
 - County CUP Approved in September, 2018
 - 2020-County approved building permits
 - Under construction
- Transmission Line: Gateway South:
 - ROD signed 2016
 - County CUP Approved in September, 2020
 - PacifiCorp plans to put the construction project out for bid in April, 2021
 - PacifiCorp completing cultural & biological Notice to Proceed survey requirements. PacifiCorp's timeline for Notice to Proceed (NTP) is May/June 2021
 - Construction anticipated in Spring of 2022

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The Planning & Development staff continues to support the efforts of the Carbon County Economic Development Corporation (CCEDC). The Planning Director is an Ex-officio board member and the staff routinely provides land use, zoning and mapping assistance to enhance economic development efforts.

The Planning Director serves on the Urban Systems Committee. The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. WYDOT is working on feasibility level design studies of the recommended improvement projects.

The staff continues to charge an hourly rate for the preparation of custom map requests. The County Assessor entered into a contract with Greenwood Mapping Services to maintain the County Assessor's parcel map; however, the staff continues to support the mapping needs for other county departments on a very limited basis or by special requests. Planning & Development continues to manage the rural addressing program for the County. In 2021, staff issued 41 rural address assignments.

In 2021, the Memorandum of Understanding (MOU) between Carbon County and the City of Rawlins became null and void and is no longer in effect due to changes in the Planning and Development Department. In 2018, Carbon County and the City of Rawlins entered into a MOU to share costs of the GIS Specialist position. The MOU coordinated and improved GIS services for the City and reduce the cost of providing services to both the City and County.

Wind energy production taxes received in 2020 increased by \$132,324.29 or approximately 3.6% compared to 2019 that decreased by \$54,502.07 or approximately 9.73%. However, the 2021 wind energy production tax figure is projected.

WIND ENERGY PRODUCTION TAXES BREAKDOWN:

2014	\$480,198.25
2015	\$580,921.30
2016	\$455,276.00
2017	\$563,126.22
2018	\$530,194.76
2019	\$475,692.69
2020	\$608,016.98
2021*	\$549,374.00

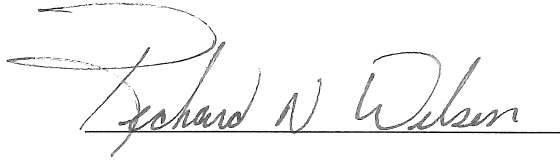
*=Projected

The Planning and Zoning Commission is confident that its development review work in 2021 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 2022.

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

Respectfully Submitted,

A handwritten signature in cursive script, reading "Richard N. Wilson", written over a horizontal line.

Richard "Rich" Wilson
Chairman

A handwritten signature in cursive script, reading "Sarah Brugger", written over a horizontal line.

Sarah Brugger
Planning Director

2021 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY: The Planning Department issued 73 Permits.

- 16 Residential Permits (Primary and Secondary):
 - 6 Primary
 - 10 Secondary
- 25 Accessory Structures Permits
- 7 Other Structures Permits
- 6 Commercial Development Permits
- 19 Industrial Development Permits

CASE FILES:

31 case files were opened in 2021 requesting the following: conditional use permits, conditional use permits-wind, conditional use permit-transfers, planned unit developments, subdivisions (major, minor, and replat), variances, zone changes, and text amendments.

ZONE CHANGE REQUESTS:

13 Zone Change Requests were processed and 10 were approved.

- 1 case file was request from RAM to FPSR:
 - Z.C. Case #2021-04 – Rocky Gap, LLC
- 5 case files were requests from RAM to RD:
 - Z.C. Case #2021-01 – James Phillips and Kathleen Martinez
 - Z.C. Case #2021-05 – Zachary and Brianna Weber
 - Z.C. Case #2021-08 – John A. Corson, et.al.
 - Z.C. Case #2021-10 – Linda Ihn
 - Z.C. Case #2021-12 – Paul Draves
- 3 case files were requests from RAM to RRA:
 - Z.C. Case #2021-02 – Jason and Ronda Williams
 - Z.C. Case #2021-06 – Clayton Desmond
 - Z.C. Case #2021-13 – Devin Shepard
- 1 case file was request from RAM to C-2:
 - Z.C. Case #2021-07 – SBM LLC and Kurt Kelly Revocable Trust

NOTE: The following zone change case files were withdrawn by the petitioners:

- Z.C. Case #2021-03, Z.C. Case #2021-09, and Z.C. Case #2021-11.

CONDITIONAL USE PERMITS:

6 Conditional Use Permit Requests were processed and 8 requests were approved.

- C.U. Case #2020-05 – Union Telephone Company/Hemphill LLC
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Coyote Hill Communications Site”)
- C.U. Case #2020-15 – PacifiCorp
(Use: Gateway West Segment D-1 Transmission Line Project)
- C.U. Case #2021-01 – ESA Architects and Three Forks Ranch
(Use: Expansion of guest ranch and resort – Event Center and Pickleball Court)
- C.U. Case #2021-02 – Arthur Ingleby and Blakeman Propane
(Use: Propane Distribution Center – “Blakeman Propane Bulk Storage Facility – Saratoga”)
- C.U. Case #2021-03 – Victoria Hoffman
(Use: Employee Housing for a commercial storage yard facility)
- C.U. Case #2021-04 – SBM LLC and Kurt Kelly Revocable Trust
(Use: Auto/Highway Wrecker Service – “Maps Towing and Diesel Repair, Inc.”)
- C.U. Case #2021-05 – Condict and Sons Cattle Co., Inc.
(Use: 3 Cabins used for seasonal employee housing and recreation and seasonal hunting, and lodging accommodations – “Grand Slam Outfitters and Condict and Sons Cattle Company”)
- C.U. Case #2021-06 – R&E Services, LLC and Blakeman Propane
(Use: Propane Distribution Center – “Blakeman Propane Bulk Storage Facility – Baggs”)

CONDITIONAL USE PERMITS-WIND ENERGY FACILITIES:

2 Conditional Use Permit-Wind Requests were processed and approved.

- C.U.W. Case #2021-01 – Rock Creek, LLC and Invenergy LLC
(Use: “Rock Creek Wind Energy Project/Facility”) – New
- C.U.W. Case #2021-02 – PacifiCorp
(Use: “Foote Creek North Wind Energy Project/Facility”) – Repowering

CONDITIONAL USE PERMITS-TRANSFERS:

3 Conditional Use Permit-Transfers were processed and approved.

- C.U. Case #2015-03 – Charles and Kimberly Thyne and Troy and Barbara Wallace
(Use: Travel Trailer Court/Trailer Camper Recreational Vehicle Park – “Ten Mile Inn”)
- C.U. Case #2019-03 – The Overland Trail Cattle Company LLC and Bend in the River, LLC
(Use: Guest Ranch/Recreational Lodge – “Riverbend Lodge”)
- S.U.P./C.U. Case #78-52 – GCR Electronics, LLC and K2 Towers III
(Use: Existing Telecommunications Site – “9 Mile Hill Communications Site”)

PLANNED UNIT DEVELOPMENTS:

2 Planned Unit Development Requests were processed and approved.

- P.U.D. Case #2021-01 – Timothy and Courtney Ney
“Open Range Estates P.U.D.”
- P.U.D. Case #2021-02 – Brush Creek, LLC
“Green Mountain at Brush Creek Ranch P.U.D.”

SUBDIVISIONS (MAJOR, MINOR, AND REPLATS):

4 Subdivision Requests were processed and 3 requests approved.

- REPLAT SUB Case #2021-01 – “Old Baldy Village Fifth Addition, Block 7, Lots 1-4”
- MIN SUB Case #2021-02 – “Corson Minor Subdivision”
- MIN SUB Case #2021-03 – “Whistle Pig Minor Subdivision”

NOTE: The following minor subdivision case file were withdrawn by the petitioner:

- MIN SUB Case #2021-01 – “Ingleby Minor Subdivision”

VARIANCE REQUESTS:

1 Variance Request was processed but was withdrawn by the petitioner. No action taken.

- VAR Case #2021-01 – Arthur Ingleby and Blakeman Propane

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

0 text amendments were processed and approved.

