

**2015
ANNUAL REPORT**

**CARBON COUNTY
PLANNING & ZONING
COMMISSION**

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

**SID FOX, PLANNING DIRECTOR
KRISTY R. ROWAN, ADMINISTRATION**

2015 ANNUAL REPORT CARBON COUNTY PLANNING & ZONING COMMISSION

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CARBON COUNTY PLANNING & ZONING COMMISSION

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Rawlins, Wyoming 82301
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Planning & Zoning Commission
Richard “Rich” Wilson, Chairman
Jay Grabow, Vice Chairman
Chad Pickett, Member
O.R. Wille, Member

Planning & Development Dept.
Sid Fox, AICP, Planning Director
Kristy R. Rowan, Administration

February 2016

We are pleased to submit the 2015 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2015, the Planning and Zoning Commission elected Rich Wilson as Chairman and Ken Besel as the Vice-Chairman. Mr. Besel resigned at the end of his term (12/2016) and his seat remains vacant. The Board of County Commissioners re-appointed Rich Wilson to continue as a Planning Commissioner for another term, until 12/2018. Thomas Powell, Planner/GIS Specialist, resigned in August 2015 and hired on as a GIS Specialist with the BLM. The Planning Director is recruiting to fill the vacant Planner\GIS Specialist position and hopes to fill the position by the end of February. In addition, the County entered into a contract for Code Enforcement Services with Leroy Graham.

Eighty six (86) Building Permits were issued in 2015 as compared to 89 issued in 2014. A breakdown of the type of structure built is contained in the attached overview of construction activity. Building permit fees collected in 2015 increased by \$2,578.75 or 16.10%. The number of building permits issued has been fairly stable in the last few years but the valuation of structures has been steadily increasing.

There were 20 case files opened and processed in 2015; including zone changes, conditional use permits, subdivisions, and text amendments. The 2015 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.

The Carbon County Comprehensive Land Use Plan (CCCLUP/Plan), Chapter 9, Implementation and Zoning, places significant emphasis on needed revisions to the County Subdivision Regulations and the Zoning Resolution. The two main areas of emphasis are:

- “Develop a correlation between the land use categories described in the plan and future land use map and the County Zoning Districts;” and,
- “Update and streamline administrative procedures.”

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In 2015, the staff and the Planning and Zoning Commission were focused on updating and streamlining administrative procedures and drafting proposed amendments to the Zoning Resolution. To further this effort, the Planning and Zoning Commission held eight (8) work sessions on their regular meeting dates to prepare amendments to the Zoning Resolution. At their meeting on August 3rd, the Commission recommended approval of a comprehensive set of zoning resolution amendments and certified their recommendation to the Board of County Commissioners. On October 6, 2015, the Carbon County Zoning Resolution of 2015 was approved by the Board of County Commissioners. As recommended in the Plan, the staff, with the assistance of the County Attorney's Office and special counsel to the Planning and Zoning Commission, will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations in 2016.

A goal of the Carbon County Comprehensive Land Use Plan is to "Enhance the County government's capacity to monitor, comment on, and influence state and federal decisions on energy development projects." The County has been a "cooperating agency" and participating with the USFS and BLM on the following NEPA-federal actions\projects:

- Rawlins Resource Management Plan; Municipal Water Source Protection-Rawlins
- Transmission Lines: Trans-West Express EIS and Gateway South EIS
- Site Specific EA's for Chokecherry and Sierra Madre (CCSM) Wind Energy Project
- USF&WS EIS for the CCSM "Eagle Take Permit"
- Sheep Mtn. Uranium Project
- Lost Creek Uranium, In-Situ Recovery Project
- Snowy Range Travel Management Plan

There continues to be a demand for GIS-mapping data. The Department received 6 requests for GIS data that contributed \$2,031.00 in revenue. The staff continues to support GIS needs of the various County departments and the Economic Development Corporation however technical assistance will be limited until the Planner\GIS Specialist is filled.

The Planning & Development staff continues to support the efforts of the Carbon County Economic Development Corporation (CCEDC). The Director typically attends the CCEDC Board meetings and the staff routinely provides land use, zoning and mapping assistance to enhance economic development efforts. The Department has been working closely with the Economic Development Director to make recommendations concerning infrastructure and temporary housing within Skyline Acres. This effort has resulted in revenue to the County that has been allocated to the Carbon County Economic Development Corporation.

The Planning Director continues to serve on the Urban Systems Committee and is a Board member of the Great Divide Economic Development Coalition (GDEDC). The GDEDC is the economic development district for Carbon and Sweetwater Counties. The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. The Urban Systems Committee is currently working with WDOT to secure a \$50,000 Planning Grant to prepare a conceptual corridor plan and cost estimates for the US 287 by-pass from the Carbon County Higher Education Center (CCHC) to Alton Lane.

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County (Locally Assessed) Property Tax Valuations have shown a slow but steady increase since a significant drop in 2010 and are 3.1% above the 2014 level. (See CBI Focus on Carbon County- January 2015, attached). Wind energy production taxes are showing a steady increase and are beginning to replace some of the historic tax revenue derived from coal.

Wind Energy Production Taxes		
2013	2014	2015
\$279,319.00	\$480,198.25	\$580,921.30

The Planning and Zoning Commission is confident that its development review work in 2015 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 2016.

