

2019
ANNUAL REPORT

CARBON COUNTY
PLANNING & ZONING
COMMISSION

PREPARED & PRESENTED BY:
PLANNING & ZONING STAFF

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

2019 ANNUAL REPORT CARBON COUNTY PLANNING & ZONING COMMISSION

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CARBON COUNTY PLANNING & ZONING COMMISSION

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Planning & Zoning Commission

Richard “Rich” Wilson, Chairman
Jay Grabow, Vice Chairman
Diana Berger, Member
Joan McGraw, Member
O.R. Wille, Member

Planning & Development Dept.

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

February 2020

We are pleased to submit the 2019 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2019, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman. Both Jay Grabow and Diana Berger were reappointed for a second term through 2022. Commissioner Sean Gravier submitted his resignation due to his job transfer out of state. In December, the Board of County Commissioners appointed Ms. Joan McGraw to fulfill the unexpired term of Commissioner Gravier.

122 Building Permits were issued in 2019 as compared to 93 issued in 2018. The significant increase was primarily due to permits being issued for the repowering of the following existing wind energy projects: Foot Creek Rim, Seven Mile Hill and Dunlap. In addition, building permits were issued for the Gateway West Transmission line. Building permit fees collected in 2019 increased by \$147,805 or 471%. A breakdown of the type of structure built is contained in the attached overview of construction activity.

There were 27 case files opened and processed in 2019; including conditional use permits, conditional use permits-wind, subdivisions, zone changes, and text amendments. The 2019 case file activity report summary is included at the end of this annual report. Monthly activity reports for each case file are included in the regular monthly meeting packets provided to the Commission and are available upon request. This report also contains yearly comparisons of development activity for the past ten (10) years which can be used to identify and monitor longer term development trends and characteristics.

In 2019, the staff and the Planning and Zoning Commission continued to work on drafting proposed amendments to the Zoning Resolution which were adopted in March, 2019. As recommended in the 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 2020.

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The County is in the process of preparing the Carbon County Natural Resource Management Plan. The Legislature passed HB 54 which provides funding (\$50,000) for counties to develop county Natural Resource Management Plans. NRMP's are based on criteria established by the governor's office in consultation with the counties and serve as a basis for communicating and coordinating with the federal government and its agencies on land and natural resource management issues. Eventual adoption of the NRMP will focus on public land management policies and will likely replace the public lands policies contained within the County Comprehensive Land Use Plan. The County Commissioners have selected Y2 Consultants to assist with preparation of the NRMP; however, a contract to proceed has not been completed.

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. The comment period for the scoping ended on December 27, 2019. A cooperator/BLM alternatives development workshop is planned for the end of January 2020.
- BLM, Two Rivers and Lucky Star Wind Energy Projects
 - County CUPW permits denied
 - BLM, Applications submitted September 2019
 - Anticipate resubmittal of the County CUPW application in the first half of 2020
- BLM, Viridis Eolia Wind Energy EIS
 - Project taken over by BayWa r.e.-working on new POD
 - North of Medicine Bow
- BLM, Rawlins Resource Management Plan Amendment
 - Municipal Water Source Protection-Rawlins
 - On hold due to lack of staff\priority workloads
- BLM, Shirley Basin, In-Situ Uranium Recover Project
 - EA issued
 - Plan of Operations being updated
- BLM, Chokecherry/Sierra Madre Wind Energy Project
 - Phase I and Phase II infrastructure construction ongoing
 - Phase II, Turbine Development-EA3, Decision Record and FONNSI signed December 2, 2019 for 396 turbines. Total 896 Turbines
- Transmission Line: Trans-West Express
 - County CUP approved in December, 2018
 - BLM, Plan of Development for the Notice to Proceed has been submitted to BLM

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- Transmission Line: Gateway West
 - 2019-County approved building permits
 - Under construction
- Transmission Line: Gateway South EIS
 - ROD signed 2016, County CUP required-not yet submitted
 - PacifiCorp completing cultural & biological Notice to Proceed survey requirements
- USDA-USFS, Medicine Bow National Forest
 - LaVA-Large Area Vegetation Analysis
 - Working on Modified Final EIS & new Draft Record of Decision
 - Incorporating Objection Recommendations

The County entered into Memorandum of Understandings (MOUs) with three municipalities; Saratoga, Encampment and Riverside. The MOUs were necessitated as a result of a change in State Statutes that limited extraterritorial jurisdiction beyond municipal boundaries. The MOUs provide for a referral or method of communication to solicit town comments on land use proposals surrounding the towns. The change in W.S. §34-12-103 eliminates the dual signatures (Town + County) approvals on some subdivision plats but still requires the County Commissioners to consider comments from the Town.

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 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 GDEDC Board is in the process of readopting the Comprehensive Economic Development Strategy which was updated by Joe Coyne, Community Builders Inc. Maintaining a current Economic Development Plan is critical to remaining eligible for Federal Economic Development Grants.

The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. In 2019, the Urban Systems Committee made project recommendations to the City Council which focused on safe pedestrian crossing of the Higley Blvd.\US 287 bypass and improvements to Airport Road. WYDOT is working on feasibility level design studies of the recommended improvement projects.