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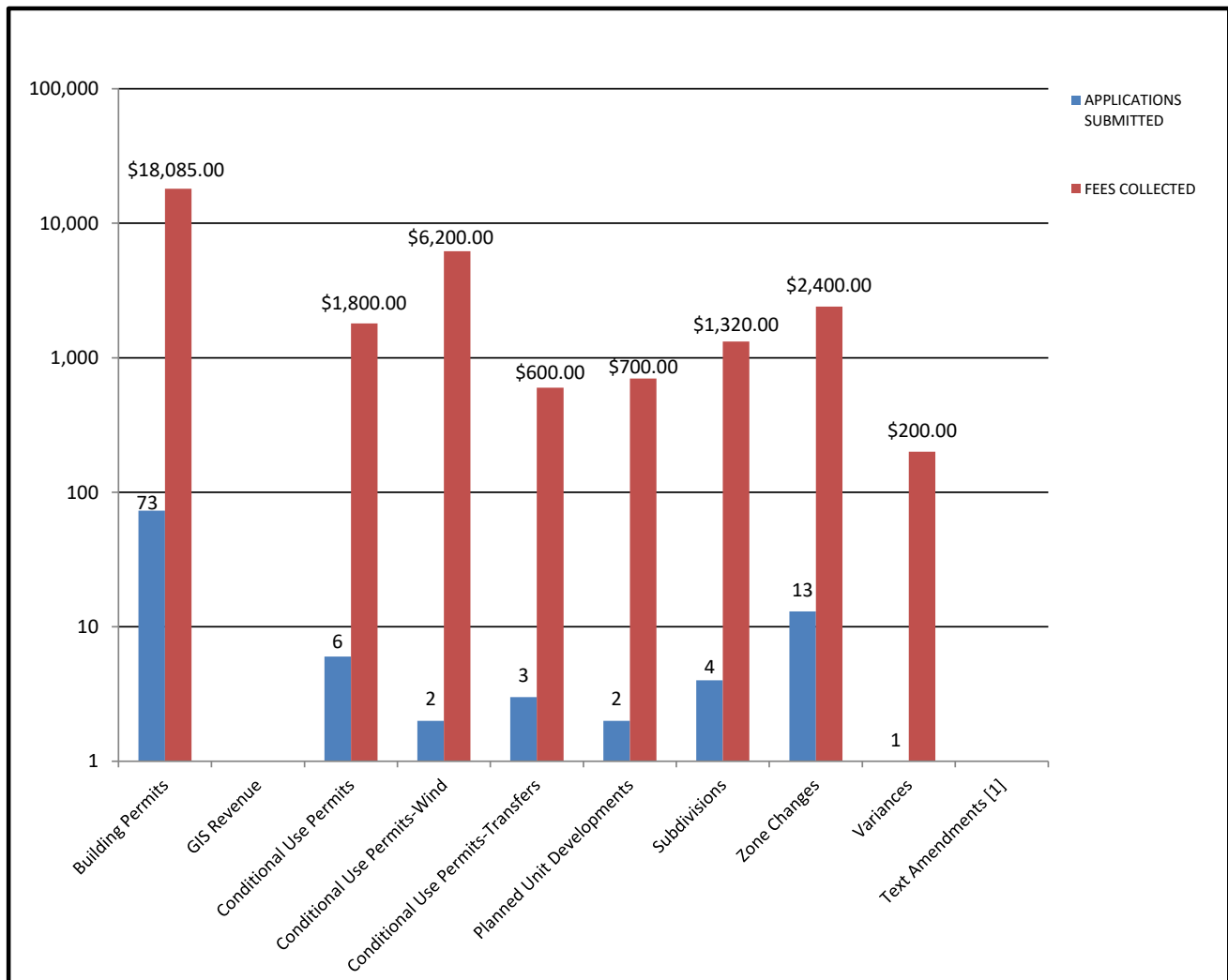
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	2	\$200.00	\$60,000.00
FEBRUARY	5	\$2,750.00	\$120,624,497.00
MARCH	9	\$1,650.00	\$861,000.00
APRIL	8	\$1,275.00	\$766,000.00
MAY	9	\$2,300.00	\$1,935,263.00
JUNE	10	\$1,800.00	\$1,645,538.00
JULY	6	\$1,135.00	\$1,288,780.00
AUGUST	7	\$975.00	\$537,000.00
SEPTEMBER	5	\$1,225.00	\$1,052,000.00
OCTOBER	5	\$1,625.00	\$1,329,473.00
NOVEMBER	4	\$1,675.00	\$1,549,000.00
DECEMBER	3	\$1,475.00	\$1,927,000.00
TOTALS	73	\$18,085.00	\$133,575,551.00

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	73	\$18,085.00
GIS Revenue	0	\$0.00
Conditional Use Permits	6	\$1,800.00
Conditional Use Permits-Wind	2	\$6,200.00
Conditional Use Permits-Transfers	3	\$600.00
Planned Unit Developments	2	\$700.00
Subdivisions	4	\$1,320.00
Zone Changes	13	\$2,400.00
Variances	1	\$200.00
Text Amendments [1]	0	\$0.00



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

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DEVELOPMENT ACTIVITY TRENDS 2011 thru 2021

CALENDAR YEAR	# OF BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF CONDITIONAL USE PERMITS-WIND APPROVED	# OF CONDITIONAL USE PERMITS-TRANSFERS APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF ZONE TEXT AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2011	69	2	0	0	0	4	1	5	0	\$ 15,116.28	\$ 5,550,770.50
2012	72	6	1	0	3	2	0	16	1	\$ 25,299.66 [2]	\$ 8,686,018.44
2013	73	7	0	0	1	1	1	10	1	\$ 16,980.00 [3]	\$ 10,743,975.97
2014	89	5	0	0	1	2	1	11	0	\$ 16,017.25 [2]	\$ 11,819,799.52
2015	86	5	0	0	0	3	0	9	3	\$ 18,596.00 [2]	\$ 22,053,971.33
2016	114	9	0	0	0	2	0	11	1	\$ 20,936.00 [2]	\$ 18,645,203.79
2017	75	7	0	0	0	1	2	8	0	\$ 18,716.50 [2]	\$ 6,113,357.00
2018	93	12	2	0	0	2	0	6	1	\$ 61,467.00 [2], [3]	\$ 133,015,357.35 [1]
2019	122	6	1	0	0	2	0	13	1	\$195,028.00 [4]	\$ 831,295,757.45 [1]
2020	104	12	0	0	0	6	0	8	1	\$ 58,735.00 [4]	\$ 30,810,386.38
2021	73	8	2	3	2	3	0	10	0	\$ 30,636.00 [4]	\$ 133,575,551.00 [1]

[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Laydown Yards, and Substations.