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

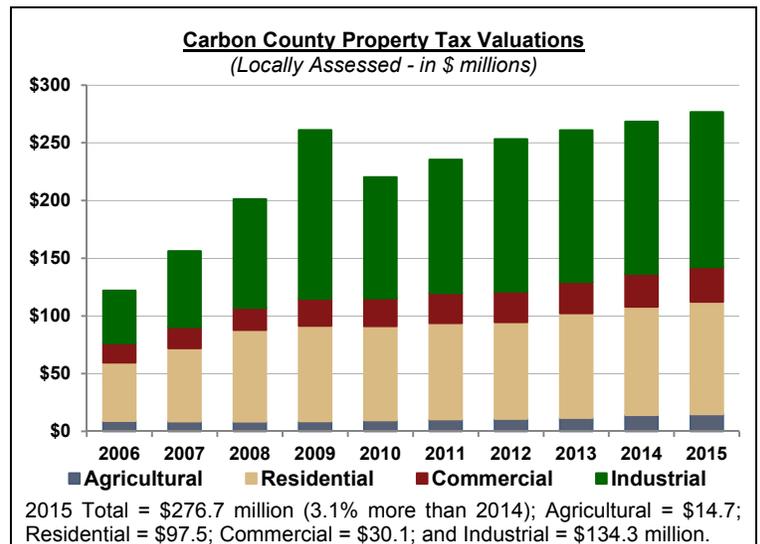
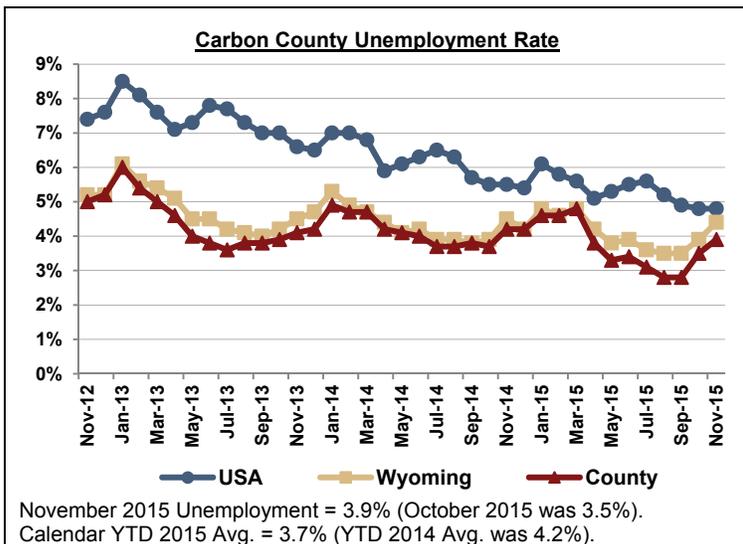
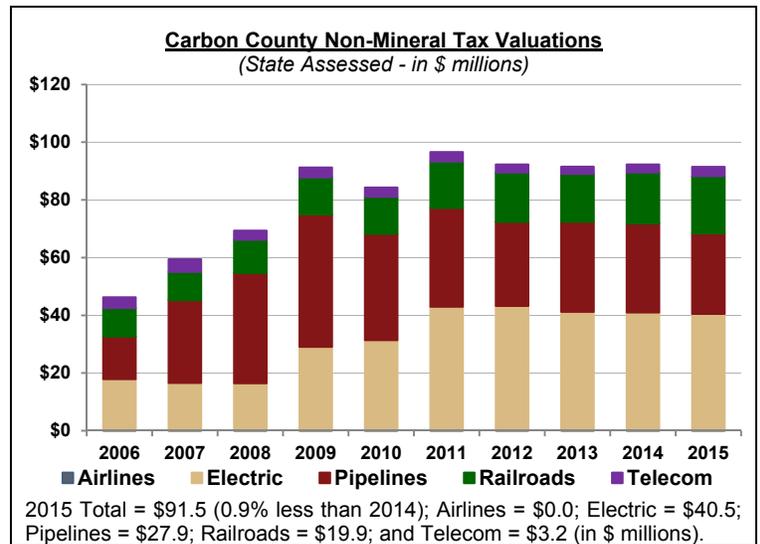
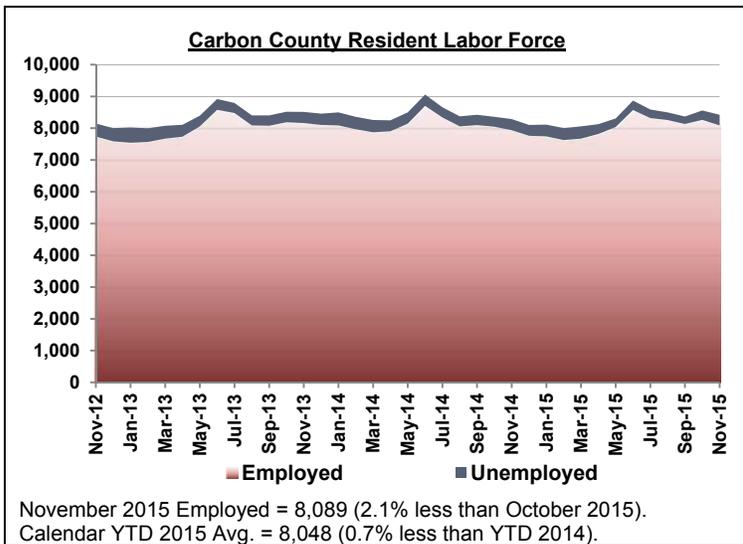
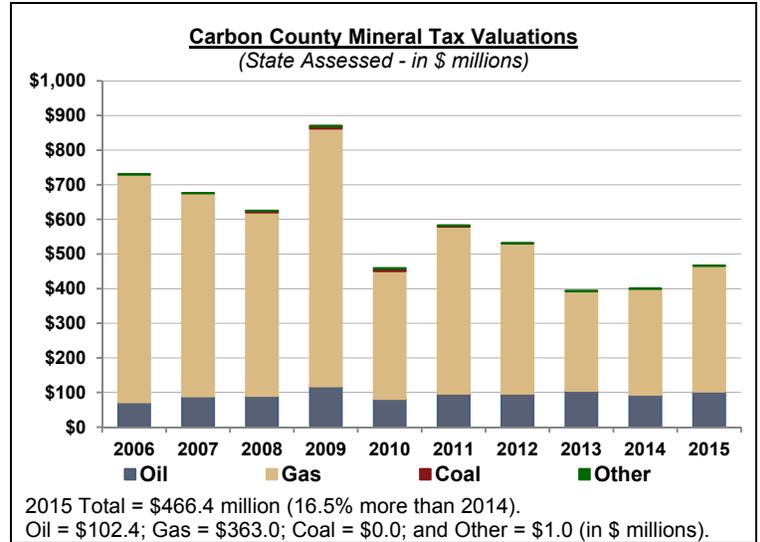
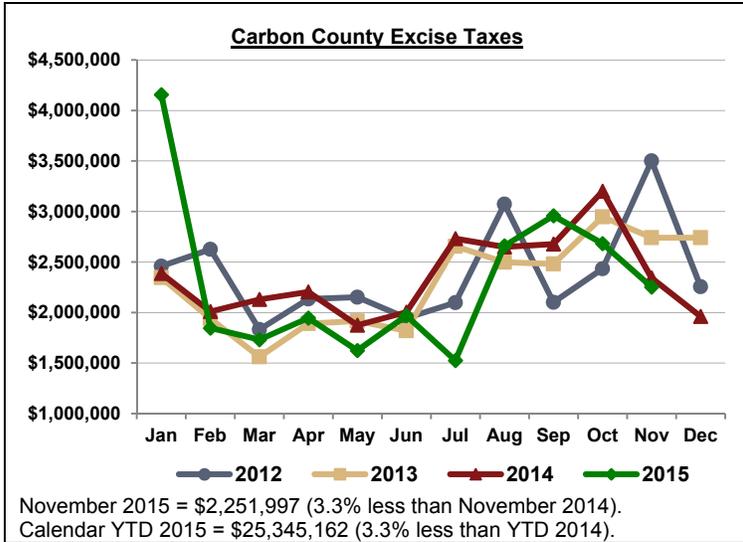
Respectfully Submitted,



Jay Thabow-VICE
CHAIR
Richard "Rich" Wilson
Chairman



Sid Fox, AICP
Planning Director

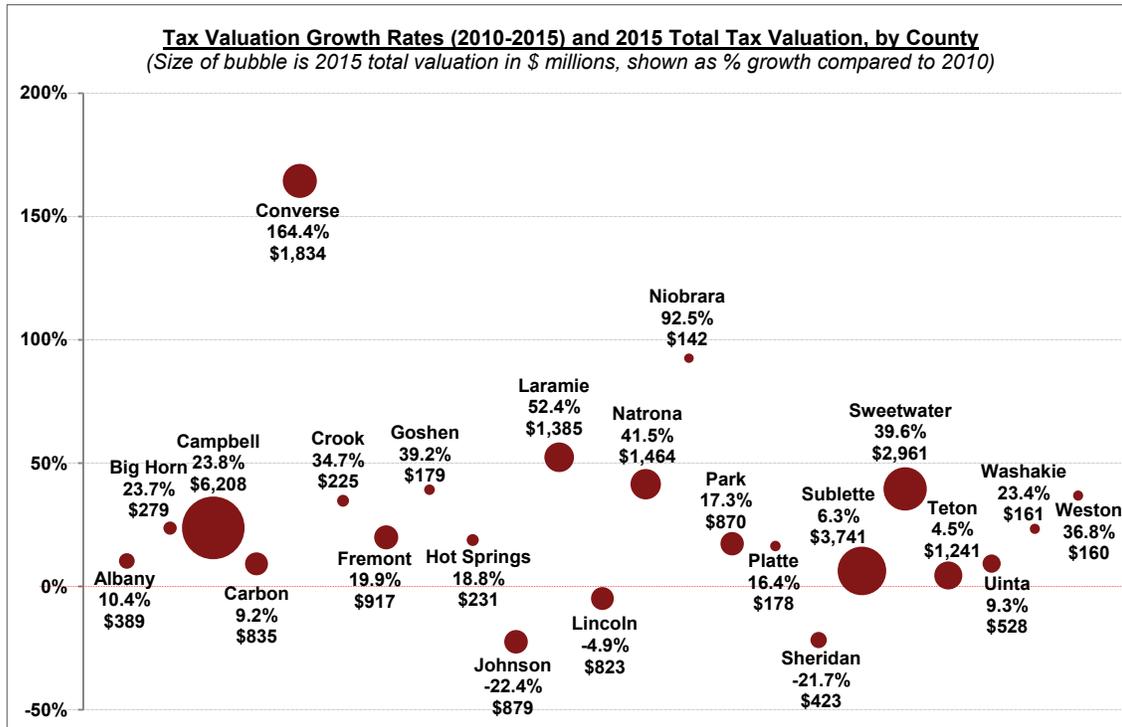


Community Builders, Inc. (CBI) is a Wyoming-based consulting firm that specializes in the development of businesses, organizations, and communities. Each monthly *CBI Focus* newsletter provides current economic data and analytical graphs for Wyoming's 23 counties (plus one covering the entire state). The *CBI Focus* newsletter archive, source notes, and data explanations are online at www.consultCBI.com. CBI principal consultants are Bobbe Fitzhugh and Joe Coyne. Contact CBI at 873 Esterbrook Road, Douglas, WY 82633; email Joe@consultCBI.com; or call (307) 359-1640.



Tax Valuations (and growth rates)

Wyoming uses a variety of methods to establish the taxable value of real and personal property. The Wyoming Department of Revenue (DOR) sets mineral severance tax valuations based on their production value from the previous year. The DOR also assesses public utilities, including airlines, electric utilities, pipelines, railroads, and telecommunications.



County Assessors establish the value of local agricultural, residential, commercial, and industrial land and improvements. Together, the sum total of these three property valuations creates a good sense of each county's tax base for personal and real property. The DOR's Annual Report includes most of this information. The report, along with many other helpful publications and tax data, is posted online at: <http://revenue.wyo.gov/>.

The chart on this page presents the sum total of mineral, non-mineral (state assessed), and locally

assessed property tax valuations. The size of each bubble represents the total sum of 2015 tax valuation (in \$ millions). The vertical location of each bubble represents that county's tax valuation growth rate since 2010 (5-year growth rate). Thus, Campbell County currently has the largest total tax valuation (\$6,208 million), and it has grown 23.8% since 2010. Likewise, Niobrara County has the smallest total tax valuation (\$14 million), though it has grown by 92.5% since 2010 and is closing in on Weston County (\$160 million).