Due to the availability of “open source” data, the County eliminated charges for GIS data. Prior to the fee schedule amendment on July 1st, the Department fulfilled requests for GIS data that contributed \$1,905 in revenue. The staff continues to charge an hourly rate for the preparation of custom map requests. The County Assessor entered into a contract with Greenwood Mapping Services to maintain the County website map; however the staff continues to support the mapping needs for other county departments. Sarah spends 40% of her time at the City of Rawlins. At the City, Sarah has been working with the City Public Works Department to develop mobile web map capabilities. This allows employees to view water, sewer, and storm sewer systems in the field with their tablets. The mobile web map allows them to collect data in the field to improve the accuracy of

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existing data or create their own data for sewer calls, condition of assets, and general public works notes. In addition, Sarah has been attending the LEPC-Local Emergency Planning Committee meetings. The LEPC is in the process of updating the County Emergency Response Plan.

Sarah was the recipient of the 2019 WYOPASS Planner of the Year – New Professional Award presented at the 2019 WYOPASS and WYGEO Fall Conference held in Gillette. Sarah is a member of both WYOPASS and WYGEO and is a 2019 graduate of Leadership Carbon County. The purpose of this program is to encourage future leaders to serve on boards, committees, town or city councils and similar leadership roles in the county

Carbon County has not yet received the Wind Energy Production Tax distribution from the State; however, tax receipts from the Wind Energy Production Tax increased by approximately 2.8%.

State General Fund:
\$1,665,589.00

Local Government Distribution:
\$2,498,383.00

Wind Energy Production Taxes					
2014	2015	2016	2017	2018	2019
\$480,198.25	\$580,921.30	\$455,276.00	\$563,126.22	\$530,194.76	\$475,692.69

The Planning and Zoning Commission is confident that its development review work in 2019 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 2020.

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

Respectfully Submitted,

Richard “Rich” Wilson
Chairman

Sid Fox, AICP
Planning Director

2019 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY: The Planning Department issued 122 Permits.

- 15 Residential Permits (Primary and Secondary):
 - 10 Primary
 - 5 Secondary
- 29 Accessory Structures Permits
- 18 Other Structures Permits
- 8 Commercial Development Permits
- 52 Industrial Development Permits

CASE FILES:

27 case files were opened in 2019 requesting the following: conditional use permits, conditional use permits-wind, planned unit developments, subdivisions (major, minor, and replat), variances, zone changes, and text amendments.

ZONE CHANGE REQUESTS:

13 Zone Change Requests were processed and 12 requests were approved in 2019.

- 3 case files were requests from RAM to FPSR:
 - Z.C. Case #2019-01 – Steve and Annette Tanner and Lajeane Kubiak
 - Z.C. Case #2019-04 – Troy and Beth Thompson
 - Z.C. Case #2019-12 – Christopher and Janel Gulbrandson
- 4 case files were requests from RAM to RRA:
 - Z.C. Case #2019-02 – Jakob Smith and Michelle Munoz
 - Z.C. Case #2019-03 – Jerry and Patricia Lynch
 - Z.C. Case #2019-09 – Henry and Jane Pratte
 - Z.C. Case #2019-10 – Rick and Shelly Seldomridge
- 4 case files were requests from RAM to RD:
 - Z.C. Case #2019-07 – Walter and Kathleen Shepard and Western Hills Campground
 - Z.C. Case #2019-08 – Casey and Sammi Staman
 - Z.C. Case #2019-11 – Dragonfly Properties, LLC and Kirby and Dixie Berger
 - Z.C. Case #2019-13 – Ronald and Joyce Garretson
- 1 case file was request from RD to RAM:
 - Z.C. Case #2019-06 – The Overland Trail Cattle Company LLC
- 1 case file was request from RAM to C-2:
 - Z.C. Case #2019-07 – Walter and Kathleen Shepard and Western Hills Campground

[NOTE: Z.C. Case #2019-05 was withdrawn by applicant.]

CONDITIONAL USE PERMITS:

7 Conditional Use Permit Requests were processed and 4 requests were approved in 2019.

- C.U. Case #2019-03 – The Overland Trail Cattle Company LLC
(Use: Operate a guest ranch/recreational lodge that provides guest accommodations and recreational activities for guests)
- C.U. Case #2019-04 – ESA Architects and Three Forks Ranch Inc.
(Use: Expand the existing spa facility and increase guest accommodations of the Three Forks Lodge and increase employee housing)
- C.U. Case #2019-05 – Adobe Butte Feed Company and Dennis Criswell
(Use: Operation and maintenance of the “Little Snake River Feedlot” to care for up to 2,000 horses on a short-term basis (up to 5 years))
- C.U. Case #2019-06 – High County Joint Powers Board
(Use: Transfer Station)

[NOTE: C.U. Case #2019-01 was withdrawn by applicant. C.U. Case #2019-02 was never assigned.]