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

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

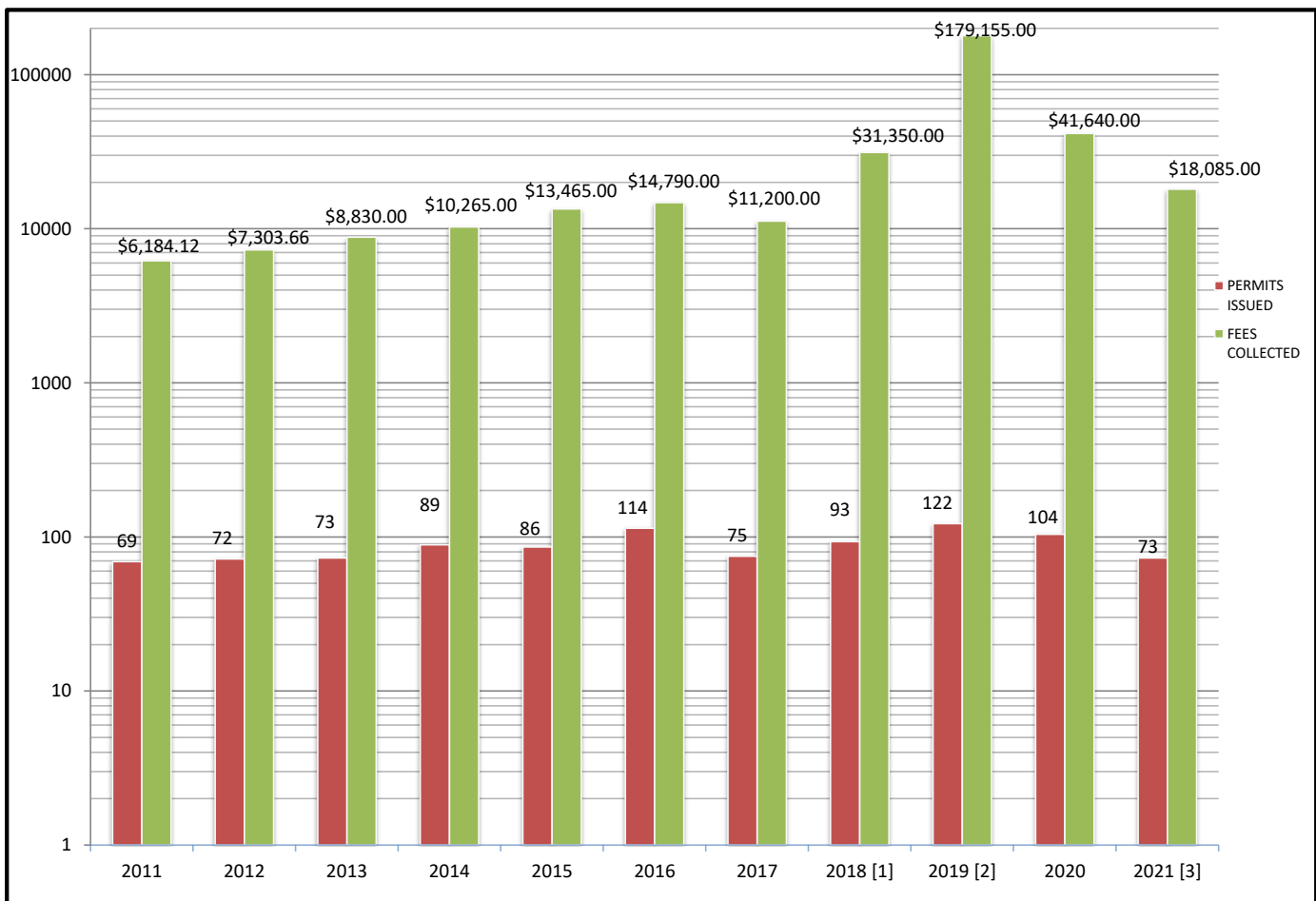
[4] = Includes Fees collected from Building/Floodplain/Sign Permits, Wind Turbines/Generators, MET Towers, Substations, Transmission Towers, Laydown Yards; Application Fees from Conditional Use Permit Requests, Conditional Use Permit-Commercial Wind Energy Requests, Planned Unit Development Requests, Subdivision Requests, Variance Requests, Zone Change Requests, GIS Data/Map Sales, and Miscellaneous**.

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

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2011-2021 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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
2018 [1]	93	\$ 31,350.00
2019 [2]	122	\$179,155.00
2020	104	\$ 41,640.00
2021 [3]	73	\$ 18,085.00



[1] = 8 Bldg. Permits-Wind issued for Wind Turbines/Generators and MET Towers.

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

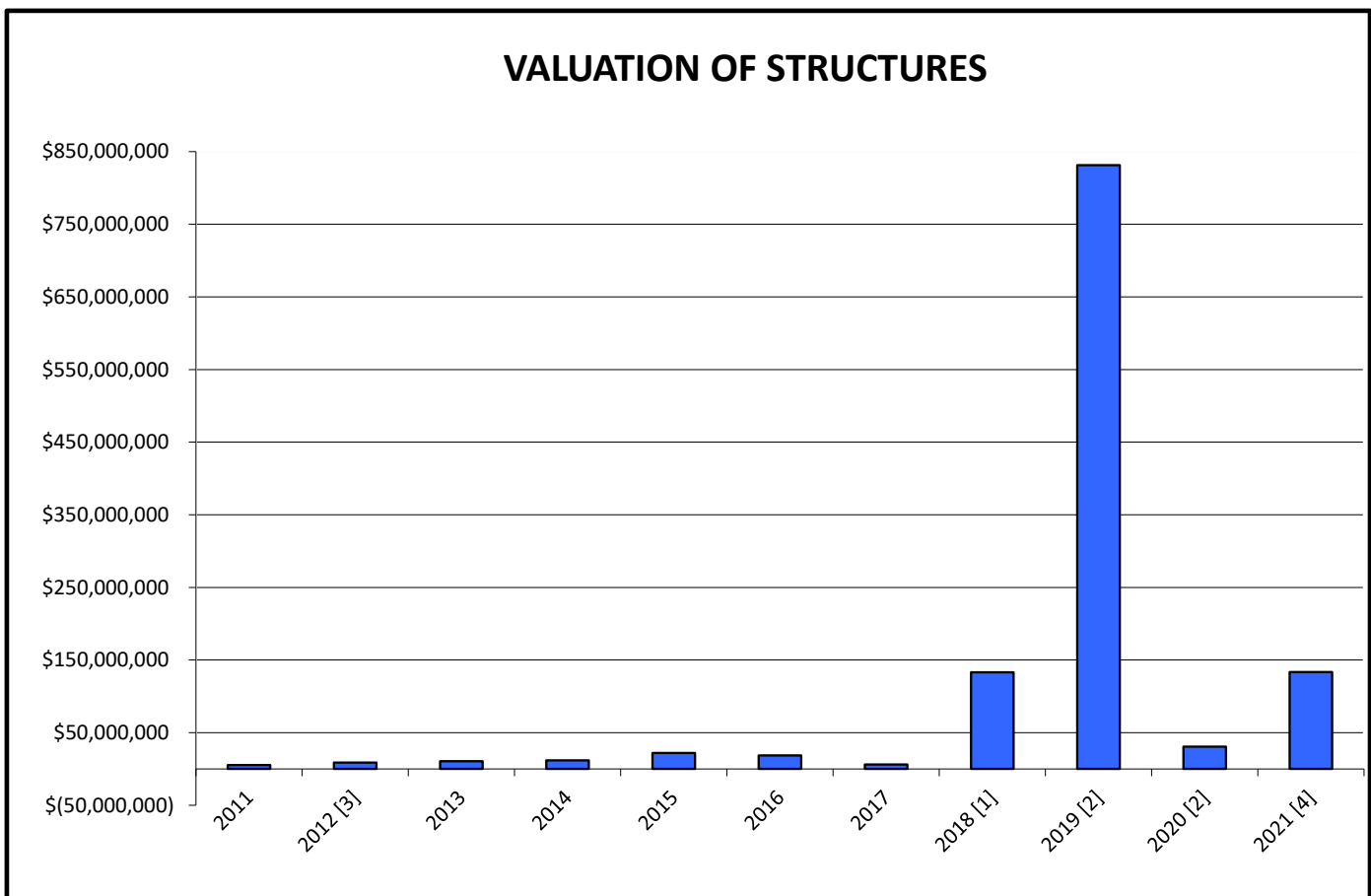
[3] = Bldg. Permits-Wind issued for Wind Turbines/Generators.