Since 2010, Wyoming's total tax valuation has grown 22.2% (gaining \$4.7 billion), up to a total of \$26 billion. Most of the growth has come from oil valuations, which increased \$3.1 billion (128% growth). Gas valuations have dropped \$58 million (-1.0%) during that same time. Statewide, agricultural property valuations rose 46.9%, residential property increased 10.3%, commercial property grew 17.4%, and industrial property increased 19.4% from 2010 to 2015. Together, three counties (Campbell, Sublette, and Sweetwater) collectively represent \$12.9 billion in total valuations (49.6% of the total 2015 valuations in Wyoming).

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

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Just three counties experienced a decline in valuations from 2010 to 2015. Johnson (-\$253.8 million), Lincoln (-\$42.3 million), and Sheridan (-\$117.2 million) are the Counties that lost value, mostly due to significant drops in their gas valuations. Converse County led all counties' growth rates (164.4%), mostly driven by huge increases in oil valuation. The most significant increases in total actual valuation during the last five years came from Campbell (\$1.2 billion) Converse (\$1.1 billion), and Sweetwater County (\$839 million, coming from growth in oil, residential and commercial property values), and Natrona County (\$124 million, coming from growth in oil and other mineral values).

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2015 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY:

The Planning Department issued 86 Permits.

RESIDENTIAL PRIMARY: 13 permits issued

RESIDENTIAL SECONDARY: 4 permits issued

ACCESSORY STRUCTURES: 26 permits issued

OTHER STRUCTURES: 2 permits issued

COMMERCIAL DEVELOPMENT: 12 permits issued

INDUSTRIAL DEVELOPMENT: 29 permits issued

CASE FILES:

20 case files were opened in 2015 requesting zone changes, conditional use permits, planned unit developments, subdivisions (major and minor), variances, and text amendments.

ZONE CHANGE REQUESTS:

9 Zone Change Requests were processed and approved in 2015.

- 1 case file was request from RAM to RRA:
 - Z.C. Case #2015-01 – Kevin and Laurie Woolfolk
- 1 case file was request from RRA to RRA:
 - Z.C. Case #2015-02 – Earl George Herrera-Bert Herrera-Georgeann Martinez
- 2 case files were requests from RAM to FPSR:
 - Z.C. Case #2015-04 – Thomas J, Koller
 - Z.C. Case #2015-08 – Richard and Lynn Bell
- 1 case file was request from RAM to RD:
 - Z.C. Case #2015-06 – Triple D
- 1 case file were requests from RAM to C-2:
 - Z.C. Case #2015-03 – Charles and Kimberly Thyne
- 1 case file were requests from RAM to C-1:
 - Z.C. Case #2015-09 – Robert Weber
- 2 case files were requests from RAM to IH (formally known as “MH”):
 - Z.C. Case #2015-05 – Sinclair Wyoming Refining Company
 - Z.C. Case #2015-07 – Sinclair Wyoming Refining Company

CONDITIONAL USE PERMITS:

5 Conditional Use Permit Requests were processed and approved in 2015.

- C.U. Case #2014-03 – Patrick and Rose Cain/Dirty Boyz Sanitation Service, Inc.
(Use: Transfer Station)
- C.U. Case #2015-01 – Union Telephone Company and Bureau of Land Management
(Use: Telecommunications Tower)
- C.U. Case #2015-02 – Union Telephone Company and Bear Creek Cattle Co.
(Use: Telecommunications Tower)
- C.U. Case #2015-03 – Charles and Kimberly Thyne
(Use: RV Park)
- C.U. Case #2015-04 – Slater Creek Livestock/Ben and Hallie Noland
(Use: Small Animal/Veterinary Clinic)

PLANNED UNIT DEVELOPMENTS:

0 Planned Unit Development Requests were processed and approved in 2015.

SUBDIVISIONS (REPLATS, MAJOR, MINOR):

3 Subdivision Requests were processed and approved in 2015.

- MIN SUB Case #2015-01 – “Woolfolk Minor Subdivision”
- MIN SUB Case #2015-02 – “Herrera Minor Subdivision”
- REPLAT Case #2015-01 – Triple D and Jeremy and Robin Brown

VARIANCE REQUESTS:

0 Variance Requests were processed and approved in 2015.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

3 text amendments were processed and approved in 2015.

- ZRA Case #2014-02 – Carbon County
- ZRA Case #2015-01 – Carbon County
- ZRA Case #2015-02 – Carbon County

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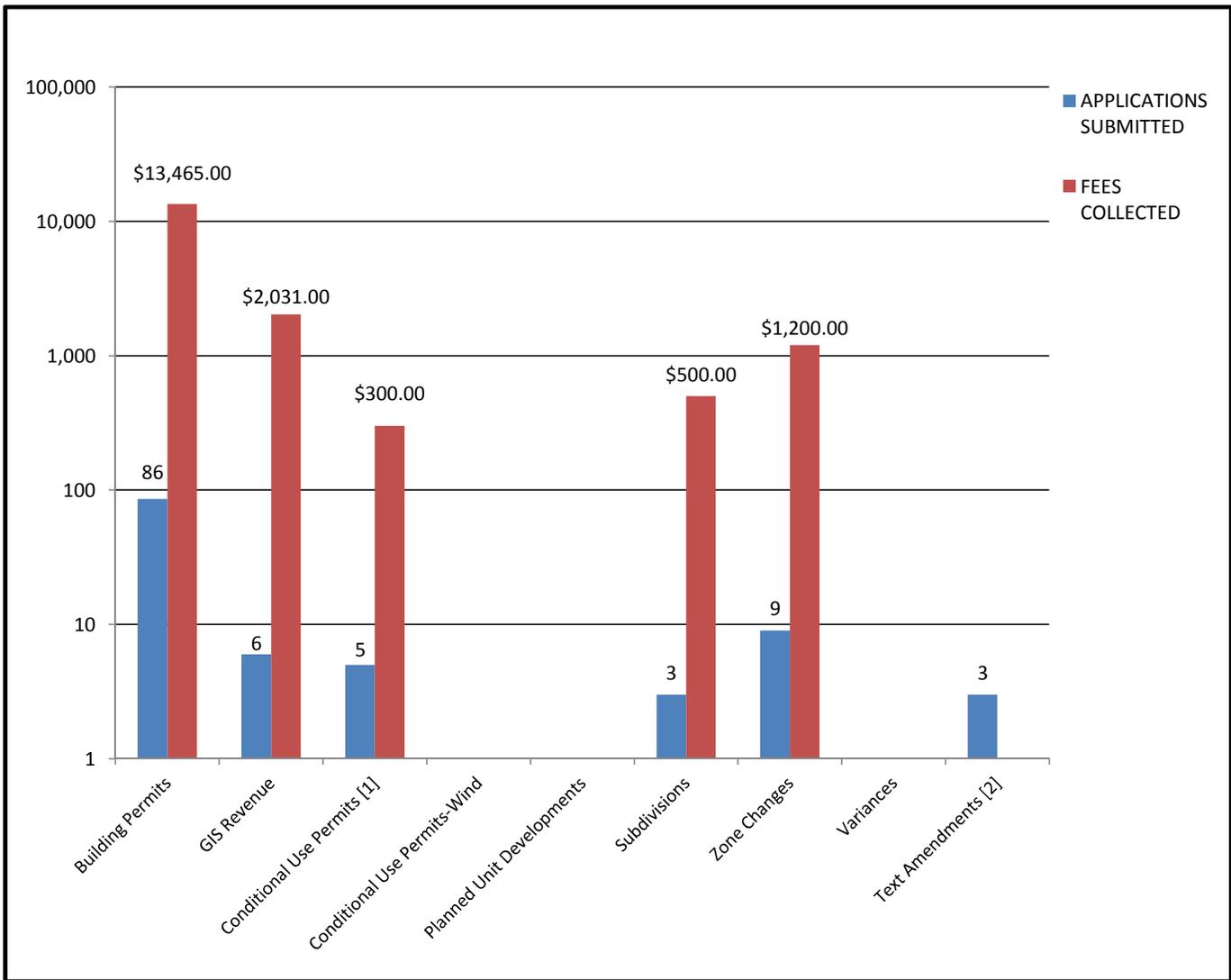
**PERMITS ISSUED BY MONTH
(Building/Floodplain/Sign Permits)**

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	1	\$1,025.00	\$4,444,260.00
FEBRUARY	9	\$1,265.00	\$1,547,410.00
MARCH	7	\$525.00	\$536,138.33
APRIL	7	\$445.00	\$248,600.00
MAY	11	\$2,115.00	\$2,085,361.00
JUNE	14	\$2,980.00	\$8,671,556.00
JULY	17	\$3,420.00	\$3,287,385.00
AUGUST	0	\$0.00	\$0.00
SEPTEMBER	7	\$365.00	\$165,761.00
OCTOBER	1	\$50.00	\$6,000.00
NOVEMBER	6	\$575.00	\$499,000.00
DECEMBER	6	\$700.00	\$562,500.00
TOTALS	86	\$13,465.00	\$22,053,971.33

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	86	\$13,465.00
GIS Revenue	6	\$2,031.00
Conditional Use Permits [1]	5	\$300.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	0	\$0.00
Subdivisions	3	\$500.00
Zone Changes	9	\$1,200.00
Variances	0	\$0.00
Text Amendments [2]	3	\$0.00



[1] = Three (3) CUP Application Fees were collected in 2014 (Total = \$450.00).

