

**2022**  
**ANNUAL REPORT**

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

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

Sarah Brugger, Planning Director  
Kristy R. Rowan, Deputy Zoning Administrator and  
Commission's Secretary

# **2022 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**  
**Joan McGraw, Member**  
**O.R. Wille, Member**  
**VACANT, Member**

Planning & Development Dept.

**Sarah Brugger, Planning Director**  
**Kristy R. Rowan, Sec. to the Commission**

February 2023

We are pleased to submit the 2022 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2022, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice Chairman. There were no staff changes in 2022.

97 Building Permits were issued in 2022 as compared to 73 Building Permits issued in 2021 an increase of approximately 25% or 24 building permits. Building permit fees collected in 2022 was \$89,905 as compared to 2021 with fees collected as \$18,085. The significant increase in Building Permits and Fees was primarily due to building permits being issued for the Gateway South Transmission line. A breakdown of the type of structure built is contained in the attached overview of construction activity.

There were 36 case files opened and processed in 2022; including conditional use permits, conditional use permits-transfers, conditional use permits-wind, planned unit developments, subdivisions (minors), variances, and zone changes. The 2022 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. There were a total of 24 new lots legally created through the minor subdivision process.

In 2022, the Carbon County Board of County Commissioners, Planning and Zoning Commission, Legal Counsel, and Planning Staff held a joint workshop discussing large acreage subdivision regulations but no decisions were made. The Commission held several workshops discussing the proposed subdivision amendments. 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 2023.

## 2022 Annual Report

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 9<sup>th</sup> 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 28<sup>th</sup>. A cooperator review of the Draft Final Environmental Impact Statement (FEIS) occurred during the week of August 10<sup>th</sup>. 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.
  - No new updates.
- 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) was submitted to the BLM. BLM will be working with Cooperators through the review process.
  - Project is located north of Medicine Bow.
  - No new updates.
- BLM, Two Rivers Wind Energy Project:
  - County CUPW permit denied in 2019.
  - Environmental Analysis (EA) version 2 for Two Rivers was submitted for analysis by the BLM and United States Fish and Wildlife Service (USFWS) staff and Cooperators. FWS is co-lead on the NEPA process.
  - Plan of Development (POD) version 3 for Two Rivers was submitted for analysis by the BLM and USFWS staff and Cooperators.
  - Applicant continues to work with the to move forward with the Incidental Take Permit process.
  - Anticipate resubmittal of the County CUP-Wind Application (Two Rivers) in the first half of 2023.

## 2022 Annual Report

- BLM, Lucky Star Wind Energy Project:
  - County CUPW permit denied in 2019.
  - BLM staff reviewed the Plan of Development (POD) and waiting for a revised POD to be submitted.
- 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.
  - Plan of Development (POD) for the Notice to Proceed (NTP) submitted to BLM.
  - From 2018-2020, BLM Rawlins Field Office (RFO) reviewed and commented on the POD, appendices, and biological surveys as submitted by TWE.
- Transmission Line: Gateway West:
  - County CUP Approved in September, 2018.
  - 2020-County approved building permits.
  - Under construction.
- Transmission Line: Gateway West D1 Segment:
  - County CUP Approved in February, 2021.
  - Anticipated construction activities in 2023.
  - Anticipated county building permits in Q1 or Q2 of 2023.
- 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) with long lead times.
  - 2022-County approved building permits.
  - Under construction.

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. Planning and Zoning is involved on these Boards to further inform the Commission.

## 2022 Annual Report

Staff continues to support the mapping needs for other county departments on a limited basis or by special requests. In 2022, staff coordinated with the City of Rawlins and County Departments in hiring North Line GIS to consolidate and configure GIS Data into NENA Standards. This data is now held with Planning & Development and will be used in dispatch and emergency responder mapping products. Planning & Development will be responsible for updating and maintaining the consolidated addressing and road GIS layer for the entire County. Planning & Development continues to manage the rural addressing program for the County. In 2022, staff issued 44 rural address assignments.

Wind energy production taxes received in 2021 increased by \$43,624.61 or approximately 13.94% compared to 2020. However, the 2022 wind energy production tax figure is projected.

### WIND ENERGY PRODUCTION TAXES BREAKDOWN:

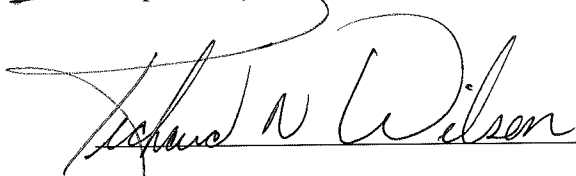
2014	\$480,198.25
2015	\$580,921.30
2016	\$455,276.00
2017	\$563,126.22
2018	\$530,194.76
2019	\$475,692.69
2020	\$608,016.98
2021	\$651,641.59
2022*	\$578,400.50

\*=Projected

The Planning and Zoning Commission is confident that its development review work in 2022 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 2023.

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,



Richard "Rich" Wilson  
Chairman



Sarah Brugger  
Planning Director

## **2022 ANNUAL REPORT**

### **OVERVIEW OF DEVELOPMENT ACTIVITY**

**CONSTRUCTION ACTIVITY:** The Planning Department issued 97 Permits.

- 15 Residential Permits (Primary and Secondary):
  - 11 Primary
  - 4 Secondary
- 23 Accessory Structures Permits
- 11 Other Structures Permits
- 1 Commercial Development Permits
- 47 Industrial Development Permits

**CASE FILES:**

36 case files were processed and opened in 2022 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:**

19 Zone Change Requests were processed and approved.

- 3 case files were requests from RAM to RD:
  - Z.C. Case #2022-04 – Old Baldy Club
  - Z.C. Case #2022-07 – Kurt and Kimberly Olson
  - Z.C. Case #2022-19 – Jo Ella and Desi Vacher
- 4 case files were requests from RAM to RRA:
  - Z.C. Case #2022-01 – Bryan Annan
  - Z.C. Case #2022-05 – James and Jennifer Sewell
  - Z.C. Case #2022-06 – Blake Kawcak
  - Z.C. Case #2022-13 – Pat and Patricia Lynch
- 12 case files were requests from RAM to FPSR:
  - Z.C. Case #2022-02 – Michael Lutz
  - Z.C. Case #2022-03 – Louis and Kinee Waits
  - Z.C. Case #2022-08 – Vincent and Chelsea Vogt
  - Z.C. Case #2022-09 – Lance Stewart
  - Z.C. Case #2022-10 – Brown and Hiser and John Gilliam
  - Z.C. Case #2022-11 – Timothy and Kimala Kelbert
  - Z.C. Case #2022-12 – Thomas Garbutt-Benson and Robert Benson
  - Z.C. Case #2022-14 – McCarty Canyon Ranch, LLC
  - Z.C. Case #2022-15 – Powell Properties LLC
  - Z.C. Case #2022-16 – Jeremy Perkins and Alanna Lee
  - Z.C. Case #2022-17 – Brian Kisner
  - Z.C. Case #2022-18 – Matthew and Helen Vaughn

**CONDITIONAL USE PERMITS:**

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

- C.U. Case #2022-01 – Last Mile and Innergex  
(Use: Last Mile Transmission Line Project)

**CONDITIONAL USE PERMITS – CONTINUE:**

- C.U. Case #2022-03 – Union Telephone Company and City of Rawlins  
(Use: Permit an existing 45-foot tower with associated equipment – “Rawlins North Water Tank Communications Site”)
- C.U. Case #2022-04 - Amazon Kuiper Infrastructure, LLC and Blake Sheep Company  
(Use: Permit the construction, operation, and maintenance a telecommunications facility – “CPR 501 Rawlins Communications Site”)
- C.U. Case #2022-05 – Union Telephone Company and Sandstone Ranches  
(Use: Permit a telecommunications tower up to 108 feet tall and related facilities/equipment – “9 Mile Hill Communications Site #2”)
- C.U. Case #2022-06 – Union Telephone Company and Bureau of Land Management  
(Use: Permit a telecommunications tower up to 155 feet tall and related facilities/equipment – “Bloody Lake Communications Site”)
- C.U. Case #2022-07 – Union Telephone Company and Dana Meadows Wyoming Close LLC  
(Use: Permit a telecommunications tower up to 105 feet tall and related facilities/equipment – “Wilson Ridge Communication Site”)

One CUP was denied – C.U. Case #2022-02 – Linkville Land Holdings, LLC and Tetrad Corporation.  
(Use: Hydrogen and oxygen production facility with a hydrogen fueling station)

**CONDITIONAL USE PERMITS – WIND ENERGY FACILITIES:**

1 Conditional Use Permit-Wind Request was processed and approved.

- C.U.W. Case #2022-01 – PacifiCorp  
(Use: “Rock River I Wind Energy Project/Facility”) – Repowering