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Building Permit Receipt Trends (2011-2021 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2018 [1]	93	\$ 133,015,357.35
2019 [2]	122	\$ 831,295,757.45
2020 [2]	104	\$ 30,810,386.38
2021 [4]	73	\$ 133,575,551.00

** = 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.

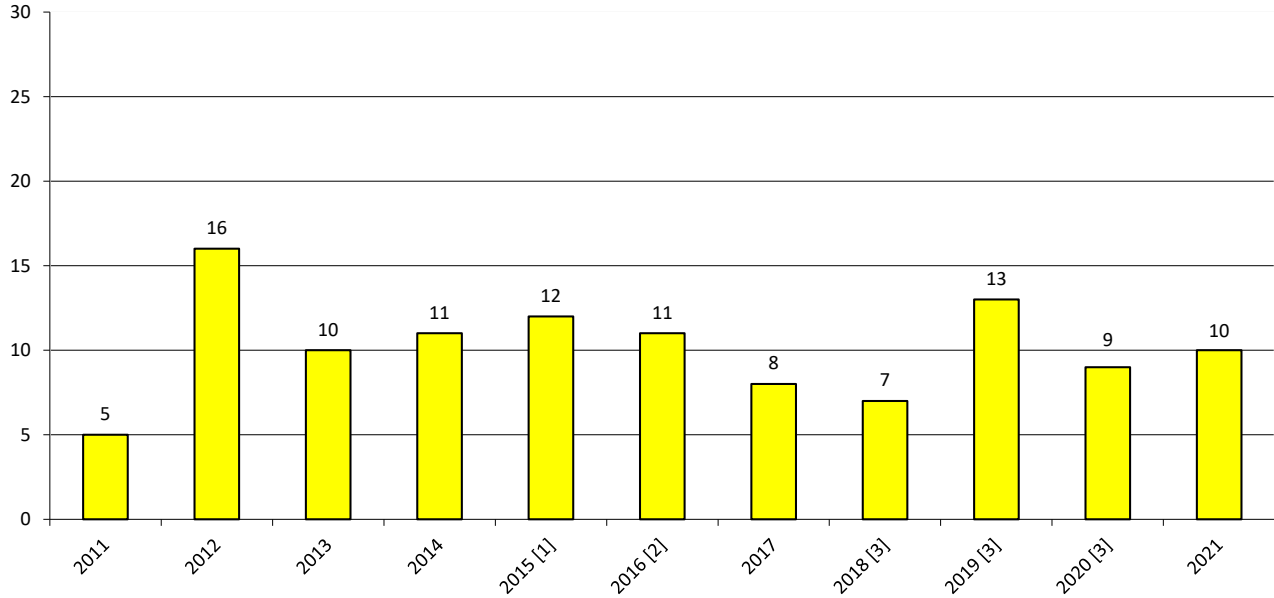
[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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

[4] = Includes valuations from Wind Turbines/Generators.

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Approved Text Amendments and Zone Changes

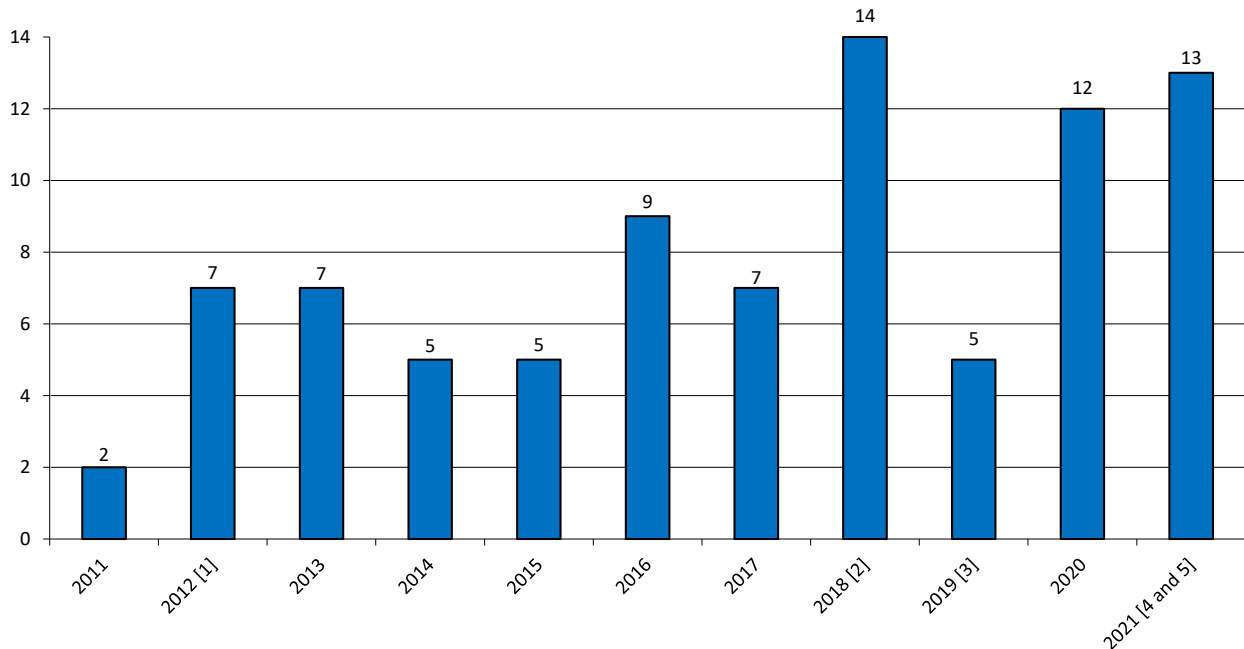


[1] = Three (3) Text Amendments were processed and approved in 2015.

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

[3] = One (1) Text Amendment was processed and approved in 2018, 2019, and 2020.

Approved Conditional Use Permits, Conditional Use Permits-Wind, and Conditional Use Permit-Transfers



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

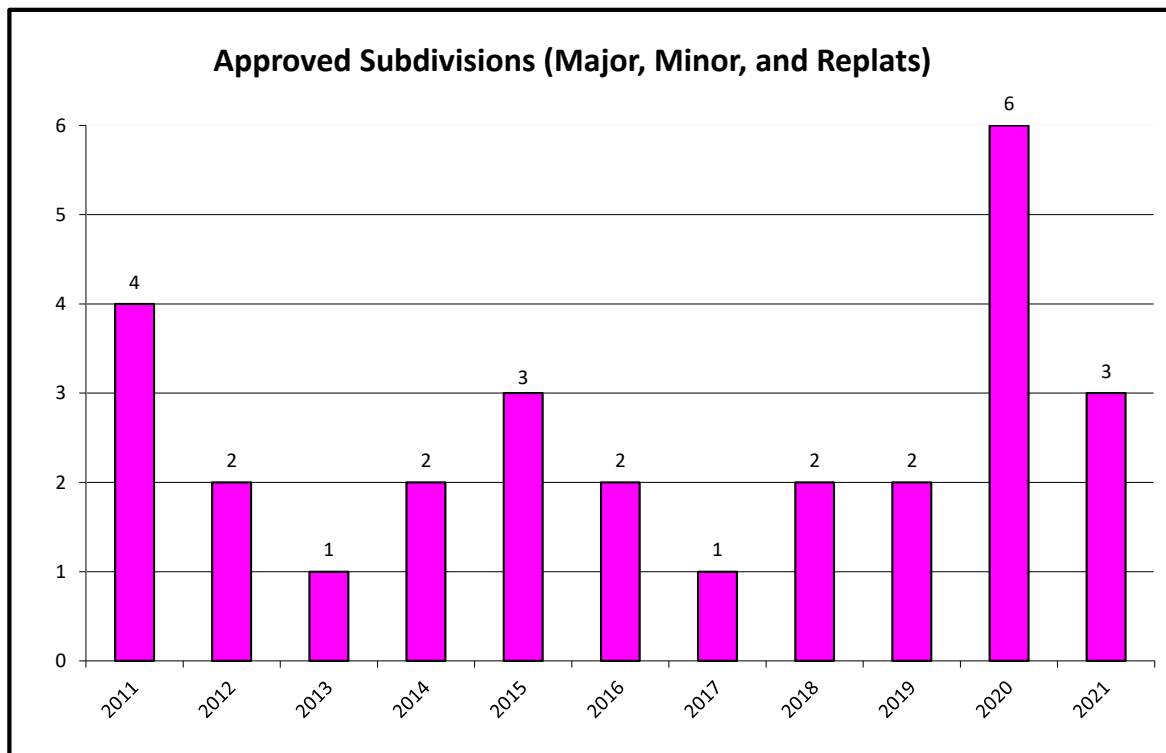
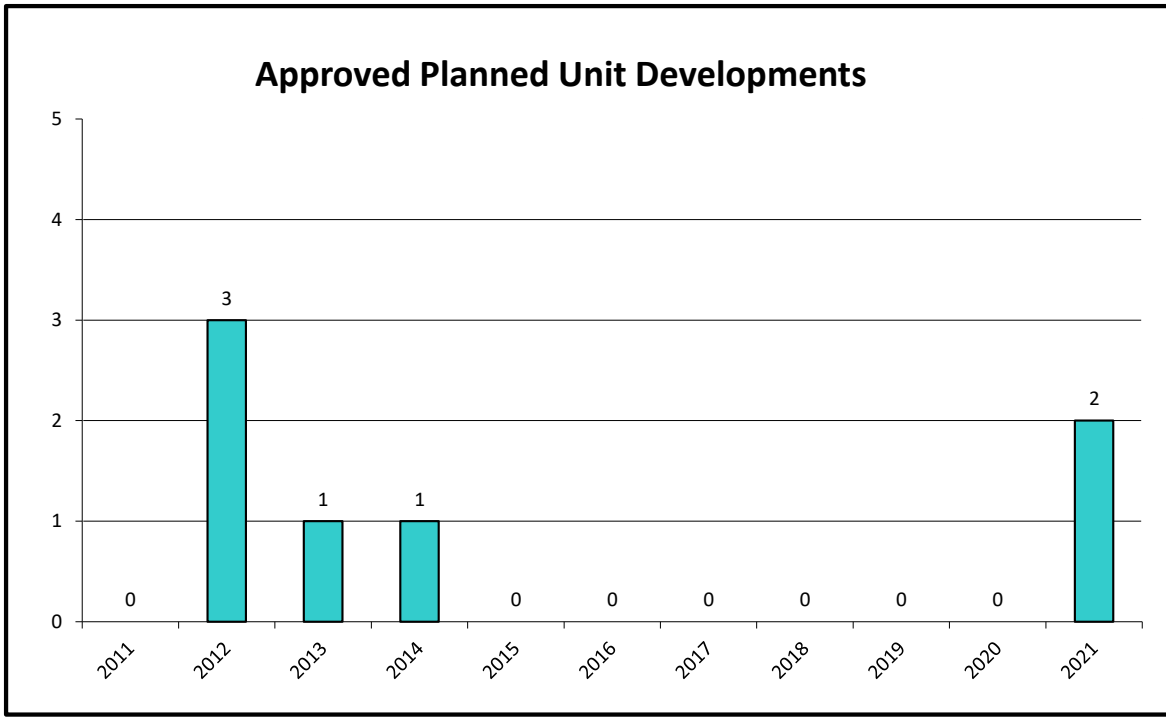
[2] = Includes Conditional Use Permit-Wind Energy Development Projects (C.U.W. Case #2018-01 and C.U.W. Case #2018-03).