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

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**DEVELOPMENT ACTIVITY TRENDS
2005 thru 2015**

CALENDAR YEAR	# OF BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF CONDITIONAL USE PERMITS-WIND APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF PLAN AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2005	64	2	0	1	1	0	20	0	\$ 4,080.00	\$ 4,355,362.25
2006	83	5	0	0	1	0	16	0	\$ 8,070.00 [1]	\$ 16,746,069.77
2007	72	6	0	0	5	2	14	0	\$ 14,190.00 [1]	\$ 43,155,955.00
2008	105	5	0	0	2	1	9	0	\$ 10,680.00 [1]	\$ 134,382,371.00
2009	266	6	0	0	3	1	11	0	\$ 28,569.90 [1]	\$ 248,447,182.18 [2]
2010	106	6	0	0	3	1	6	0	\$ 19,856.04 [1]	\$ 22,676,268.32 [3]
2011	69	2	0	0	4	1	5	0	\$ 15,116.28 [4]	\$ 5,550,770.50
2012	72	6	1	3	2	0	16	1	\$ 25,299.66 [4]	\$ 8,686,018.44
2013	73	7	0	1	1	1	10	1	\$ 8,830.00 [5]	\$ 10,743,975.97
2014	89	5	0	1	2	1	11	0	\$ 16,017.25 [6]	\$ 11,819,799.52
2015	86	5	0	0	3	0	9	3	\$ 18,596.00 [6]	\$ 22,053,971.33

[1] = Only Includes Building Permit Fees.

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

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

[4] = Includes Fees collected from Building Permits, Conditional Use Permit Requests, Subdivision Requests, Variance Requests, Zone Change Requests, and GIS Data/Map Sales.

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

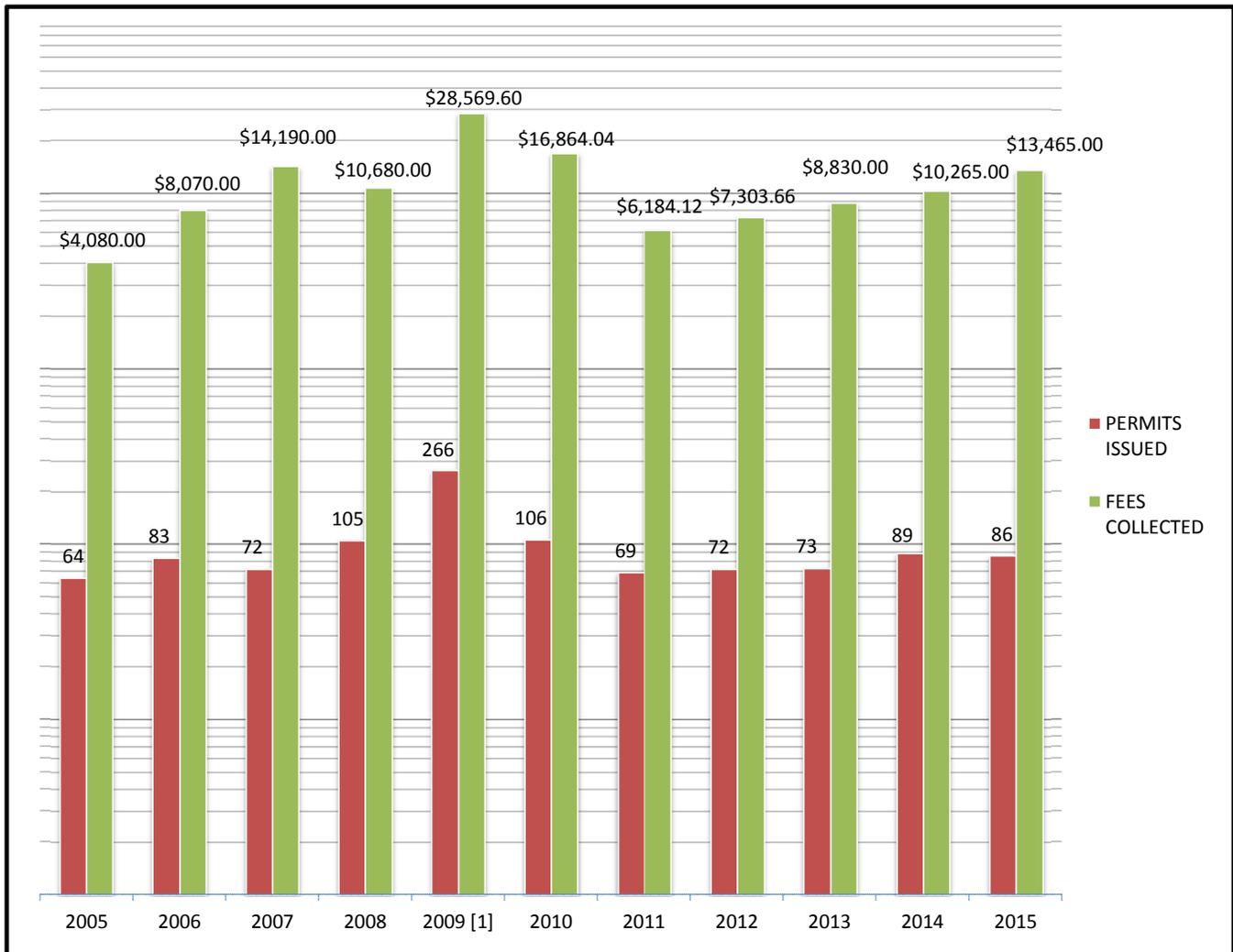
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Zone Change Requests, Zone Text Amendments, GIS Data/Map Sales, and Miscellaneous**.

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

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2005-2015 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
2005	64	\$ 4,080.00
2006	83	\$ 8,070.00
2007	72	\$ 14,190.00
2008	105	\$ 10,680.00
2009 [1]	266	\$ 28,569.60
2010	106	\$ 16,864.04
2011	69	\$ 6,184.12
2012	72	\$ 7,303.66
2013	73	\$ 8,830.00
2014	89	\$ 10,265.00
2015	86	\$ 13,465.00