**CONDITIONAL USE PERMITS – TRANSFERS:**

1 Conditional Use Permit-Transfer was processed and approved.

- C.U. Case #2015-04 – Slater Creek Livestock, LLC/Benjamin and Hallie Noland/Sage Veterinary Services  
(Use: Veterinary Services Business)

**PLANNED UNIT DEVELOPMENTS:**

0 Planned Unit Development Requests were processed and approved.

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

7 Subdivision Requests were processed and approved.

- REPLAT SUB Case #2022-01 – “Old Baldy Village Fifth Addition, Block 9, Lots 3 and 4”  
(No new lots were created.)
- MIN SUB Case #2022-01 – “Old Baldy Village Tenth Addition Minor Subdivision” (5 Lots)
- MIN SUB Case #2022-02 – “Kawcak Minor Subdivision” (5 Lots)
- MIN SUB Case #2022-03 – “Linn Minor Subdivision” (5 Lots)
- MIN SUB Case #2022-04 – “McCarty Canyon Ranch Minor Subdivision” (2 Lots)
- MIN SUB Case #2022-05 – “Powell Minor Subdivision” (4 Lots)
- MIN SUB Case #2022-06 – “Vacher Minor Subdivision” (3 Lots)

**VARIANCE REQUESTS:**

1 Variance Request was processed and approved.

**ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:**

0 text amendments were processed and approved.

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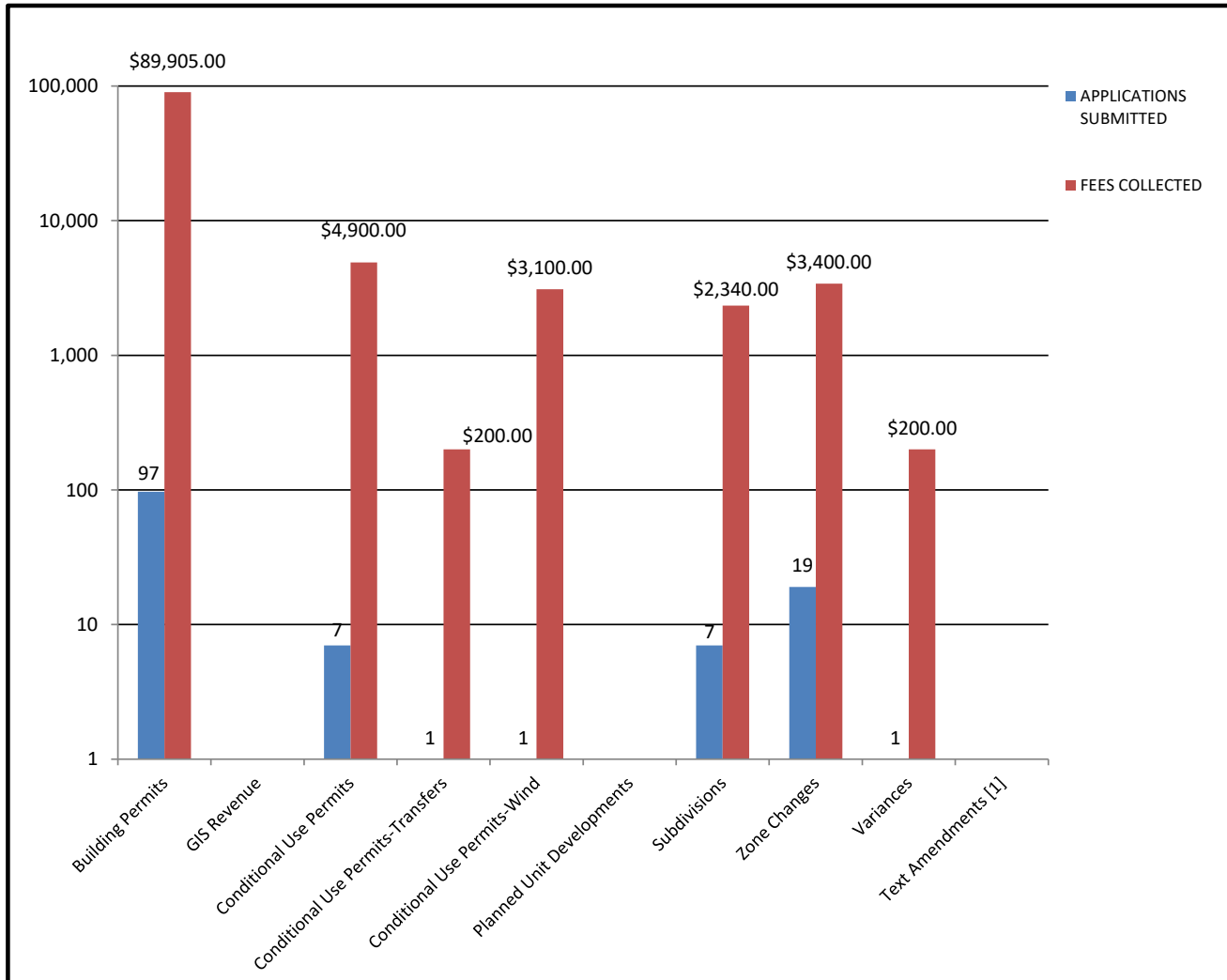
### PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	2	\$485.00	\$162,011.00
FEBRUARY	1	\$125.00	\$80,000.00
MARCH	8	\$1,100.00	\$704,900.00
APRIL	7	\$1,700.00	\$4,640,000.00
MAY	11	\$1,150.00	\$880,000.00
JUNE	4	\$8,975.00	\$6,046,000.00
JULY	11	\$20,475.00	\$68,633,500.00
AUGUST	21	\$38,110.00	\$25,904,120.00
SEPTEMBER	5	\$12,350.00	\$8,380,897.00
OCTOBER	10	\$1,475.00	\$1,053,184.00
NOVEMBER	9	\$2,985.00	\$2,911,000.00
DECEMBER	8	\$975.00	\$265,100.00
<b>TOTALS</b>	<b>97</b>	<b>\$89,905.00</b>	<b>\$119,660,712.00</b>

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### FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	97	\$89,905.00
GIS Revenue	0	\$0.00
Conditional Use Permits	7	\$4,900.00
Conditional Use Permits-Transfers	1	\$200.00
Conditional Use Permits-Wind	1	\$3,100.00
Planned Unit Developments	0	\$0.00
Subdivisions	7	\$2,340.00
Zone Changes	19	\$3,400.00
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 2012 thru 2022

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
2012	72	6	1	0	3	2	0	16	1	\$ 25,299.66	\$ 8,686,018.44
2013	73	7	0	0	1	1	1	10	1	\$ 16,980.00	\$ 10,743,975.97
2014	89	5	0	0	1	2	1	11	0	\$ 16,017.25	\$ 11,819,799.52
2015	86	5	0	0	0	3	0	9	3	\$ 18,596.00	\$ 22,053,971.33
2016	114	9	0	0	0	2	0	11	1	\$ 20,936.00	\$ 18,645,203.79
2017	75	7	0	0	0	1	2	8	0	\$ 18,716.50	\$ 6,113,357.00
2018	93	12	2	0	0	2	0	6	1	\$ 61,467.00	\$ 133,015,357.35
2019	122	6	1	0	0	2	0	13	1	\$ 195,028.00	\$ 831,295,757.45
2020	104	12	0	0	0	6	0	8	1	\$ 58,735.00	\$ 30,810,386.38
2021	73	5	2	3	2	3	0	13	0	\$ 30,636.00	\$ 133,575,551.00
2022	97	7	1	1	0	7	1	19	0	\$ 104,745.00	\$ 119,660,712.00

[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\*\*.