[3] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2019-01).

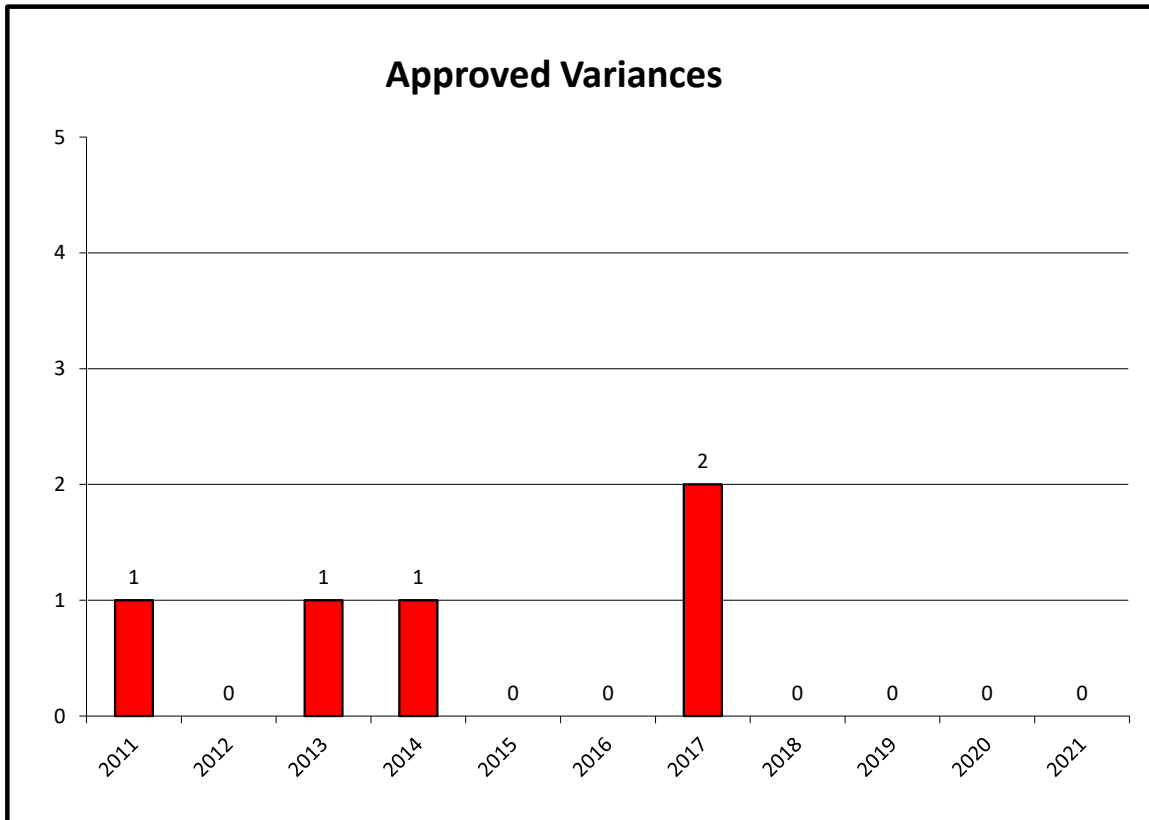
[4] = Includes Conditional Use Permit-Wind Energy Development Projects (C.U.W. Case #2021-01 and C.U.W. Case #2021-02).

[5] = Includes Conditional Use Permit-Transfer Requests (C.U. Case #2015-03, C.U. Case #2019-03, S.U.P./C.U. Case #78-52).