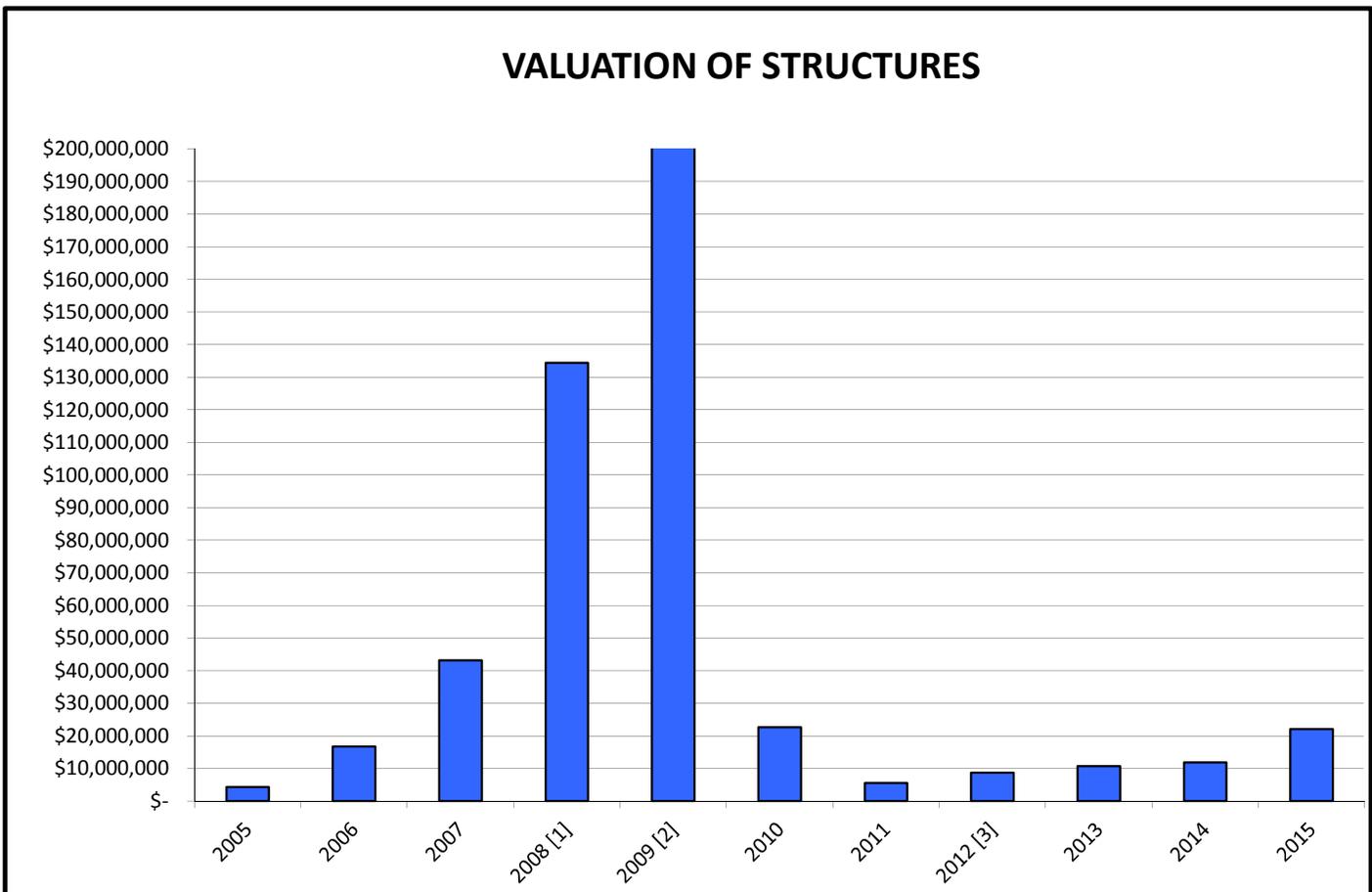
[1] = 204 Bldg. Permits issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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Building Permit Receipt Trends (2005-2015 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
2005	64	\$ 4,355,362.25
2006	83	\$ 16,746,069.77
2007	72	\$ 43,155,955.00
2008 [1]	105	\$ 134,382,371.00
2009 [2]	266	\$ 248,447,182.18
2010	106	\$ 22,676,268.32
2011	69	\$ 5,550,770.50
2012 [3]	72	\$ 8,686,018.44
2013	73	\$ 10,743,975.97
2014	89	\$ 11,819,799.52
2015	86	\$ 22,053,971.33

** = Valuation obtained from Building Permit Applications.

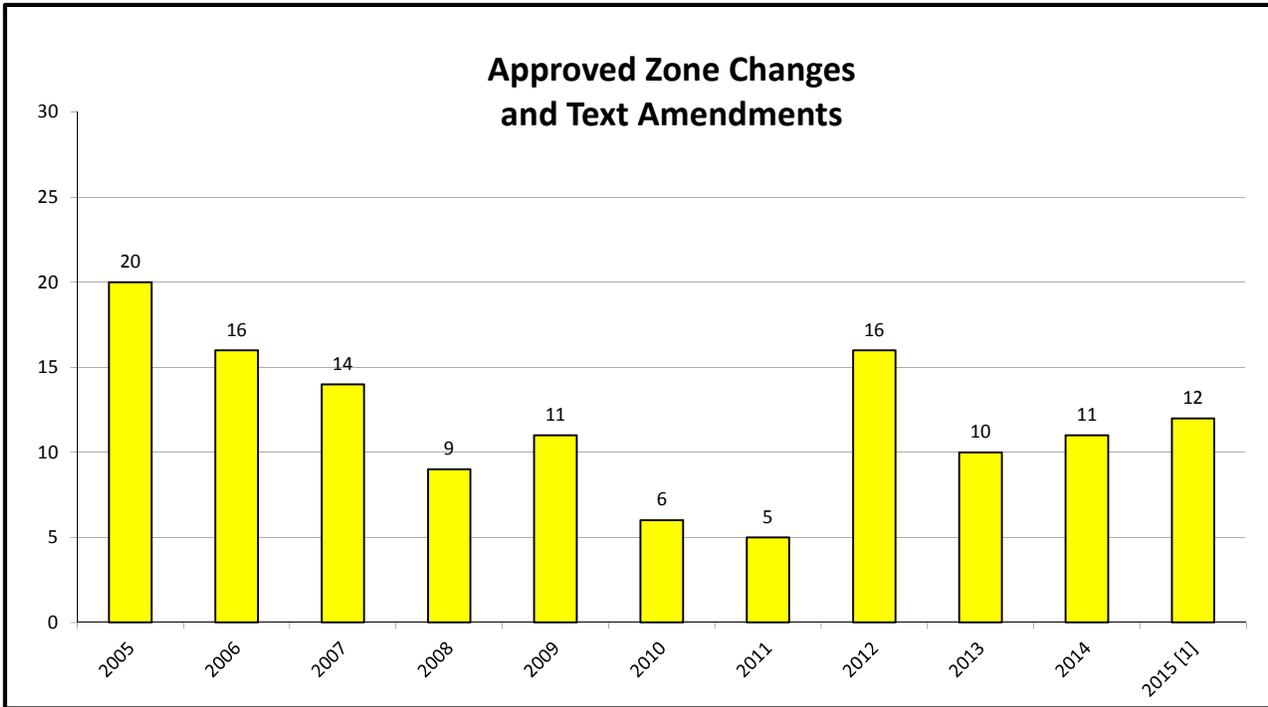


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

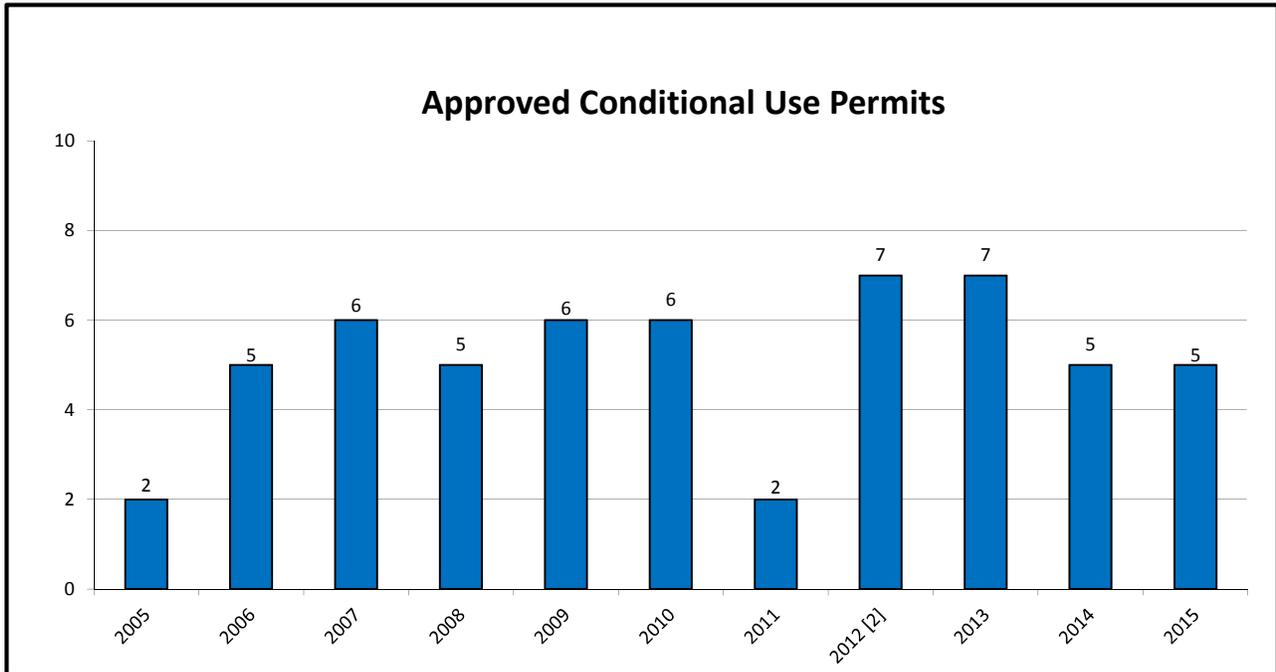
[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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