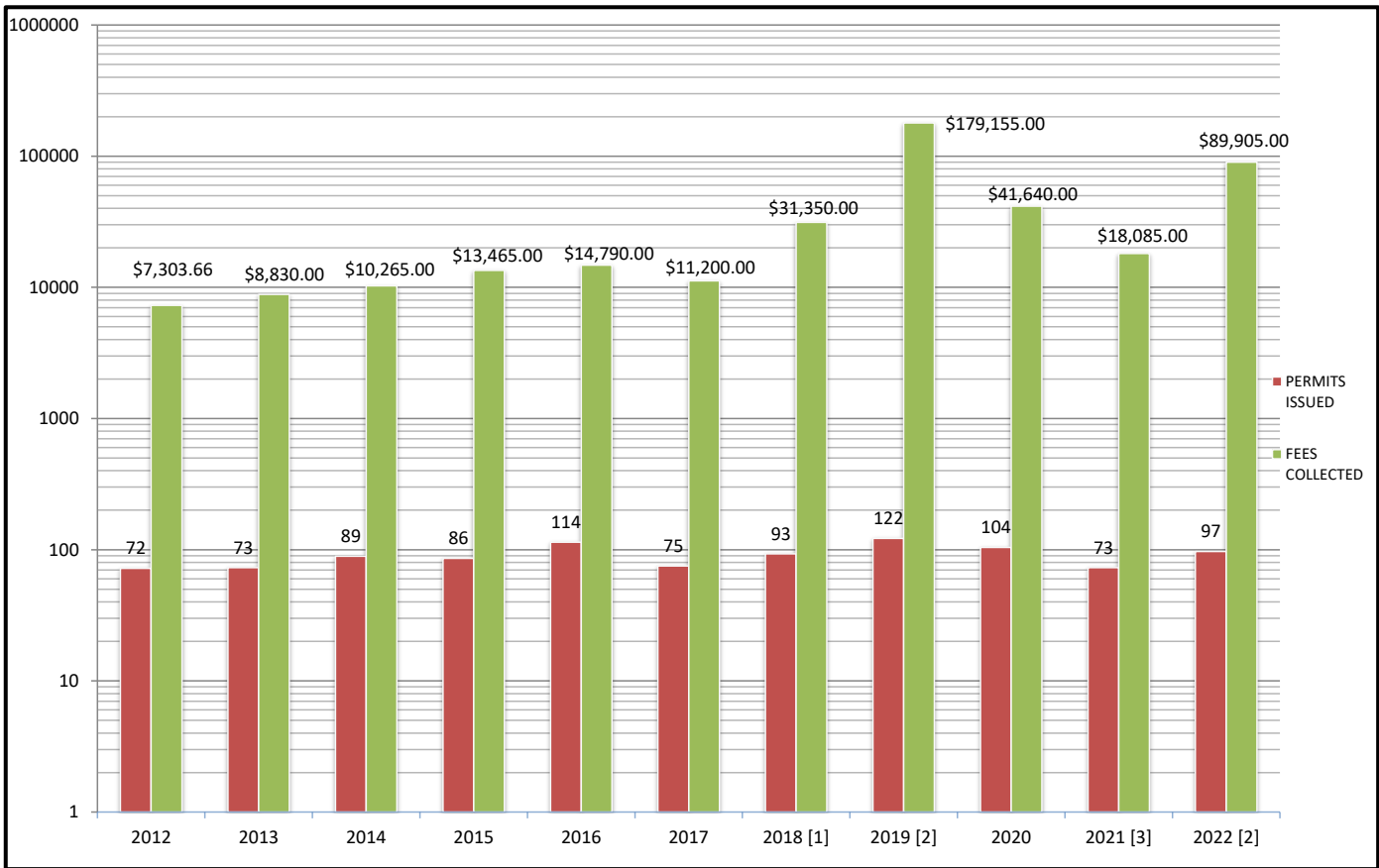
\*\*=Carbon County Comprehensive Land Use Plan, Zoning Resolution, Subdivision Regulations, Natural Resource Management Plan, and Administrative Fees.

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### 2012-2022 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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
2022 [2]	97	\$ 89,905.00

Issued number of permits and fees collected also include:  
Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, and Substations.



[1] = All Bldg. Permits (including Bldg. Permits-Wind issued for Wind Turbines/Generators and MET Towers).

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

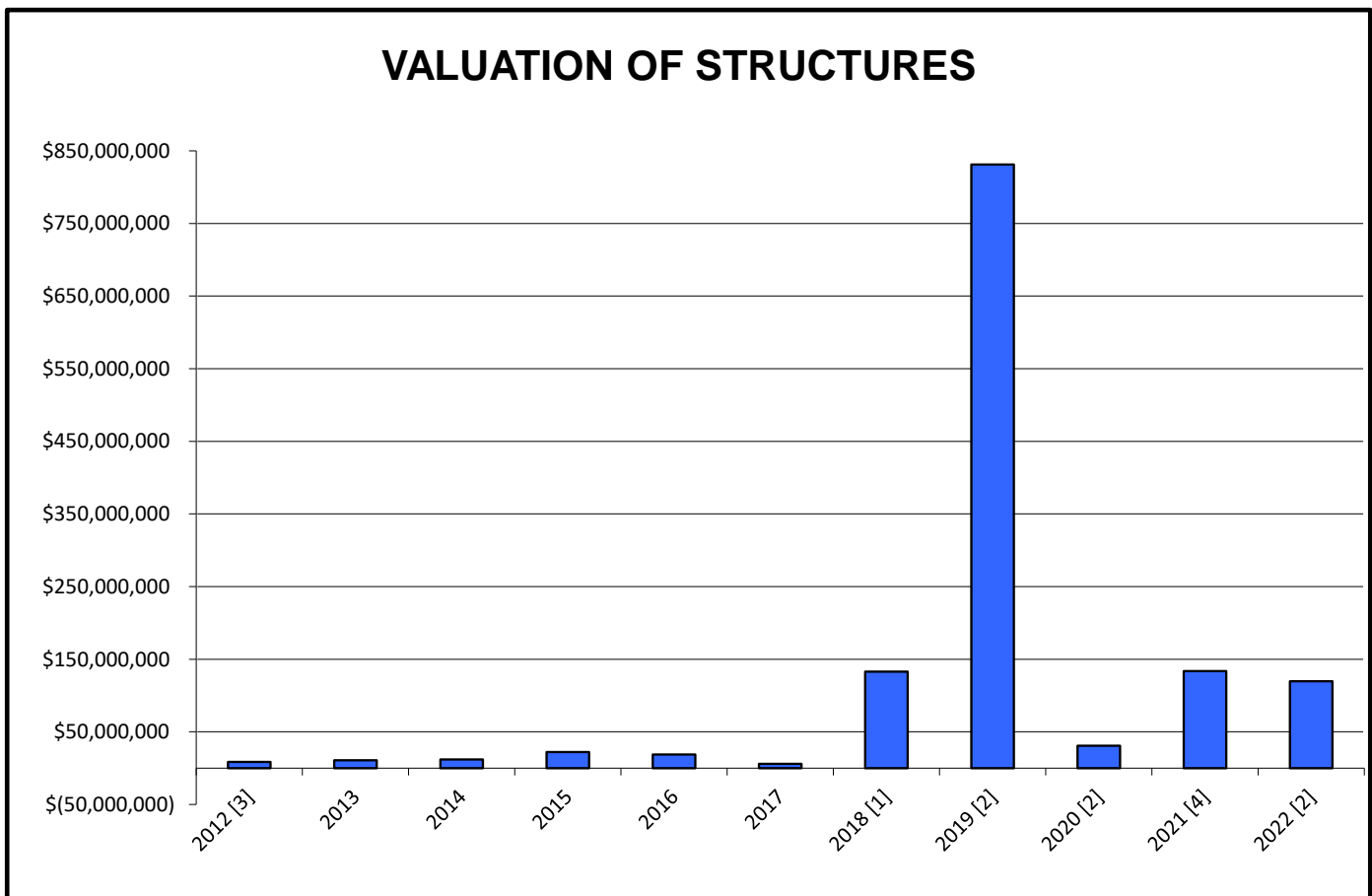
[3] = All Bldg. Permits (including Bldg. Permits-Wind issued for Wind Turbines/Generators).

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### Building Permit Receipt Trends (2012-2022 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2022 [2]	97	\$ 119,660,712.00