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ACTIVITY REPORT

APPROVED TEXT AMENDMENTS AND ZONE CHANGES YEAR: 2021

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES:						
Z.C. Case #2021-01	James Phillips and Kathleen Martinez P.O. Box 478 Saratoga, WY 82331 Application Date Rec'd: 11/06/2020 Date(s) Advertised: 11/25/2020-SS	PIN #: 17842320005000 Rural Address: 34B Sierra Madre Avenue-Saratoga A tract of land (5 acres) located in the E1/2 E1/2 N1/2 NE1/4 NW1/4, Section 23, T17N, R84W Borders Saratoga on the south side of Sierra Madre Avenue	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-5)	Scheduled for public hearing on 01/04/2021 Recommended Approval	Scheduled for public hearing on 02/02/2021 APPROVED	APPROVED
Z.C. Case #2021-02	Jason and Radona Williams P.O. Bo x1196 Saratoga, WY 82331 Application Date Rec'd: 12/11/2020 Date(s) Advertised: 12/30/2020-SS	PIN #: 18833120001800 Rural Address: 39 CR 550 NW1/4 NW1/4 (Lot1); W1/2 E1/2 NE1/4 NW1/4; W1/2 NE1/4 NW1/4, Section 31, T18N, R83W Approximately 2.5 miles northeast of Saratoga off Carbon County Road #550	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-71)	Scheduled for public hearing on 02/01/2021 Recommended Approval	Scheduled for public hearing on 03/02/2021 APPROVED	APPROVED
Z.C. Case #2021-04	Rocky Gap, LLC - Attn: Todd Bruxvoort 4908 County Road 34 Platteville, CO 80651 Application Date Rec'd: 02/16/2021 Date(s) Advertised: 02/24/2021-RT	PIN #: 28832110001300 Rural Address: 40 Rocky Gap Road NE1/4 NE1/4, Section 21, T28N, R83W Pedro Mountain Ranches is located approximately 2 miles west of Carbon County Road #291 (Hanna Leo-Kortes Road)	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-40)	Scheduled for public hearing on 04/05/2021 Recommended Approval	Scheduled for public hearing on 05/04/2021 APPROVED	APPROVED
Z.C. Case #2021-05	Zachary and Brianna Weber P.O. Box 305 Baggs, WY 82321 Application Date Rec'd: 02/16/2021 Date(s) Advertised: 02/24/2021-RT Date(s) Advertised: 03/05/2021-SRP	PIN #: 13913240004700 Rural Address: 11 CR 700 A tract of land (2.60 acres) located in a portion of the NW1/4 SE1/4, Section 32, T13N, R91W Approximately 1 to 1.5 miles north of Baggs off Carbon County Road #700 (Poison Butte/Government Road) on the north side	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-2.60)	Scheduled for public hearing on 04/05/2021 Recommended Approval	Scheduled for public hearing on 05/04/2021 APPROVED	APPROVED
Z.C. Case #2021-06	Clayton Desmond HC 32, Box 11 Rawlins, WY 82301 Application Date Rec'd: 03/23/2021 Date(s) Advertised: 03/31/2021-RT	PIN #: 21853620004400 Rural Address: 106 Tie Town Road A tract of land located in a portion of the SW1/4 NW1/4, Section 36, T21N, R85W Approximately 14 miles east of Rawlins on the south side of I-80; just east of the Fort Steele Rest Area off Tie Town Road	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-18.184)	Scheduled for public hearing on 05/03/2021 Recommended Approval	Scheduled for public hearing on 06/01/2021 APPROVED	APPROVED
Z.C. Case #2021-07	Applicant: SBM LLC 1222 East Cedar Street Rawlins, WY 82301 Owner: Kurt Kelly Revocable Trust 320 E. Stratton Court Rawlins, WY 82301 Application Date Rec'd: 05/07/2021 Date(s) Advertised: 06/02/2021-RT Date(s) Advertised: 06/02/2021-SS	PIN #: 20802140002400 A tract of land (5 acres) located in the SE1/4 NE1/4 and NE1/4 SE1/4, Section 21, T20N, R80W East of Elk Mountain at Exit 260, south side of I-80 and west of Carbon County Road #3 (Elk Mountain-Medicine Bow Road)	Zone Change from Ranching, Agriculture and Mining (RAM) to Highway Commercial (C-2)	Scheduled for public hearing on 07/12/2021 Recommended Approval	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
Z.C. Case #2021-08	John A. "Jack" Corson, et. al. 4301 Fetterman Road Garrett, WY 82085 Application Date Rec'd: 05/14/2021 Date(s) Advertised: 06/02/2021-RT Date(s) Advertised: 06/11/2021-SRP	PINS #: 12910430002900; 12910540008400; 12910540009100; 12910540009200 SW1/4 SW1/4, Section 4 and NE1/4 SE1/4 SE1/4, Section 5, T12N, R91W Lots 1-5, located in the Corson Minor Subdivision The Corson Minor Subdivision is borders the Town of Baggs; north of WY HWY 70	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD) for Lots 1-4 (NOTE: Lot 5 is already zoned RD)	Scheduled for public hearing on 07/12/2021 Recommended Approval	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
Z.C. Case #2021-10	Linda E. Ihn P.O. Box 3 Savery, WY 82332 Application Date Rec'd: 06/22/2021 Date(s) Advertised: 08/04/2021-SS Date(s) Advertised: 08/06/2021-SRP	PIN #: 12890720003800 Rural Address: 1133 HWY 70-Savery A tract of land (0.33 acres) located in a portion of the NW1/4, Section 7, T12N, R89W Approximately 4 miles east of Dixon on the north side of WY HWY 70	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-0.33)	Scheduled for public hearing on 09/13/2021 Recommended Approval	Scheduled for public hearing on 10/19/2021 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2021

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES:						
Z.C. Case #2021-12	Paul Draves P.O. Box 701 Rawlins, WY 82301 Application Date Rec'd: 10/05/2021 Date(s) Advertised: 11/03/2021-SS	PIN #: 21881320002300 Rural Address: 45 North Cherokee Road-Rawlins A tract of land (2.42 acres) located in a portion of the NW1/4, Section 13, T21N, R88W Approximately 1.5 miles north on Carbon County Road #451 (Cherokee Road) on the west side	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-2.42)	Scheduled for public hearing on 12/06/2021 Recommended Approval	Scheduled for public hearing on 01/04/2022 APPROVED	APPROVED
Z.C. Case #2021-13	Devin Shepard P.O. Box 1 Saratoga, WY 82331 Application Date Rec'd: 10/07/2021 Date(s) Advertised: 11/03/2021-SS	PIN #: 17841210007700 Rural Address: 1 Saratoga Lake Road-Saratoga A tract of land (4 acres) located in a portion of the NW1/4 NE1/4 and NE1/4 NW1/4, Section 12, T17N, R84W Approximately 770 feet north of Saratoga off Saratoga Lake Road; east of WY HWY 130 and Carbon County Road #301 (Leavengood Lane)	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-4)	Scheduled for public hearing on 12/06/2021 Recommended Approval	Scheduled for public hearing on 01/04/2022 APPROVED	APPROVED

NOTE [1]: Zero (0) Text Amendments were neither processed nor approved in 2021.
NOTE [2]: Z.C. Case #2021-03, Z.C. Case #2021-09, and Z.C. Case #2021-11 were withdrawn by the petitioners.