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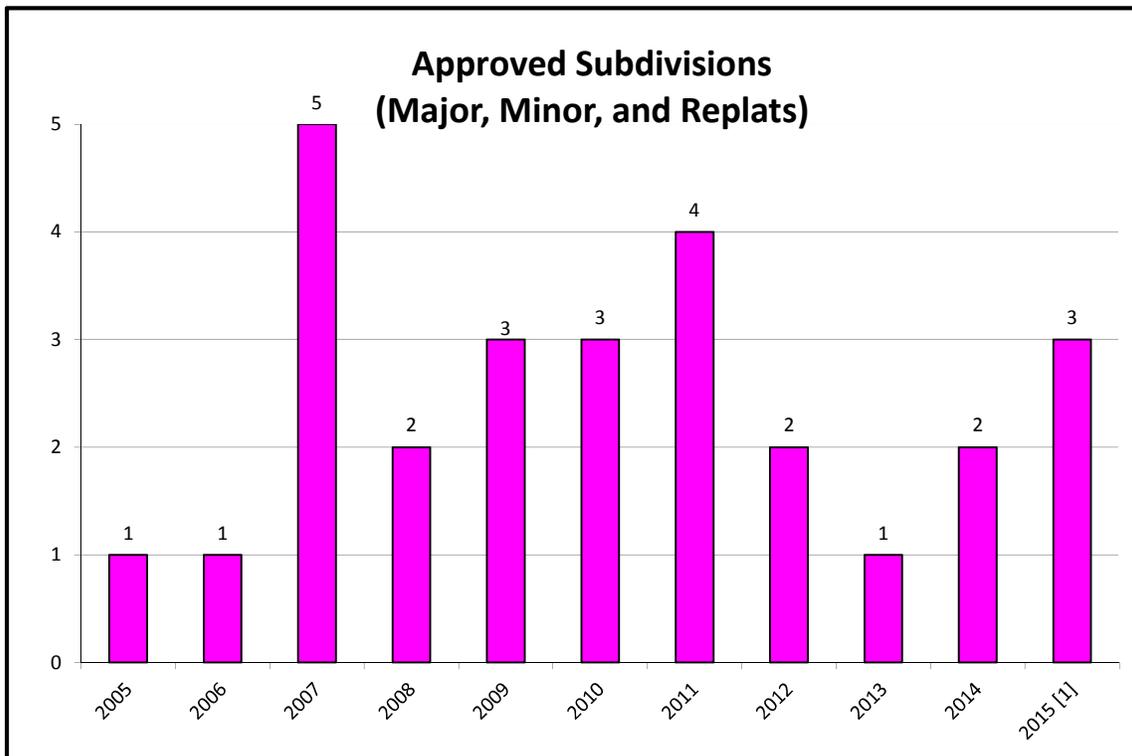
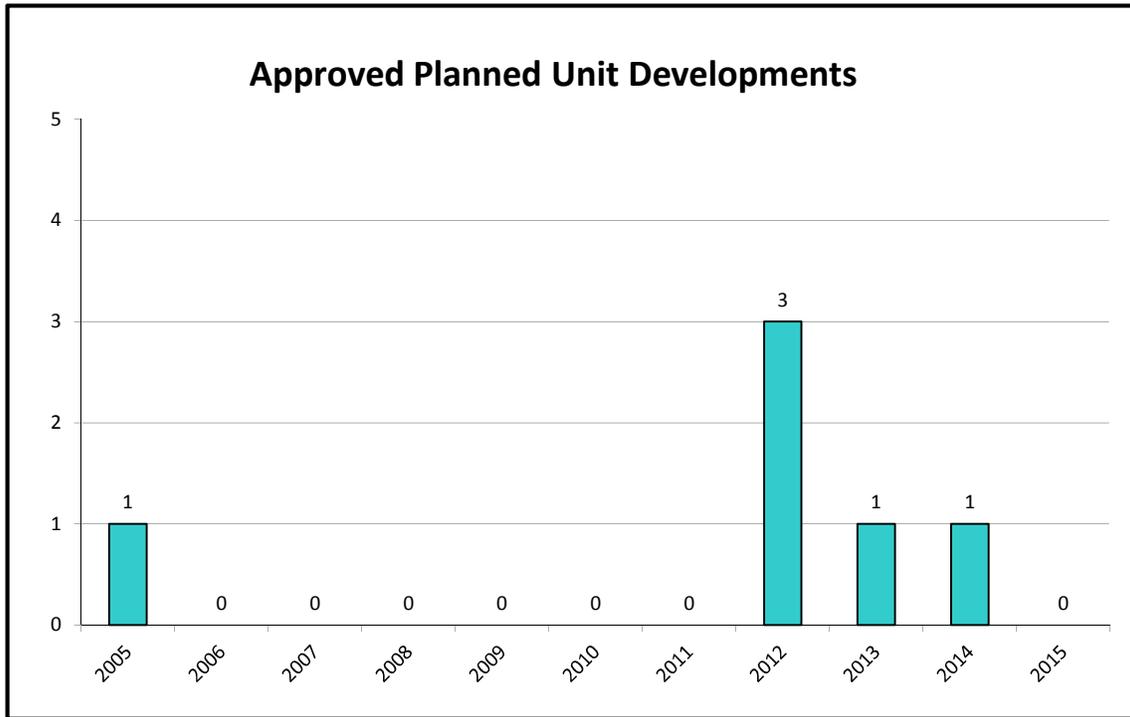


[1] = Three (3) Text Amendments were processed and approved in 2015.



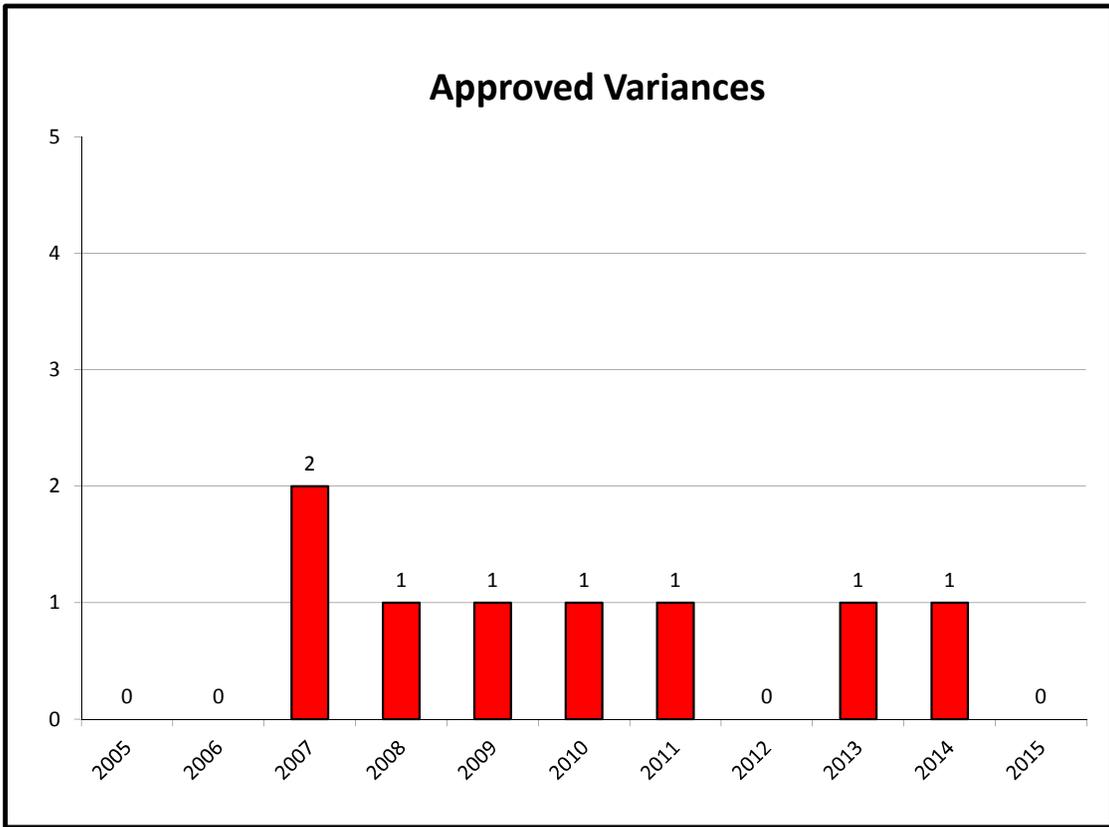
[2] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

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

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ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2015