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



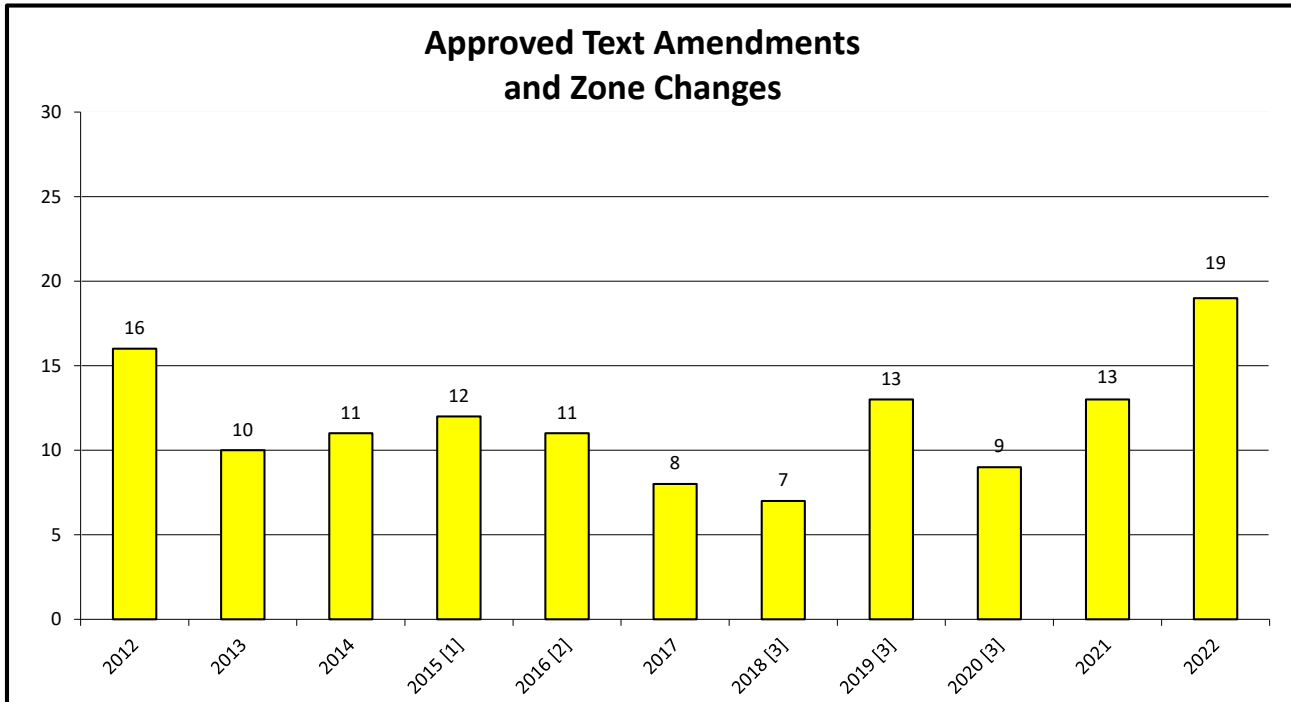
[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

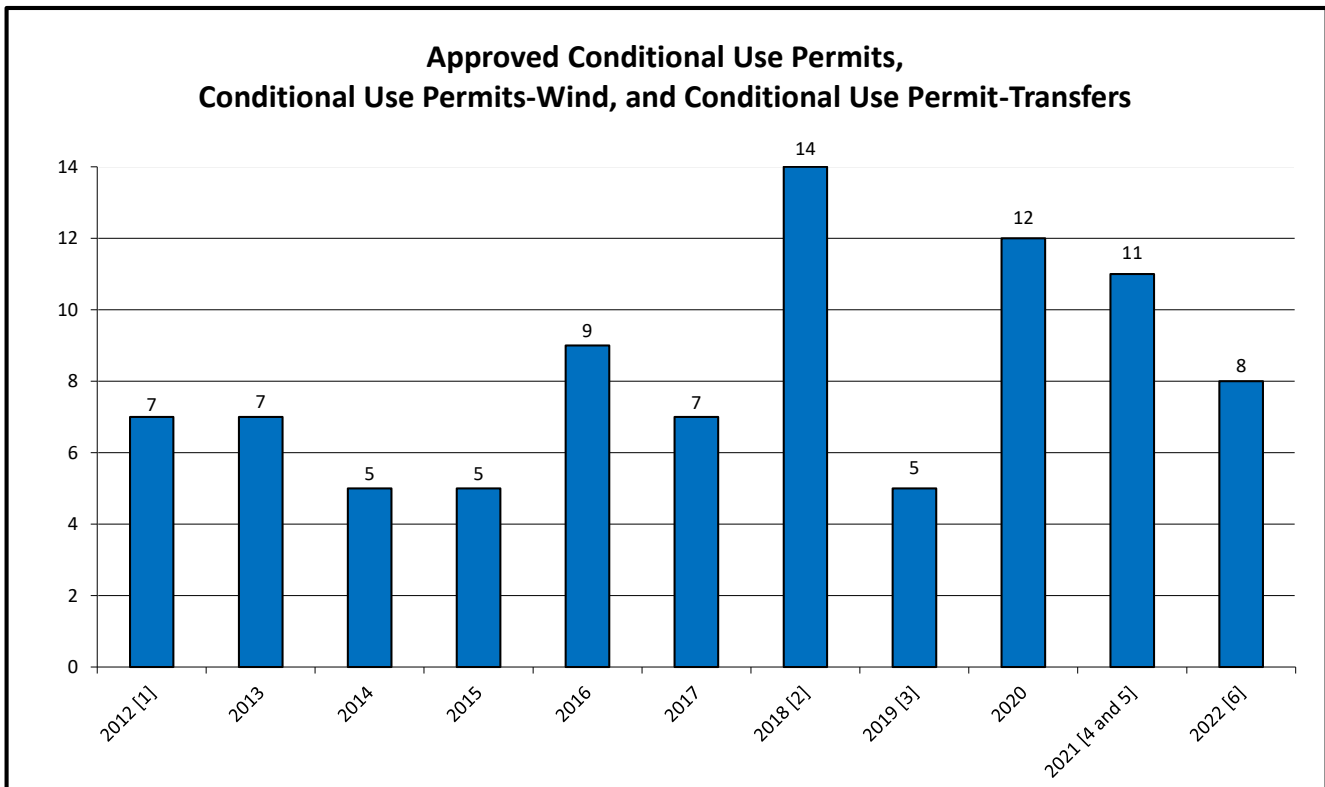
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[1] = Three (3) Text Amendments were processed and approved in 2015.

[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.



[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).

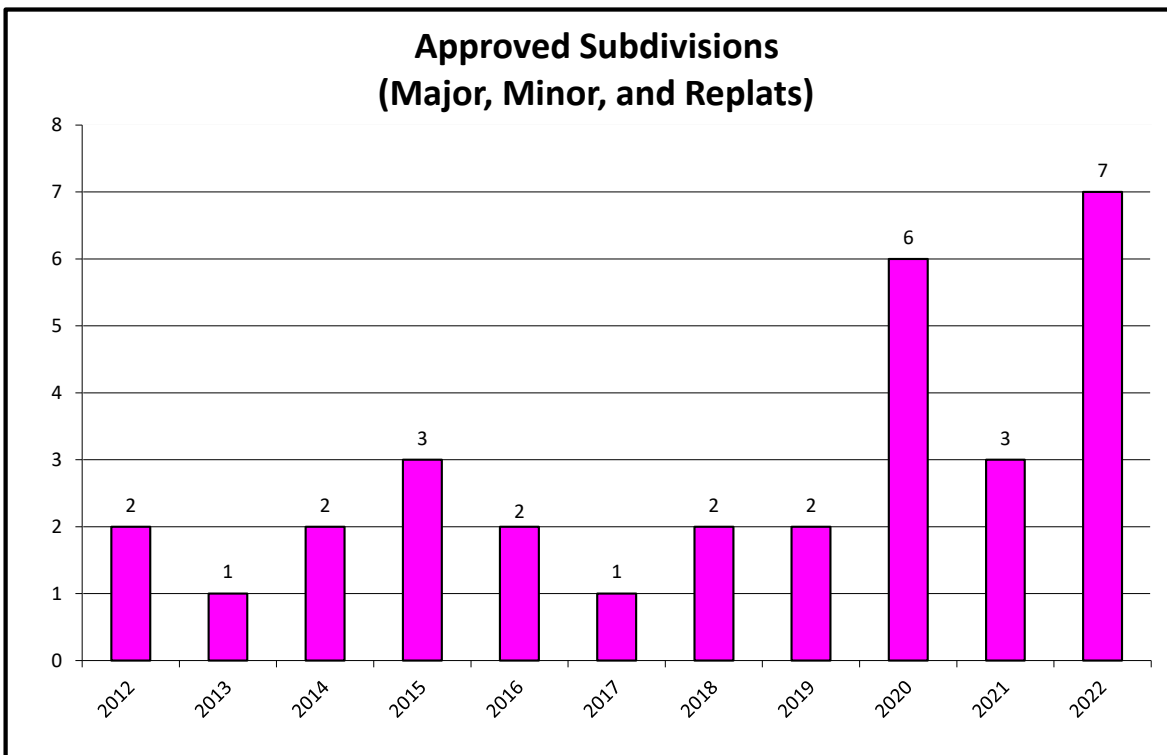
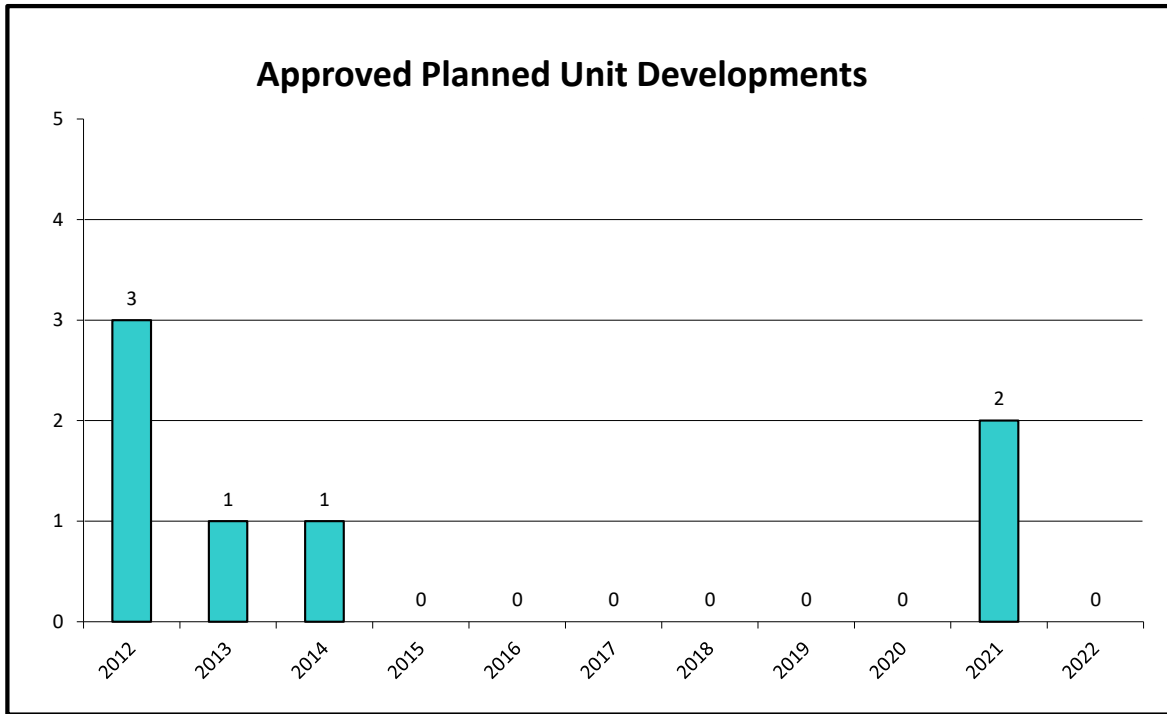
[3] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2019-01).