NEWSPAPERS:
RT = Rawlins Times; SS = Saratoga Sun; SRP = Snake River Press

ACTIVITY REPORT

APPROVED CONDITIONAL USE PERMITS, CONDITIONAL USE PERMITS-WIND, and CONDITIONAL USE PERMIT-TRANSFER REQUESTS

YEAR: 2021

Case Files	Petitioner's Name and Address Application Date Rec'd., Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES:						
C.U. Case #2020-05	Applicant: Declan Murphy for Union Telephone Company/Hemphill LLC 2186 E. University Drive, Suite 201 Tempe, AZ 85281 Owner: Bureau of Land Management Rawlins Field Office P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 06/22/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS	PIN #: 13820210060000-Parent Parcel A tract of leased land (0.126 acres) located in the SW1/4 NE1/4, Section 2, T13N, R82W The Coyote Hills Communications Site is located approximately 13 miles southeast of the Town of Riverside and approximately 1/2 mile south of State HWY 230	Conditional Use Permit in the RAM Zone to permit remove and replace an existing telecommunications with a new tower with the overall tower height being 140 feet. The existing smaller tower will be removed within 4 years. Site Name: Coyote Hill Communications Site	Scheduled for public hearing on 08/03/2020 TABLED UNTIL: 10/05/2020 TABLED UNTIL: 11/02/2020 TABLED UNTIL: 01/04/2021 Recommended Approval	Scheduled for public hearing on 02/02/2021 APPROVED	APPROVED
C.U. Case #2020-15	Applicant: PacifiCorp (DBA: Rocky Mountain Power) 1407 West North Temple, Suite 250 Salt Lake City, UT 84116 Owners: Various (Private-State-BLM) Application Date Rec'd: 09/21/2020 Date(s) Advertised: 09/30/2020-RT	PIN #: VARIOUS The Gateway West Transmission Project Segment D-1 crosses approximately 20 miles through Carbon County from Shirley Basin to the Carbon and Natrona County Line.	Conditional Use Permit for the Gateway West Transmission Project Segment D-1 (Project). The Project consists of two parallel 230-kV of alternating current (AC) electric transmission lines and associated substation facilities as part of the PacifiCorp Energy Vision 2020 Plan.	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 TABLED UNTIL: 02/02/2021 APPROVED	APPROVED
C.U. Case #2021-01	Applicant: ESA Architects 1919 17th Street Boulder, CO 80302 Owner: Three Forks Ranch Inc. P.O. Box 69 Savery, WY 82332 Application Date Rec'd: 12/14/2020 Date(s) Advertised: 12/30/2020-RT & SS Date(s) Advertised: 01/08/2021-SRP	PIN #: 12861610001100 Rural Address: 1445 CR 710 All of Section 16, T12N, R86W Approximately 35 miles east of Baggs, off Carbon County Road #710 (Snake River Spur)	Conditional Use Permit in the RAM Zone to provide event space and an interior Pickleball Court building as amenities for the "Three Forks Lodge and Spa".	Scheduled for public hearing on 02/01/2021 Recommended Approval	Scheduled for public hearing on 03/02/2021 APPROVED	APPROVED
C.U. Case #2021-02	Applicant: Blakeman Propane P.O. Box 45 Moorcroft, WY 82721 Owner: Arthur Ingleby P.O. Box 415 Saratoga, WY 82331 Application Date Rec'd: 12/18/2020 Date(s) Advertised: 12/30/2020-SS	PIN #: 17842310004900 Lot 2, Ingleby Minor Subdivision, located in a portion of NE1/4, Section 23, T17N, R84W The Ingleby Minor Subdivision borders the Town of Saratoga on the south side; directly west of HWY 130	Conditional Use Permit in the RAM Zone to permit a propane bulk storage facility to serve the local ranching operations, residential and commercial areas in the Platte Valley area. "Blakeman Propane Bulk Storage Facility"	Scheduled for public hearing on 02/01/2021 Recommended Approval	Scheduled for public hearing on 03/02/2021 APPROVED	APPROVED
C.U. Case #2021-03	Victoria "Vickie" Hoffman 1925 E. Murray, Lot #6 Rawlins, WY 82301 Application Date Rec'd: 04/16/2021 Date(s) Advertised: 04/28/2021-RT	PIN #: 21872410300200 Rural Address: 5 Jade Road Lot 2, Block 6, Skyline Acres Industrial Subdivision, located in Section 24, T21N, R87W Skyline Acres Industrial Subdivision is located approximately 3 miles east of Rawlins off WY HWY 76 ("Old Lincoln Highway") on the north side; south of I-80	Conditional Use Permit in the IH Zone to provide employee housing for a commercial storage yard facility	Scheduled for public hearing on 06/07/2021 Recommended Approval	Scheduled for public hearing on 07/19/2021 APPROVED	APPROVED
C.U. Case #2021-04	Applicant: SBM LLC 1222 East Cedar Street Rawlins, WY 82301 Owner: Kurt Kelly Revocable Trust 320 E. Stratton Court Rawlins, WY 82301 Application Date Rec'd: 05/07/2021 Date(s) Advertised: 06/02/2021-RT Date(s) Advertised: 06/02/2021-SS	PIN #: 20802140002400 A tract of land (5 acres) located in the SE1/4 NE1/4 and NE1/4 SE1/4, Section 21, T20N, R80W East of Elk Mountain at Exit 260, south side of I-80 and west of Carbon County Road #3 (Elk Mountain-Medicine Bow Road)	Conditional Use Permit in the C-2 Zone to permit a auto/highway wrecker service "Maps Towing and Diesel Repair, Inc."	Scheduled for public hearing on 07/12/2021 Recommended Approval	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
C.U. Case #2021-05	Condict and Sons Cattle Co., Inc. c/o Valerie Condict P.O. Box 767 Saratoga, WY 82331 Application Date Rec'd: 07/09/2021 Date(s) Advertised: 08/04/2021-SS	PIN #: 16830120000400-Parent Parcel A tract of land (2 +/- acres) located in the NW1/4 NW1/4, Section 24, T16N, R83W Approximately 12 miles southeast of Saratoga off WY HWY 130 near mile marker 65	Conditional Use Permit in the RAM Zone to permit/allow 3 cabins used for seasonal employee housing and recreational and seasonal hunting, lodging accommodations "Grand Slam Outfitters and Condict and Sons Cattle Company"	Scheduled for public hearing on 09/13/2021 Recommended Approval	Scheduled for public hearing on 10/19/2021 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS, CONDITIONAL USE PERMITS-WIND, and CONDITIONAL USE PERMIT-TRANSFER REQUESTS

YEAR: 2021

Case Files	Petitioner's Name and Address Application Date Rec'd., Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES:						
C.U. Case #2021-06	Applicant: Blakeman Propane P.O. Box 45 Moorcroft, WY 82721 Owner: R and E Services, LLC P.O. Box 271 Baggs, WY 82321 Application Date Rec'd: 08/16/2021 Date(s) Advertised: 09/01/2021-SS Date(s) Advertised: 09/03/2021-SRP	PIN #: 13912810001700 A tract of land (1 acre leased) located in a portion of the NW1/4 NW1/4, Section 28, T13N, R91W Approximately 2.6 miles north of Baggs off WY HWY 789 on the west side	Conditional Use Permit in the C-2 Zone to permit a bulk propane storage facility "Blakeman Propane Bulk Storage Facility - Baggs"	Scheduled for public hearing on 10/04/2021 Recommended Approval	Scheduled for public hearing on 11/02/2021 APPROVED	APPROVED
CONDITIONAL USE PERMIT CASES - WIND ENERGY PROJECTS:						
C.U.W. Case #2021-01	Applicants: Rock Creek Wind, LLC and Invenergy LLC - James Williams 1401 W. 17th Street, Suite 1100 Denver, CO 80202 Owners: Various (Private and State Land) Application Date Rec'd. 09/17/2021 Date(s) Advertised: 10/06/2021-SS	PIN #: Various Sections, Townships and Ranges The Application Area will span across Albany and Carbon Counties and is planned to occupy approximately 14,900 acres in Carbon County (32,620 acres in Albany County, for a total of 47,520 acres) of open rangeland in the eastern portion of Carbon County, near Arlington and McFadden region; south of WY HWY 13 and north of Cooper Cove Exit and I-80.	Conditional Use Permit-Wind for a Commercial Scale Wind Energy Facility in the RAM Zone. The request is to allow the applicant (Rock Creek Wind, LLC and Invenergy LLC) to install, construct, operate, and maintain the "Rock Creek Wind Energy Project" in Carbon County, Wyoming "Rock Creek Wind Energy Project"	Scheduled for public hearing on 11/01/2021 Recommended Approval	Scheduled for public hearing on 11/16/2021 APPROVED	APPROVED
C.U.W. Case #2021-02	Applicant: PacifiCorp - Travis Brown 1407 W. North Temple, Suite 310 Salt Lake City, UT 84116 Owners: Various (Private and State) Application Date Rec'd. 10/11/2021 Date(s) Advertised: 10/13/2021-SS	PIN #: Various Sections, Townships and Ranges Sections 29 and 32, T20N, R78W Northeast Carbon County; near Arlington and primarily to the north of I-80 and west of State Highway 13	Conditional Use Permit for a Commercial Wind Energy Facility in the RAM Zone. The request is to allow the applicant (PacifiCorp) to repower the "Foote Creek North Wind Energy Facility" (Project). The applicant plans to replace 64 wind turbines with 11 new turbines. The nameplate capacity will increase from 43.34 MW to 46.2 MW. "Foote Creek North Wind Energy Project"	Scheduled for public hearing on 11/01/2021 Recommended Approval	Scheduled for public hearing on 12/07/2021 TABLED UNTIL: 01/18/2022 APPROVED	APPROVED
CONDITIONAL USE PERMIT CASES - TRANSFER REQUESTS:						
C.U. Case #2015-03	Charles and Kimberly Thyne HC 63, Box 70 Saratoga, WY 82331 Application Date Rec'd. 07/26/2021 Date(s) Advertised: 08/18/2021-SS	PIN #: 16811810000900 Rural Address: 5651 State Highway 130 A tract of land (2.45 Acres) located in a portion of the SE1/4 NE1/4 Section 18, T16N, R81W Approximately 3 miles west of Ryan Park off State Highway 130	Conditional Use Permit Transfer Request in the C-2 Zone. Charles and Kimberly Thyne of Ten Mile Inn has requested that the Carbon County Board of County Commissioners approve the transfer of Conditional Use Permit Case File #2015-03 to Troy and Barbara Wallace. "Ten Mile Inn"	NOT APPLICABLE - In accordance with Chapter 7, Section 7.7.J- Transfer of Conditional Use Permits.	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
C.U. Case #2019-03	The Overland Trail Cattle Company LLC 555 17th Street, Suite 2400 Denver, CO 80202 Application Date Rec'd. 07/26/2021 Date(s) Advertised: 08/18/2021-SS	PIN #: 17832820000800 Rural Address: 52 Riverbend Road N1/2 of Section 29 and NW1/4 of Section 28, T17N, R83W Approximately 3.5 miles southeast of Saratoga; east side of HWY 130 off Carbon County Road #209 (Cedar Ridge Road)	Conditional Use Permit Transfer Request in the RAM Zone. The Overland Trail Cattle Company LLC has requested that the Carbon County Board of County Commissioners approve the transfer of Conditional Use Permit Case File #2019-03 to Bend in the River, LLC. "Riverbend Lodge"	NOT APPLICABLE - In accordance with Chapter 7, Section 7.7.J- Transfer of Conditional Use Permits.	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
S.U.P./C.U. Case #78-52	GCR Electronics, LLC P.O. Box 189 Saratoga, WY 82331 Application Date Rec'd. 11/10/2021	PIN #: 22881510001000 Rural Address: 864 US HWY 287 A tract of land (1 acre) located in the NW1/4 NE1/4 and the NE1/4 NW1/4, Section 15, T22N, R88W Approximately 10 miles north of Rawlins off US HWY 287 on the west side	Conditional Use Permit Transfer Request in the RAM Zone. GCR Electronics, LLC has requested that the Carbon County Board of County Commissioners approve the Special Use Permit/Conditional Use Permit Case File #78-52 to K2 Towers III, LLC "9 Mile Hill Communications Site"	NOT APPLICABLE - In accordance with Chapter 7, Section 7.7.J- Transfer of Conditional Use Permits.	Scheduled for public hearing on 11/16/2021 APPROVED	APPROVED