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
TEXT AMENDMENTS:							
ZRA #2014-02 (Text Amendment)	Applicant: Carbon County Planning & Zoning Comm. c/o Planning & Development Department Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: 10/20/2014 Date(s) Advertised: 10/31/2014-DT	NOT APPLICABLE	Zone Text Amendment Request: Add "Low Hazard-Low Volume Treatment, Processing, Storage and Transfer Facility" as Principally Permitted Use in the Heavy Industrial Zone District and as a Conditional Use in the Limited Industrial, Highway Commercial, and the Ranching, Agriculture, Mining Zone Districts, and definitions added to Chapter III-Definitions	\$0.00	Scheduled for public hearing on 12/01/2014 Recommended Approval	Scheduled for public hearing on 01/06/2015 APPROVED	APPROVED
ZRA #2015-01 (Text Amendment)	Applicant: Carbon County Planning & Zoning Comm. c/o Planning & Development Department Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: 04/20/2015 Date(s) Advertised: 06/06/2015-DT	NOT APPLICABLE	Zone Text Amendment Request: Chapter 5-General Regulations Applying to all Districts and Uses: Section 5.6-Conditional Use Permit Section 5.11-Wind Energy Overlay Facilities	\$0.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED
ZRA #2015-02 (Text Amendment)	Applicant: Carbon County Planning & Zoning Comm. c/o Planning & Development Department Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: 06/22/2015 Date(s) Advertised: 07/29/2015-SS Date(s) Advertised: 07/29/2015-DT Date(s) Advertised: 07/31/2015-SRP	NOT APPLICABLE	Zone Text Amendment Request: Entire Zoning Resolution	\$0.00	Scheduled for public hearing on 08/31/2015 Recommended Approval	Scheduled for public hearing on 10/06/2015 APPROVED	APPROVED
ZONE CHANGE CASES:							
Z.C. Case #2015-01	Kevin and Laurie Woolfolk 5244 Lawrence County Road #2212 Pierce City, MO 65723 Application Date Rec'd: 02/26/2015 Date(s) Advertised: 03/04/2015-DT Date(s) Advertised: 03/04/2015-SS	PIN #:18833140104600 Rural Address: 2 Cowboy Lane Tract #7, Mountain View Estates No. 2, located in the SE1/4, Section 31, T18N, R83W "Woolfolk Minor Subdivision" located approximately 1 mile north and 1 mile east of Saratoga off Carbon County Road #550 (Buck Creek Road/205 Connector)	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Rural Residential Agriculture (RRA) "Woolfolk Minor Subdivision" -- Lots 7A and 7B	\$150.00	Scheduled for public hearing on 04/06/2015 Recommended Approval	Scheduled for public hearing on 05/05/2015 TABLED UNTIL: Scheduled for public hearing on 06/02/2015 APPROVED	APPROVED
Z.C. Case #2015-02	Earl George Herrera P.O. Box 2281 Rawlins, WY 82301 Bert Herrera P.O. Box 324 Rawlins, WY 82301 Georgeann Martinez 2915 Inverness Boulevard Rawlins, WY 82301 Application Date Rec'd: 04/27/2015 Date(s) Advertised: 05/27/2015-DT	PIN #: 21873110009100 - Earl George Herrera PIN #: 21873110010900 - Bert Herrera PIN #: 21873110010800 - Georgeann Martinez Lots 1-5, Herrera Minor Subdivision, located in the S1/2 NE1/4, Section 31, T21N, R87W "Herrera Minor Subdivision" located approximately 2.5 - 3 miles southwest of Rawlins off HWY 71	Zone Change Request from Rural Residential Agriculture (RRA-80) to Rural Residential Agriculture (RRA) "Herrera Minor Subdivision" -- Lots 1-5	\$150.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED
Z.C. Case #2015-03	Charles Kenneth "Ken" and Kimberly Kay Thyne HC 63, Box 70 Saratoga, WY 82331 Application Date Rec'd: 04/28/2015 Date(s) Advertised: 05/27/2015-DT	PINS #: 16811810000900; 16811810001000; 16811810004500 Rural Address: 5651 State HWY 130 A tract of land (2.45 acres) located in the SE1/4 NE1/4, Section 18, T16N, R81W Approximately 3 miles west of Ryan Park off State HWY 130	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Highway Commercial (C-2)	\$0.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED

ACTIVITY REPORT

**APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2015**

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
Z.C. Case #2015-04	Thomas J. Koller 12843 Dexter Way Thornton, CO 80241 Application Date Rec'd: 05/07/2015 Date(s) Advertised: 05/27/2015-DT	PIN #: 17801430306800 Tract 68, Overlook Retreat Subdivision #1, located in Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and U.S. Forest Service Road #105	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR)	\$150.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED
Z.C. Case #2015-05	Sinclair Wyoming Refining Company P.O. Box 277 Sinclair, WY 82334 Application Date Rec'd: 06/22/2015 Date(s) Advertised: 07/01/2015-SS Date(s) Advertised: 07/01/2015-DT	PIN #: 21861610000800 A tract of land (146.40 acres) located in the NE1/4, Section 16, T21N, R86W Near the intersection of Carbon County Road #351 (Seminole Road) and Carbon County Road #324 (Sinclair-Platte River/Golf Course Road); east of CCR #351 and north of CCR #324	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH)	\$150.00	Scheduled for public hearing on 08/03/2015 Recommended Approval	Scheduled for public hearing on 09/01/2015 APPROVED	APPROVED
Z.C. Case #2015-06	Triple D Construction P.O. Box Saratoga, WY 82331 Application Date Rec'd: 06/22/2015 Date(s) Advertised: 07/01/2015-SS	PIN #: 16812830101300 Rural Address: 5 Elk Bugle Lane Lots 13 & 14, Ryan Park Tract "A", located in the S1/2 N1/2 SW1/4, Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Residential (RD)	\$150.00	Scheduled for public hearing on 08/03/2015 Recommended Approval	Scheduled for public hearing on 09/01/2015 APPROVED	APPROVED
Z.C. Case #2015-07	Sinclair Wyoming Refining Company P.O. Box 277 Sinclair, WY 82334 Application Date Rec'd: 08/24/2015 Date(s) Advertised: 09/02/2015-SS Date(s) Advertised: 09/02/2015-DT	PINS #: 21861310002200, 21862310002400, 21861330002100, 21861510002600 Portions of Secs. 13, 14, 15, 22, and 23, T21N, R86W North and east of the Town of Sinclair	Zone Change Request from Ranching, Agriculture, Mining (RAM) to Heavy Industrial (MH)	\$150.00	Scheduled for public hearing on 10/05/2015 Recommended Approval	Scheduled for public hearing on 11/03/2015 APPROVED	APPROVED
Z.C. Case #2015-08	Richard and Lynne Bell P.O. Box 400 Hanna, WY 82327 Application Date Rec'd: 09/21/2015 Date(s) Advertised: 09/30/2015-SS	PIN #: 17801430201600 Tract 16, Overlook Retreat Subdivision #1, located in Section 14, T17N, R80W Overlook Retreat Subdivision #1 is located approximately 22 miles south of Elk Mountain on Carbon County Road #101 (Medicine Bow Ranger Station Road) and U.S. Forest Service Road #105	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR)	\$150.00	Scheduled for public hearing on 11/02/2015 Recommended Approval	Scheduled for public hearing on 12/01/2015 APPROVED	APPROVED
Z.C. Case #2015-09	Robert Weber P.O. Box 1514 Rawlins, WY 82301 Application Date Rec'd: 09/21/2015 Date(s) Advertised: 09/30/2015-SS Date(s) Advertised: 09/30/2015-DT	PIN #: 21882410005400 Rural Addresses: 7 East Nelson Road and 9 East Nelson Road W1/2 of Lot 8, Section 24, T21N, R88W Approximately 400 feet east of Carbon County Road #451 (Cherokee Road); approximately 220 feet west of the City's limits; located immediately north of the CIG Plant	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Neighborhood Commercial (C-1)	\$150.00	Scheduled for public hearing on 11/02/2015 Recommended Approval	Scheduled for public hearing on 12/01/2015 APPROVED	APPROVED

NOTES:

[1] = Saratoga Sun (SS)

[2] = Daily Times (DT)

[3] = Snake River Press (SRP)