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

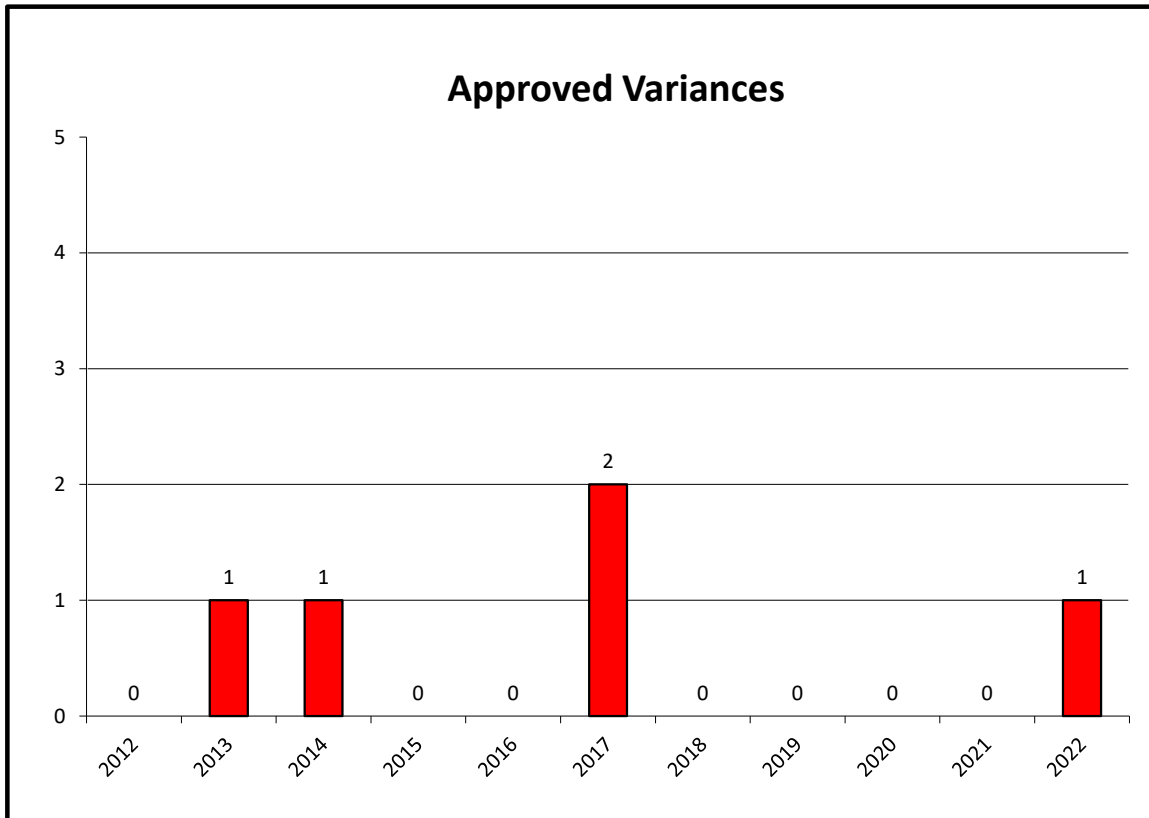
[5] = Includes Conditional Use Permit-Transfer Requests (C.U. Case #2015-03, C.U. Case #2019-03, S.U.P./C.U. Case #78-52).

[6] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2022-01) and Conditional Use Permit-Transfer Request (C.U. Case #2015-04).

## 2022 ANNUAL REPORT



## 2022 ANNUAL REPORT



**ACTIVITY REPORT**  
**APPROVED**  
**TEXT AMENDMENTS AND ZONE CHANGES**  
**YEAR: 2022**

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
<b>ZONE CHANGE CASES:</b>						
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 <b>APPROVED</b>	<b>APPROVED</b>
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 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-01	Bryan Annan 1125 Coral Burst Drive Loveland, CO 80538 Application Date Rec'd: 11/08/2021 Date(s) Advertised: 12/01/2021-SS	PIN #: 16833110002600 Rural Address: 165 CR 303 A tract of land (23.70 acres) located in the N1/2, Section 31, T16N, R83W Approximately 12 miles south of Saratoga off WY HWY 130/230 on Carbon County Road #303 (Cow Creek Road)	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-23.70)	Scheduled for public hearing on 01/03/2022 Recommended Approval	Scheduled for public hearing on 02/01/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-02	Michael Lutz 7326 South Triple Elm San Antonio, TX 78263 Application Date Rec'd: 11/08/2021 Date(s) Advertised: 12/01/2021-SS	PIN #: 14852840002400 Lode Claim Leadville, Survey #219 (20.66 acres) located in Sections 27 and 28, T14N, R85W Approximately 9 miles southwest of Encampment off WY HWY 70 on the south side	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-20.66)	Scheduled for public hearing on 01/03/2022 Recommended Approval	Scheduled for public hearing on 02/01/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-03	Louis and Kinee Waits 1644 Park Drive Rawlins, WY 82301 Application Date Rec'd: 01/04/2022 Date(s) Advertised: 01/26/2022-SS	PIN #: 14852921301200 The Easterly portion of Block 8, Town of Battle Lake, located in the So Different Lode Claim in Section 29, T14N, R85W The Battle Lake Townsite/Townsite of Battle Lake is located approximately 13 miles west of Encampment of WY HWY 70.	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-0.99)	Scheduled for public hearing on 02/28/2022 Recommended Approval	Scheduled for public hearing on 04/05/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-04	Old Baldy Corporation P.O. Box 707 Saratoga, WY 82331 Application Date Rec'd: 01/10/2022 Date(s) Advertised: 01/26/2022-SS	PIN #:17831730000700 (Parent Parcel) A portion of the NW1/4, Section 18, T17N, R83W Lots 1-5, located in the Old Baldy Village Tenth Addition Minor Subdivision 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)	Zone Change from Neighborhood Commercial (C-1) to Residential for Lots 1-5 Lot 1 = 10,304 sq.ft. Lot 2 = 10,085 sq.ft. Lot 3 = 10,002 sq.ft. Lot 4 = 10,593 sq.ft. Lot 5 = 12,398 sq.ft.	Scheduled for public hearing on 02/28/2022 Recommended Approval	Scheduled for public hearing on 04/05/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-05	James and Jennifer Sewell P.O. Box 788 Saratoga, WY 82331 Application Date Rec'd: 02/14/2022 Date(s) Advertised: 02/23/2022-SS	PIN #: 17842640006800 Rural Address: 78A CR 387-Saratoga A tract of land (6.16 acres) located in the NE1/4 SE1/4, Section 26, T17N, R84W Approximately 2 miles south of Saratoga on the north side of Carbon County Road #387 (Spring Creek Road)	Zone Change from Residential (RD-9) to RRA-6.16	Scheduled for public hearing on 04/04/2022 Recommended Approval	Scheduled for public hearing on 05/03/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-06	Blake Kawcak P.O. Box 454 Baggs, WY 82321 Application Date Rec'd: 02/28/2022 Date(s) Advertised: 03/31/2022-SS	PIN #: 13913440004300 Rural Address: 263B CR 702-Baggs A tract of land (63 Acres) located in the N1/2 SE1/4, Section 34, T13N, R91W Lots 1-5, located in the Kawcak Minor Subdivision, N1/2 SE1/4, Section 34, T13N, R91W Kawcak Minor Subdivision is located approximately 3 miles northeast of Baggs off Carbon County Road #702 (Baggs/Dixon Road)	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA) Lot 1 = 18.413 Lot 2 = 11.862 Lot 3 = 15.351 Lot 4 = 7.872 Lot 5 = 6.379	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 06/07/2022 <b>TABLED UNTIL: 07/05/2022</b> <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-07	Kurt and Kimberly "Kim" Olson P.O. Box 72 Baggs, WY 82321 Application Date Rec'd: 02/28/2022 Date(s) Advertised: 03/31/2022-SS	PIN #: 12910910100700 and 12910910100800 Tracts 7 and 8, Rochelle-Bates Tracts, located in the S1/2 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	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-3.13) for Tract 7 <b>AND</b> Residential (RD-2.70) for Tract 8	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 06/07/2022 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**