NEWSPAPERS:
RT = Rawlins Times; SS = Saratoga Sun; SRP = Snake River Press

ACTIVITY REPORT

APPROVED
PLANNED UNIT DEVELOPMENTS AND SUBDIVISIONS
(MAJOR, MINOR, and REPLATS)
YEAR: 2021

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
PLANNED UNIT DEVELOPMENT CASES:						
P.U.D. Case #2021-01	Timothy and Courtney Ney P.O. Box 1388 Rawlins, WY 82301 Application Date Rec'd: 03/15/2021 Date(s) Advertised: 03/31/2021-RT Date(s) Advertised: 03/31/2021-SS	PIN #: 20831910001700 E1/2, Section 19, T20N, R83W Approximately 4.5 miles south of I-80 and Walcott Junction and approximately 2 miles east of State WY HWY 130 off Carbon County Road #400 on the north side	Planned Unit Development to create eight (8) residential lots with each lot being at least 35 acres, or more, in size. "Open Range Estates P.U.D."	Scheduled for public hearing on 05/03/2021 Recommended Approval	Scheduled for public hearing on 06/01/2021 APPROVED	APPROVED
P.U.D. Case #2021-02	Brush Creek LLC 66 Brush Creek Road Saratoga, WY 82331 Application Date Rec'd: 05/14/2021 Date(s) Advertised: 06/09/2021-RT Date(s) Advertised: 06/09/2021-SS	PIN #: 14853610003600 All of Section 36, T14N, R85W Approximately 4 miles south of WY HWY 70 off U.S.F.S. Road #550	Planned Unit Development to provide commercial winter and summer recreational activities and related amenities and facilities on the property for immediate family members and friends. The P.U.D. will encompass up to 16 residential lots with each lot being 35 acres, or more, in size. "Green Mountain at Brush Creek Ranch P.U.D."	Scheduled for public hearing on 07/12/2021 TABLED UNTIL: 07/26/2021 Recommended Approval	Scheduled for public hearing on 09/14/2021 APPROVED	APPROVED
SUBDIVISION CASES - REPLATS:						
REPLAT SUB Case #2021-01	Applicants and Land Owners: Old Baldy Corporation P.O. Box 707 Saratoga, WY 82331 Gary Lyons, Trustee 209 Kiva Drive Palm Desert, CA 92260-7303 Jerald and Marcia Donnan 5500 Tirranna Court Fort Collins, CO 80524 Application Date Rec'd: 02/16/2021 Date(s) Advertised: 02/24/2021-SS	PINS #: 17831800100100; 17831800100200; 17831800100300 Lots 1, 2, 3, and 4, Block 7, Old Baldy Village Fifth Addition, located in a portion of Section 18, T17N, R83W Old Baldy Village is located approximately 3/4 of a mile east of Saratoga off Carbon County Road #504 (Saratoga/10 Mile/Ryan Park Road)	Old Baldy Village, Fifth Addition, Replat of Lots 1-4, Block 7 The purpose of the replat is to: Vacate the lot lines between Lots 1, 2 and 3 and merge the S1/2 of Lot 1 and the N1/2 of Lot 3 into Lot 2, which will be now known as Lot 2. The N1/2 of Lot 1 remaining will be now known as Lot 1. Vacate the lot line between Lots 3 and 4 and merge the S1/2 of Lot 3 into Lot 4, which will be now know as Lot 4.	Scheduled for public hearing on 04/05/2021 Recommended Approval	Scheduled for public hearing on 05/04/2021 APPROVED	APPROVED
SUBDIVISION CASES - MINOR:						
MIN SUB Case #2021-02	John A. "Jack" Corson, et. al. 4301 Fetterman Road Garrett, WY 82085 Application Date Rec'd: 05/14/2021 Date(s) Advertised: 06/02/2021-RT Date(s) Advertised: 06/11/2021-SRP	PINS #: 12910430002900; 12910540008400; 12910540009100; 12910540009200 SW1/4 SW1/4, Section 4 and NE1/4 SE1/4 SE1/4, Section 5, T12N, R91W Lots 1-5, located in the Corson Minor Subdivision The Corson Minor Subdivision is borders the Town of Baggs; north of WY HWY 70	Minor Subdivision Request to create 5 residential lots encompassing approximately 7.21 acres, more or less. Lot 1 = 1.48 acres Lot 2 = 1.39 acres Lot 3 = 1.51 acres Lot 4 = 1.50 acres Lot 5 = 1.33 acres	Scheduled for public hearing on 07/12/2021 Recommended Approval	Scheduled for public hearing on 09/07/2021 APPROVED	APPROVED
MIN SUB Case #2021-03	Schleedlewitz, LLC 531 Cottonwood Drive Cheyenne, WY 82001 Delaney Bend, LLC 3735 Road 42 Yoder, WY 82244 Application Date Rec'd: 07/19/2021 Date(s) Advertised: 08/04/2021-SS	PIN #: 17842310005700-Parent Parcel W1/2 NW1/4, Section 24, T17N, R84W Lot 1, Whistle Pig Saloon Minor Subdivision The Whistle Pig Saloon Minor Subdivision is located approximately 1,400 feet south of Saratoga off WY HWY 130 on the east side	Minor Subdivision Request to create 1 lot encompassing approximately 3.39 acres, more or less Lot 1 = 3.39 acres	Scheduled for public hearing on 09/13/2021 Recommended Approval	Scheduled for public hearing on 10/19/2021 APPROVED	APPROVED

NOTE [1]: MIN SUB Case #2021-01 was withdrawn by the petitioners.

NEWSPAPERS:

RT = Rawlins Times; SS = Saratoga Sun; SRP = Snake River Press



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Wyoming Planning Association Planning for a Better Wyoming

January, 2022

Dear WYOPASS Member:

Your WYOPASS Board continues to be committed to providing members with quality planning conferences, networking opportunities and continuing education. The 2021 Fall Conference was held in Casper, Wyoming, on September 23rd and 24th. Check out the conference videos, including the award winners at www.wyopass.org.

In 2021, we decided not to hold the Spring Workshop at a physical location. Instead, the topics were streamed/videoed and free to the members. This is a great opportunity for new planning commissioner orientation, continuing education for veteran planners & commissioners, and an opportunity to network with others from across the State.

We will continue our focus on the Planning Commission-best practices, legislative update and current issues. If you have a topic that you would like to be covered at the upcoming Spring Workshop, please let me or another Board member know as soon as possible.

In an effort to improve communications, the Board has been holding conference call meetings monthly. If you would like to participate, let us know and we can provide the zoom meeting information.

In recent past, membership numbers have been declining so we decided to take a different approach and change the membership rates and tiers. We need your support by renewing your WYOPASS membership, attending the conferences, and using the WYOPASS website. Please help your Board increase our membership by recruiting a new member. Membership in WYOPASS is a great way to network with other planners across the state, and to stay informed in our ever-changing world.

As your President, I look forward to advancing our association in the spirit of collaboration and innovation to help you provide vision for your community and Wyoming. Please renew your membership today.

Sincerely,

Angela Parker, AICP
WYOPASS President

END OF ANNUAL REPORT