ACTIVITY REPORT
APPROVED
CONDITIONAL USE PERMITS
YEAR: 2015

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES:							
C.U. Case #2014-03	Applicant: Dirty Boyz Sanitation Service, Inc. P.O. Box 655 Rawlins, WY 82301 Owner: Rose B. Cain P.O. Box 655 Rawlins, WY 82301 Application Date Rec'd: 07/08/2014 Date(s) Advertised: 07/30/2014-DT	PIN #: 21881220003500 - Parent Parcel A tract of land (3.0 acres) located in the N1/2 NW1/4 SW1/4, Section 12, T21N, R88W Approximately 3 miles west and north of Rawlins; approximately 2 miles off Carbon County Road #451 (Cherokee Road)	Conditional Use Permit in the RAM Zone The request is to permit the construction, operation, and maintenance of a Transfer Station on approximately 3 acres	\$150.00 [1]	Scheduled for public hearing on 09/02/2014 Rescheduled to 09/16/2014 Recommended Denial	Scheduled for public hearing on 10/07/2014 TABLED Scheduled for public hearing on 01/06/2015 APPROVED	APPROVED
C.U. Case #2015-01	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Bureau of Land Management P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 11/17/2014 Date(s) Advertised: 12/03/2014-DT	PIN #: 27860110060000 "Boot Ranch Communications Site" A tract of leased land (0.51 acres) located in the NW1/4, Section 14, T27N, R86W Approximately 17.9 miles south of State HWY 220 on Carbon County Road #497 (Buzzard/Willow Road)	Conditional Use Permit in the RAM Zone The request is to permit a communications tower "Boot Ranch" 150 feet in height and its associated structures	\$150.00 [1]	Scheduled for public hearing on 01/05/2015 Recommended Approval	Scheduled for public hearing on 02/03/2015 APPROVED	APPROVED
C.U. Case #2015-02	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Bear Creek Ranch Application Date Rec'd: 11/17/2014 Date(s) Advertised: 12/03/2014-DT	PIN #: 19790110000400 "Wagonhound Communications Site" A tract of leased land (0.146 acres) located in the NE1/4 SE1/4, Section 9, T19N, R79W Approximately 1.2 miles east on Wagonhound Road from I-80 and Exit 267	Conditional Use Permit in the RAM Zone The request is to permit a communications tower "Wagonhound Site" 65 feet in height and its associated structures	\$150.00 [1]	Scheduled for public hearing on 01/05/2015 Recommended Approval	Scheduled for public hearing on 02/03/2015 APPROVED	APPROVED
C.U. Case #2015-03	Charles Kenneth "Ken" and Kimberly Kay Thyne HC 63, Box 70 Saratoga, WY 82331 Application Date Rec'd: 04/28/2015 Date(s) Advertised: 05/27/2015-DT	PINS #: 16811810000900; 16811810001000; 16811810004500 Rural Address: 5651 State HWY 130 A tract of land (2.45 acres) located in the SE1/4 NE1/4, Section 18, T16N, R81W Approximately 3 miles west of Ryan Park off State HWY 130	Conditional Use Permit Request in the C-2 Zone to permit a travel trailer court/trailer camp (recreational vehicle park) - expansion of a pre-existing recreation business	\$150.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED
C.U. Case #2015-04	Slater Creek Livestock LLC/Benjamin "Ben" and Hallie Noland/Sage Veterinary Services P.O. Box 99 Dixon, WY 82323 Application Date Rec'd: 06/22/2015 Date(s) Advertised: 07/01/2015-SS Date(s) Advertised: 07/17/2015-SRP	PIN #: 12911020007000 Rural Address: 182 State Highway 70 A tract of land (29 acres) located in the W1/2 SW1/4, Section 10, T125N, R91W Approximately 2 miles southeast of Baggs off HWY 70	Conditional Use Permit Request in the RRA Zone to permit an animal hospital/ veterinary clinic	\$150.00	Scheduled for public hearing on 08/03/2015 Recommended Approval	Scheduled for public hearing on 09/01/2015 APPROVED	APPROVED

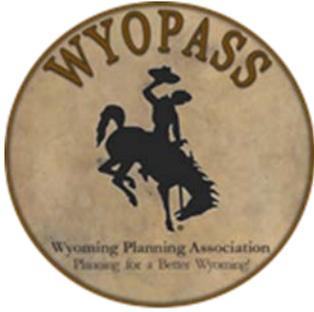
NOTES:

- [1] = Fees Collected in 2014.
- [2] = Saratoga Sun (SS)
- [3] = Daily Times (DT)
- [4] = Snake River Press (SRP)

ACTIVITY REPORT
APPROVED
SUBDIVISIONS
(MAJOR, MINOR, and REPLATS)
YEAR: 2015

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
SUBDIVISION CASES:							
MIN SUB Case #2015-01	Kevin and Laurie Woolfolk 5244 Lawrence County Road #2212 Pierce City, MO 65723 Application Date Rec'd: 02/26/2015 Date(s) Advertised: 03/04/2015-DT Date(s) Advertised: 03/04/2015-SS	PIN #:18833140104600 Rural Address: 2 Cowboy Lane Tract #7, Mountain View Estates No. 2, located in the SE1/4, Section 31, T18N, R83W "Woolfolk Minor Subdivision" located approximately 1 mile north and 1 mile east of Saratoga off Carbon County Road #550 (Buck Creek Road/205 Connector)	Minor Subdivision Request -- Lots 7A and 7B Lot 7A = 19.4 acres Lot 7B = 19.4 acres	\$100.00	Scheduled for public hearing on 04/06/2015 Recommended Approval	Scheduled for public hearing on 05/05/2015 TABLED UNTIL: Scheduled for public hearing on 06/02/2015 APPROVED	APPROVED
MIN SUB Case #2015-02	Earl George Herrera P.O. Box 2281 Rawlins, WY 82301 Bert Herrera P.O. Box 324 Rawlins, WY 82301 Georgeann Martinez 2915 Inverness Boulevard Rawlins, WY 82301 Application Date Rec'd: 04/27/2015 Date(s) Advertised: 05/27/2015-DT	PIN #: 21873110009100 - Earl George Herrera PIN #: 21873110010900 - Bert Herrera PIN #: 21873110010800 - Georgeann Martinez Lots 1-5, Herrera Minor Subdivision, located in the S1/2 NE1/4, Section 31, T21N, R87W "Herrera Minor Subdivision" located approximately 2.5 - 3 miles southwest of Rawlins off HWY 71	Minor Subdivision Request -- Lots 1-5 Lot 1 = 9.86 acres Lot 2 = 14.64 acres Lot 3 = 20.02 acres Lot 4 = 15.54 acres Lot 5 = 17.65 acres	\$100.00	Scheduled for public hearing on 07/06/2015 Recommended Approval	Scheduled for public hearing on 08/05/2015 APPROVED	APPROVED
REPLAT SUB Case #2015-01	Triple D Construction, LLC P.O. Box 821 Saratoga, WY 82331 Jeremy and Robin Brown 120 W. Maple Street Rawlins, WY 82301 Application Date Rec'd: 07/06/2015 Date(s) Advertised: 07/29/2015-SS	PIN #: 16812830600100 PIN #: 16812830102900 Replat of Ryan Park 4th Addition, Block 1, Lot 1 and Ryan Park Tract A, Lot 29 located within the SW1/4 of Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130	REPLAT Subdivision Request for Ryan Park 4th Addition, Block 1, Lot 1 and Ryan Park Tract A, Lot 29	\$300.00	Scheduled for public hearing on 08/31/2015 Recommended Approval	Scheduled for public hearing on 10/06/2015 Tabled until 11/03/2015 per Applicant's request APPROVED	APPROVED

NOTES:
ZERO PUD Requests and Variance Requests were approved and processed in 2015.
[1] = Saratoga Sun (SS)
[2] = Daily Times (DT)
[3] = Snake River Press (SRP)



Wyoming Planning Association

January 25, 2016

Dear WYOPASS Member:

Happy New Year! Soon a WYOPASS Membership Dues Renewal Invoice for 2016 will soon arrive. WYOPASS encourages you to renew and include your planning staff members, Planning Commission members and local consultants. WYOPASS offers a free Spring Workshop and a subscription to *The Western Planner*, as well as an interactive website and training materials as part of its membership benefits.

Is your organization tired of working with the finance department every year to split a check for your membership dues? New this year is credit card billing. WYOPASS offers a one-time credit card payment and also reoccurring credit card authorization. Please see additional information enclosed with your renewal form.

As a sustaining member of the Western Planner organization in 2015, members of WYOPASS received a complimentary copy of the new digital version of *The Western Planner* in addition to the paper copy. If you enjoyed the digital copy and no longer wish to receive the paper copy of *The Western Planner Magazine* please let us know.

The annual free **Spring Workshop** will be held May 5-6, 2016 in Riverton. We are presently still negotiating a location for the workshop. This is a great opportunity for effective planning commissioner or planning and zoning board member training. Watch for additional details early in upcoming weeks. WYOPASS will be hosting its Fall Conference in the Casper August 31 – September 2, 2016 at the Ramkota Hotel. The theme of this year's conference is "Making History." The event is intended to provide a variety of informational sessions for every level of experience and expertise, from professional planners, to brand new commissioners and elected officials. Please be sure to watch for upcoming correspondence as WYOPASS makes available conference scholarships to encourage members to attend.

If you haven't recently checked out our website www.wyopass.org you need to! Stay up to date on all the latest local job openings, RFPs and discussion. Be sure to check out the forum and participate in forum discussions to make sure to keep up with current news and events, and quick access to planning statutes. As always, suggestions for content are welcomed.

WYOPASS has a loan library with several books, APA CM CD's, and video training packages available for checkout. Training materials for Planning Commission members are available. A complete list of available training materials is on the WYOPASS Web site www.wyopass.org. To check out educational materials, call or email WYOPASS Administrative Consultant Sherry Prieskorn, at 307-637-6017 or prieskorn@avipc.com. Contact us if you have suggested materials.

WYOPASS has several sub committees. If you are interested in volunteering to serve on a committee, or have any suggestions regarding WYOPASS, please contact me at 307-721-5232 or email me at cbloom@cityoflaramie.org. Also, feel free to contact any board member if you are interested in any sponsorship opportunities for a planning-related business.

Thank You for your involvement and support of WYOPASS. Your membership and participation are truly what moves planning to the forefront in Wyoming.

Sincerely,

Charles Bloom
WYOPASS President

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**END OF
ANNUAL
REPORT**