**APPROVED**  
**TEXT AMENDMENTS AND ZONE CHANGES**

**YEAR: 2022**

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
<b>ZONE CHANGE CASES:</b>						
Z.C. Case #2022-08	Vincent "Vince" and Chelsea Vogt 1921 Inverness Boulevard Rawlins, WY 82301 Application Date Rec'd: 03/08/2022 Date(s) Advertised: 03/31/2022-SS	PIN #: 14852720002400 The "Gussie A" Survey No. 299 (18.43 Acres) located in Section 27, T14N, R85W Approximately 9 miles southwest of Encampment off WY HWY 70 on the north and south side	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-20.66)	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 06/07/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-09	Lance Stewart 738 Hackberry Street Fruita, CO 81521 Application Date Rec'd: 04/08/2022 Date(s) Advertised: 04/28/2022-SS	PIN #: 14841920003500 Rural Address: 15 Forest Road 550 W1/2 of the Black Panther Lode Claim Sur #304, Section 19, T14N, R84W Approximately 5.5 miles southwest of Encampment off WY HWY 70 on the south side and off U.S.F.S. Road #550	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-10.33)	Scheduled for public hearing on 06/06/2022 Recommended Approval	Scheduled for public hearing on 07/05/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-10	Applicant: Brown & Hiser, LLC Attn: Alan Harding P.O. Box 971 Laramie, WY 82073 Owner: John Fredrick Gillam II 1408 Vendome Court Cape Coral, FL 33904 Application Date Rec'd: 04/08/2022 Date(s) Advertised: 04/28/2022-SS	PIN #: 28832230007600 S1/2 SW1/4, Section 22, T28N, R83W Approximately 1 mile east of Carbon County Road #291 (Hanna Leo-Kortes Road) and approximately 4.5 miles south of the Natrona County Line	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-80)	Scheduled for public hearing on 06/06/2022 Recommended Approval	Scheduled for public hearing on 07/05/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-11	Timothy "Tim" and Kimala "Kim" Kelbert 4311 Mink Street Casper, WY 82604 Application Date Rec'd: 05/16/2022 Date(s) Advertised: 05/26/2022-SS	PIN #: 14861610004400 Echo Load Mining Claim, Surveyor General as Lot No. 384, Sections 9 and 16, T14N, R86W Approximately 13.5 miles west of Encampment north of WY 70 off U.S.F.S. Road #862.1A on the north side	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-20.66)	Scheduled for public hearing on 07/11/2022 Recommended Approval	Scheduled for public hearing on 09/06/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-12	Applicant: Thomas Allan Garbutt-Benson 4109 Fort Sanders Road Laramie, WY 82070 Owner: Robert Benson 4109 Fort Sanders Road Laramie, WY 82070 Application Date Rec'd: 06/13/2022 Date(s) Advertised: 06/30/2022-SS	PIN #: 14852921103400 All that portion of Section 29, T14N, R85W, lying within the boundaries of the Townsite of "Battle Lake" in the So Different Lode Claim. The Battle Lake Townsite/Townsite of Battle Lake is located approximately 13 miles west of Encampment of WY HWY 70.	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-0.16)	Scheduled for public hearing on 08/01/2022 Recommended Approval	Scheduled for public hearing on 09/06/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-13	Jerry "Pat" and Patricia Lynch P.O. Box 455 Encampment, WY 82325 Application Date Rec'd: 07/13/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 14/21910000100 Parcels B and C located in portions of Sections 19, 20, 29, and 30, T14N, R84W Approximately 10 miles east and south of Riverside; approximately 2 miles south of HWY 230, across from Carbon County Road #219	Zone Change from Residential (RD-40) and Rural Residential Agriculture (RRA-15.37) to Rural Residential Agriculture (RRA-20.49) for Parcel B and Residential (RD-40) to Rural Residential Agriculture (RRA-12.87) for Parcel C	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-14	McCarty Canyon Ranch, LLC Attn: David Echeverria P.O. Box 711 Rawlins, WY 82301 Application Date Rec'd: 07/20/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 16892330000100-Parent Parcel Lots 1 and 2, located in the McCarty Canyon Ranch Minor Subdivision, NE1/4 NW1/4, Section 26, T16N, R89W McCarty Canyon Ranch Minor Subdivision is located approximately 38 +/- miles southwest of Rawlins off Carbon County Road #503 (McCarty Canyon Road)	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR) Lot 1 = 22 Acres Lot 2 = 18 Acres	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2022-15	Powell Properties, LLC Attn: Deric Powell 6515 4th Street SW Cedar Rapids, IA 52404 Application Date Rec'd: 07/25/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 14841830000500 Lots 1-4, located in the Powell Minor Subdivision, S1/2, Section 18, T14N, R84W Powell Minor Subdivision is located approximately 5 miles west of Encampment off WY HWY 70	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR) Lot 1 = 9.99 Acres Lot 2 = 10.82 Acres Lot 3 = 9.33 Acres Lot 4 = 8.93 Acres	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 <b>APPROVED</b>	<b>APPROVED</b>

ACTIVITY REPORT

APPROVED  
TEXT AMENDMENTS AND ZONE CHANGES

YEAR: 2022

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 #2022-15	Powell Properties, LLC Attn: Deric Powell 6515 4th Street SW Cedar Rapids, IA 52404 Application Date Rec'd: 07/25/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 14841830000500 Lots 1-4, located in the Powell Minor Subdivision, S1/2, Section 18, T14N, R84W Powell Minor Subdivision is located approximately 5 miles west of Encampment off WY HWY 70	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR) Lot 1 = 9.99 Acres Lot 2 = 10.82 Acres Lot 3 = 9.33 Acres Lot 4 = 8.93 Acres	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 APPROVED	APPROVED
Z.C. Case #2022-16	Jeremy Perkins and Alanna Lee P.O. Box 25 Hartville, WY 82215-0025 Application Date Rec'd: 08/19/2022 Date(s) Advertised: 09/01/2022-SS	PIN #: 17801430305300 Rural Address: 18 Lake Drive Tract 53, Overlook Retreat Subdivision #1, Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road #105 about one mile north of Turpin Reservoir	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-2.75)	Scheduled for public hearing on 10/03/2022 Recommended Approval	Scheduled for public hearing on 11/15/2022 APPROVED	APPROVED
Z.C. Case #2022-17	Brian Kisner 46045 County Road 29 Nunn, CO 80648 Application Date Rec'd: 08/23/2022 Date(s) Advertised: 09/01/2022-SS	PIN #: 17801430305800 Tract 58, Overlook Retreat Subdivision #1, Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road #105 about one mile north of Turpin Reservoir	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-1.41)	Scheduled for public hearing on 10/03/2022 Recommended Approval	Scheduled for public hearing on 11/15/2022 APPROVED	APPROVED
Z.C. Case #2022-18	Matthew and Helen Vaughn 1115 Kentucky Street Green River, WY 82935 Application Date Rec'd: 08/31/2022 Date(s) Advertised: 09/03/2022-RT	PIN #: 17801430305700 Tract 57, Overlook Retreat Subdivision #1, Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and on U.S. Forest Service Road #105 about one mile north of Turpin Reservoir	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-1.61)	Scheduled for public hearing on 10/03/2022 Recommended Approval	Scheduled for public hearing on 11/15/2022 APPROVED	APPROVED
Z.C. Case #2022-19	Jo Ella Vacher and Desire "Desi" Vacher P.O. Box 355 Encampment, WY 82325 Application Date Rec'd: 09/08/2022 Date(s) Advertised: 09/29/2022-SS	PIN #: 14830610004300 Lots 1-3, located in the Vacher Minor Subdivision, SW1/4 NE1/4, Section 6, T14N, R83W Vacher Minor Subdivision is located approximately 1/2 mile south of WY HWY 230 off Carbon County Road #211 (Blackhall Road) on the west side; approximately 1 mile east of Riverside	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD) Lot 1 = 3.98 Acres Lot 2 = 1.32 Acres Lot 3 = 1.32 Acres	Scheduled for public hearing on 11/14/2022 Recommended Approval	Scheduled for public hearing on 01/17/2023 APPROVED	APPROVED

NOTE [1]: Zero (0) Text Amendments were neither processed nor approved in 2022.

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: 2022

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
CONDITIONAL USE PERMIT CASES:						
C.U. Case #2022-01	Applicant: Last Mile Transmission LLC and Innergex 3636 Nobel Drive, Suite 260 San Diego, CA 92122 Owners: Various (Private-Sate-Federal) Application Date Rec'd. 01/31/2022 Date(s) Advertised: 02/23/2022-RT Date(s) Advertised: 02/23/2022-SS	PIN #: Various Sections, Townships and Ranges The "Last Mile Transmission Line Project" (Project") begins in Albany County and proceeds west to the Freezeout Substation located in Carbon County. The Freezeout Substation is located approximately 9 miles west of Medicine Bow and 3 miles north of WY HWY 287/30.	Conditional Use Permit for the "Last Mile Transmission Line Project" (Project) in the RAM Zone. The Project will transmit electricity generated at the Boswell Springs Substation to the Freezeout Substation. Last Mile Transmission (LMT) proposes to construct an overhead 230 kV transmission line to provide a connection between the planned Boswell Springs Substation and the Freezeout Substation. The Project will traverse 14.7 miles of private land, 1.0 mile of state land, and 5.1 miles of BLM Land in Carbon County.	Scheduled for public hearing on 04/04/2022 Recommended Approval	Scheduled for public hearing on 05/03/2022 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2022-03	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: City of Rawlins P.O. Box 953 Rawlins, WY 82301 Application Date Rec'd: 05/10/2022 Date(s) Advertised: 05/25/2022-RT Date(s) Advertised: 05/26/2022-SS	PIN #: 21870810000500 Rural Address: 194 US HWY 287-Rawlins A tract of leased land (100 feet x 100 feet) located in a portion of the NE1/4 NE1/4, Section 8, T21N, R87W Outside of City limits next to the Rawlins Water Tank on the west side of US HWY 287	Conditional Use Permit in the RAM Zone to permit an existing 45-foot tower structure and associated equipment. Site Name: Rawlins North Water Tank Communications Site	Scheduled for public hearing on 07/11/2022 Recommended Approval	Scheduled for public hearing on 09/06/2022 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2022-04	Applicant: Amazon Kuiper Infrastructure, LLC P.O. Box 80863 Seattle, WA 98108 Owner: Blake Sheep Company c/o F B Espy 206 W. Maple Street Rawlins, WY 82301 Date(s) Advertised: 06/08/2022-RT Date(s) Advertised: 06/09/2022-SS	PIN #: 21881910004600-Parent Parcel A tract of leased land (0.27 acres) located in the NE1/4 SE1/4, Section 19, T21N, R88W Approximately 5.5 miles west of Rawlins; approximately 1 mile south of I-80 off Hadsell Road	Conditional Use Permit in the RAM Zone to permit construct, operate, and maintain a telecommunications facility. Site Name: CPR 501 Rawlins Communications Site	Scheduled for public hearing on 07/11/2022 Recommended Approval	Scheduled for public hearing on 09/06/2022 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2022-05	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Sandstone Ranches P.O. Box 816 Rawlins, WY 82301 Application Date Rec'd: 08/19/2022 Date(s) Advertised: 08/27/2022-RT Date(s) Advertised: 08/25/2022-SS	PIN #: 22880310000400-Parent Parcel A tract of leased land (0.3 Acres) located in the NW1/4 NE1/4, Section 15, T22N, R88W Approximately 6.5 miles north of Rawlins on US HWY 287 and approximately 2.5 miles west of US HWY 287	Conditional Use Permit in the RAM Zone to permit a telecommunications tower and related facilities/equipment. (Overall Tower Height: 108 Feet) Site Name: 9 Mile Hill Communications Site #2	Scheduled for public hearing on 10/03/2022 Recommended Approval	Scheduled for public hearing on 11/15/2022 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2022-06	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Bureau of Land Management Rawlins Field Office P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 09/28/2022 Date(s) Advertised: 10/05/2022-RT Date(s) Advertised: 10/06/2022-SS	PIN #: 20810110060000-Parent Parcel A tract of leased land (0.23 Acres) located in Lot 4, NW1/4 NW1/4, Section 2, T20N, R80W Approximately 1.32 miles northwest of I-80 at Exit 255 and WY HWY 72 (Hanna-Elk Mountain Road)	Conditional Use Permit in the RAM Zone to permit a telecommunications tower and related facilities/equipment. (Overall Tower Height: 155 Feet) Site Name: Bloody Lake Communications Site	Scheduled for public hearing on 11/14/2022 Recommended Approval	Scheduled for public hearing on 12/20/2022 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2022-07	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Dana Meadows Wyoming Close LLC 5820 Lincoln Way, Suite 101 Ames, IA 50014 Application Date Rec'd: 09/28/2022 Date(s) Advertised: 10/05/2022-RT Date(s) Advertised: 10/06/2022-SS	PIN #: 21810110000300-Parent Parcel A tract of leased land (0.23 Acres) located in the SE1/4 NE1/4, Section 31, T21N, R81W Approximately 1/4 mile north of I-80 and approximately 6 miles west of WY HWY 72 (Hanna-Elk Mountain Road)	Conditional Use Permit in the RAM Zone to permit a telecommunications tower and related facilities/equipment. (Overall Tower Height: 105 Feet) Site Name: Bloody Lake Communications Site	Scheduled for public hearing on 11/14/2022 Recommended Approval	Scheduled for public hearing on 12/20/2022 <b>TABLED UNTIL: 01/17/2023</b> <b>APPROVED</b>	<b>APPROVED</b>

ACTIVITY REPORT

APPROVED

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

YEAR: 2022

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
CONDITIONAL USE PERMIT CASES - WIND ENERGY PROJECTS:						
C.U.W. Case #2022-01	Applicant: PacifiCorp - Travis Brown 1407 W. North Temple, Suite 310 Salt Lake City, UT 84116 Owners: Various (Private-State-Federal) Application Date Rec'd: 02/22/2022 Date(s) Advertised: 03/30/2022-RT Date(s) Advertised: 03/31/2022-SS	PIN #: Various Sections, Townships and Ranges Eastern portion of Carbon County; primarily to the northeast of I-80, north of State Highway 13, and east of Carbon County Road #1 (Medicine Bow-McFadden Road	Conditional Use Permit for a Commercial Wind Energy Facility in the RAM Zone. The request is to allow the applicant (PacifiCorp) to repower the "Rock River I Wind Energy Project" (Project). The applicant plans to replace 50 wind turbines with 19 new turbines. The overall Project installed nameplate capacity will increase from 50 MW to 53.58 MW	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 05/17/2022 <b>TABLED UNTIL: 06/07/2022</b> <b>APPROVED</b>	<b>APPROVED</b>
CONDITIONAL USE PERMIT CASES - TRANSFER REQUESTS:						
C.U. Case #2015-04	Slater Creek Livestock, LLC Attn: Drs. Ben and Hallie Noland P.O. Box 99 Dixon, WY 82323 Application Date Rec'd: 06/28/2022 Date(s) Advertised: 07/14/2022-SS Date(s) Advertised: 07/22/2022-SRP	PIN #: 1291102000700 Rural Address: 182 WY 70 A tract of land located in a portion of the W1/2 SW1/4, Section 10, T12N, R91W Approximately 2 miles southeast of Baggs off HWY 70	Conditional Use Permit Transfer Request in the RRA Zone. Slater Creek Livestock, LLC/Benjamin and Hallie Noland/Sage Veterinary Services has requested that the Carbon County Board of County Commissioners approve the transfer of Conditional Use Permit Case File #2015-04 to Brown Horse Cattle Co., LLC and Baggs Veterinary Services, LLC "Sage Veterinary Services"	NOT APPLICABLE - In accordance with Chapter 7, Section 7.7.J- Transfer of Conditional Use Permits.	Scheduled for public hearing on 08/02/2022 <b>APPROVED</b>	<b>APPROVED</b>

NOTE [1]: C.U. CASE #2022-02 was denied.

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

**ACTIVITY REPORT**  
**APPROVED**  
**PLANNED UNIT DEVELOPMENTS AND SUBDIVISIONS**  
**(MAJOR, MINOR, and REPLATS)**  
**YEAR: 2022**

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
<b>SUBDIVISION CASES - REPLATS:</b>						
REPLAT SUB Case #2022-01	Otto Aichinger 7600 Landmark Way, #1411 Greenwood Village, CO 80111 Application Date Rec'd: 02/14/2022 Date(s) Advertised: 02/23/2022-SS	PIN #: 17831800701000 Old Baldy Village Fifth Addition Replat, Block 9, Lots 3 and 4, 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)	Request for a Replat of the "Old Baldy Village Fifth Addition Replat, Block 9, Lots 3 and 4" located in a portion of the NW1/4, Section 18, , T17N, R83W. The purpose of the replat is to adjust the boundary line between Lots 3 and 4 such that the residential structure on Lot 3 will conform with the county setback requirements while maintaining all other zoning requirements in accordance with the current Zoning Resolution of 2015, as amended. Lots 3 and 4 located in the "Old Baldy Village Fifth Addition Replat, Block 9, Lots 3 and 4". (**NOTE: Lots 3 and 4 are zoned Residential (RD))	Scheduled for public hearing on 04/04/2022 Recommended Approval	Scheduled for public hearing on 05/03/2022 <b>APPROVED</b>	<b>APPROVED</b>
<b>SUBDIVISION CASES - MINOR:</b>						
MIN SUB Case #2022-01	Old Baldy Corporation P.O. Box 707 Saratoga, WY 82331 Application Date Rec'd: 01/10/2022 Date(s) Advertised: 01/26/2022-SS	PIN #:17831730000700 (Parent Parcel) A portion of the NW1/4, Section 18, T17N, R83W Lots 1-5, located in the Old Baldy Village Tenth Addition Minor Subdivision 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)	Minor Subdivision Request to create 5 residential lots encompassing approximately 1.31 acres, more or less. Lot 1 = 10,304 sq.ft. Lot 2 = 10,085 sq.ft. Lot 3 = 10,002 sq.ft. Lot 4 = 10,593 sq.ft. Lot 5 = 12,398 sq.ft.	Scheduled for public hearing on 02/28/2022 Recommended Approval	Scheduled for public hearing on 04/05/2022 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2022-02	Blake Kawcak P.O. Box 454 Baggs, WY 82321 Application Date Rec'd: 02/28/2022 Date(s) Advertised: 03/31/2022-SS	PIN #: 13913440004300 Rural Address: 263B CR 702-Baggs Lots 1-5, located in the Kawcak Minor Subdivision, N1/2 SE1/4, Section 34, T13N, R91W Kawcak Minor Subdivision is located approximately 3 miles northeast of Baggs off Carbon County Road #702 (Baggs/Dixon Road)	Minor Subdivision Request to create 5 residential lots encompassing approximately 73 acres, more or less. Lot 1 = 18.413 Lot 2 = 11.862 Lot 3 = 15.351 Lot 4 = 7.872 Lot 5 = 6.379	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 06/07/2022 <b>TABLED UNTI: 07/05/2022</b> <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2022-03	Golden Age Properties, LLC Vern L. Linn and Barbara B. Linn, Owners P.O. Box 261 Sinclair, WY 82334 Application Date Rec'd: 03/07/2022 Date(s) Advertised: 03/31/2022-SS	PINS #: 21872420007000 and 21872420007100-Parent Parcel Lots 1-5, located in the Linn Minor Subdivision, NW1/4, Section 24, T21N, R87W Linn Minor Subdivision is located approximately 2 miles east of Rawlins; south of I-80 and north of HWY 76 (Old Sinclair/Lincoln Highway)	Minor Subdivision Request to create 5 lots encompassing approximately 15.32 acres, more or less. The zoning classification is Limited Industrial (IL). Lot 1 = 3.31 Acres Lot 2 = 3.3 Acres Lot 3 = 3.7 Acres Lot 4 = 3.5 Acres Lot 5 = 1.7 Acres	Scheduled for public hearing on 05/02/2022 Recommended Approval	Scheduled for public hearing on 06/07/2022 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2022-04	McCarty Canyon Ranch, LLC Attn: David Echeverria P.O. Box 711 Rawlins, WY 82301 Application Date Rec'd: 07/20/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 16892330000100-Parent Parcel Lots 1 and 2, located in the McCarty Canyon Ranch Minor Subdivision, NE1/4 NW1/4, Section 26, T16N, R89W McCarty Canyon Ranch Minor Subdivision is located approximately 38 +/- miles southwest of Rawlins off Carbon County Road #503 (McCarty Canyon Road)	Minor Subdivision Request to create 2 lots encompassing approximately 40 acres, more or less. Lot 1 = 22 Acres Lot 2 = 18 Acres	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2022-05	Powell Properties, LLC Attn: Deric Powell 6515 4th Street SW Cedar Rapids, IA 52404 Application Date Rec'd: 07/25/2022 Date(s) Advertised: 08/04/2022-SS	PIN #: 14841830000500 Lots 1-4, located in the Powell Minor Subdivision, S1/2, Section 18, T14N, R84W Powell Minor Subdivision is located approximately 5 miles west of Encampment off WY HWY 70	Minor Subdivision Request to create 4 lots encompassing approximately 39.05 acres, more or less. Lot 1 = 9.99 Acres Lot 2 = 10.82 Acres Lot 3 = 9.33 Acres Lot 4 = 8.93 Acres	Scheduled for public hearing on 09/12/2022 Recommended Approval	Scheduled for public hearing on 10/18/2022 <b>Tabled Until: 11/01/2022</b> Scheduled for public hearing on 11/01/2022 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2022-06	Jo Ella Vacher and Desire "Desi" Vacher P.O. Box 355 Encampment, WY 82325 Application Date Rec'd: 09/08/2022 Date(s) Advertised: 09/29/2022-SS	PIN #: 14830610004300 Lots 1-3, located in the Vacher Minor Subdivision, SW1/4 NE1/4, Section 6, T14N, R83W Vacher Minor Subdivision is located approximately 1/2 mile south of WY HWY 230 off Carbon County Road #211 (Blackhall Road) on the west side; approximately 1 mile east of Riverside	Minor Subdivision Request to create 4 lots encompassing approximately 6.6 acres, more or less. Lot 1 = 3.98 Acres Lot 2 = 1.32 Acres Lot 3 = 1.32 Acres	Scheduled for public hearing on 11/14/2022 Recommended Approval	Scheduled for public hearing on 01/17/2023 <b>APPROVED</b>	<b>APPROVED</b>

**NOTE [1]: Zero (0) Planned Unit Developments were neither processed nor approved in 2022.**

**NEWSPAPERS:**  
**SS = Saratoga Sun**

ACTIVITY REPORT

APPROVED  
VARIANCES

YEAR: 2022

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
VARIANCE CASES:						
VAR Case #2022-01	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: State of Wyoming Department of Transportation 5300 Bishop Boulevard Cheyenne, WY 82009 Application Date Rec'd: 07/20/2022 Date(s) Advertised: 08/03/2022-RT Date(s) Advertised: 07/25/2022-SS	PIN #: 19781930050100 Rural Address: 1694 State Highway 13 A tract of leased land (400 sq.ft.) located in a portion of the NE1/4 SW1/4, Section 19, T19N, R78W Approximately 1/2 mile north of the I-80 and State Highway 13 Interchange	Variance Request in the RAM Zone. The request is to decrease the required 40 foot RAM Setback to 6 feet to allow a building and a propane tank for the "Arlington Star Hub Site"	Scheduled for public hearing on 09/12/2022 APPROVED	DOES NOT GO TO THE BOCC	APPROVED

NEWSPAPERS:  
RT = Rawlins Times and SS = Saratoga Sun



# Wyoming Planning Association

January, 2023

Dear WYOPASS Member:

## **PRESIDENT**

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Washakie County Weed & Pest  
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**Western Planner Representative**

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**Tyler Sinclair, AICP**  
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Your WYOPASS Board continues to be committed to providing members with quality planning conferences, networking opportunities and continuing education. The 2022 Fall Conference was held in Laramie on September 14<sup>th</sup> – 16<sup>th</sup> but the session topics were not streamed/videoed due to technical difficulties.

In 2022, the Spring Workshop was held in Riverton with the session topics being streamed/videoed and posted on the WYOPASS website. This is a free service to the paid members. Attending conferences and workshops provide great opportunities for planning commission 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 updates, 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 and 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.

The last time Wyoming hosted the Western Planner Conference was in 2015 so it is time again to host. We will be hosting the 2024 Western Planner Conference in Cheyenne, Wyoming. If you have a topic that you would like to be covered for the 2024 Western Planner Conference, please let me or another Board member know as soon as possible.

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**