CONDITIONAL USE PERMITS-WIND ENERGY FACILITIES:

3 Conditional Use Permit-Wind Requests were processed and 1 request was approved in 2019.

- C.U.W. Case #2019-01 – PacifiCorp
(Use: Wind Energy Project – “Foote Creek Rim 1 Wind Energy Facility”)

PLANNED UNIT DEVELOPMENTS:

0 Planned Unit Development Requests were processed and approved in 2019.

SUBDIVISIONS (MAJOR, MINOR, AND REPLATS):

3 Subdivision Requests were processed and 2 requests were approved in 2019.

- MIN SUB Case #2019-01 – “Kubiak Minor Subdivision”
- MIN SUB Case #2019-02 – “Shepard Minor Subdivision”

VARIANCE REQUESTS:

0 Variance Requests were processed and approved in 2019.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

1 text amendment was processed and approved in 2019.

- ZRA Case #2019-01

PENDING ACTION FROM EITHER THE COMMISSION OR BOARD:

- C.U. Case #2019-07 – Brush Creek Ranch ^[1]
(Use: Expansion of guest ranch and resort)

- MIN SUB Case #2019-03 – “Arapaho Flats Minor Subdivision” ^[1]

[1]: Both requests were approved by the Board of County Commissioners on January 7, 2020 and will be reported in the 2020 Annual Report.

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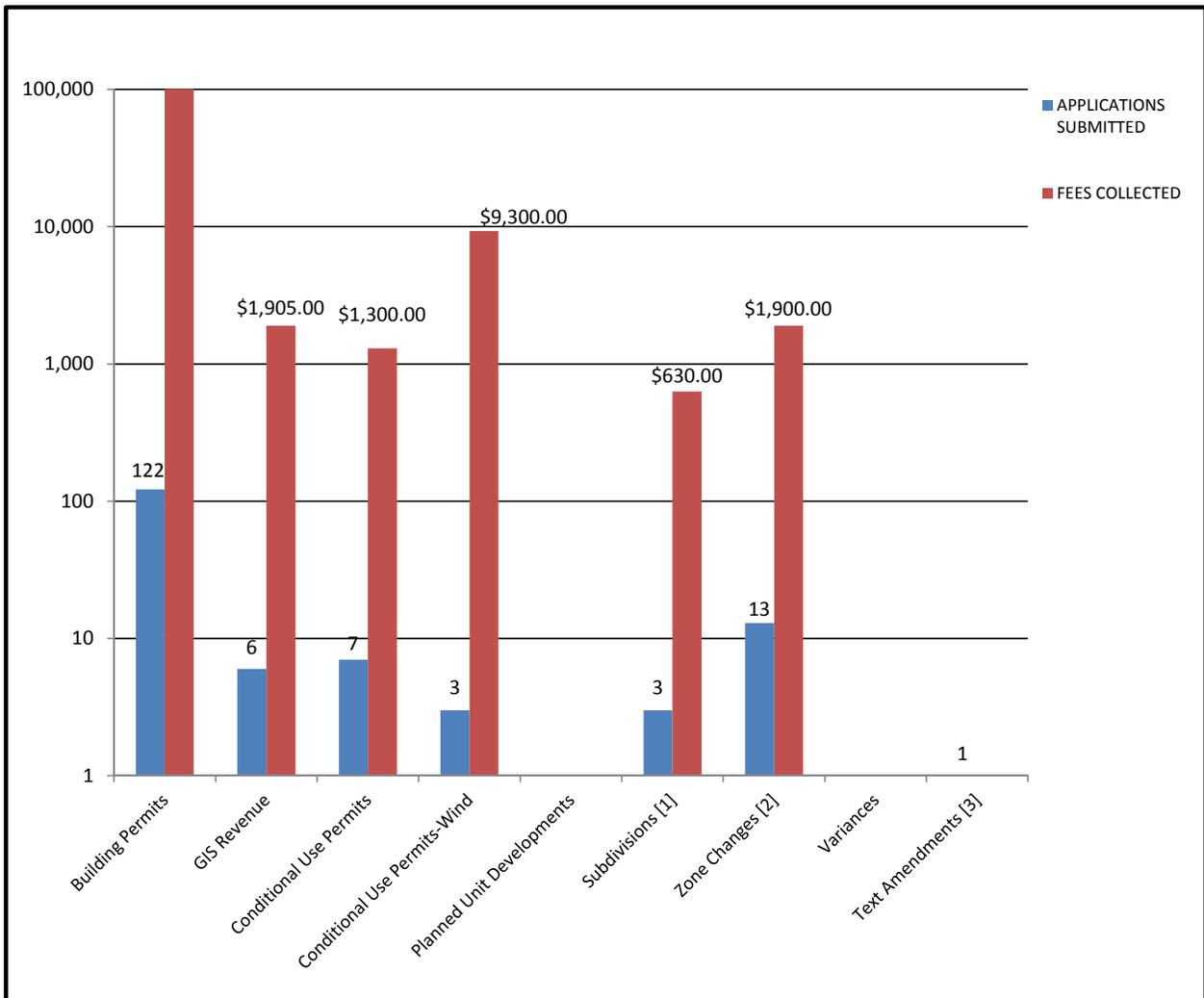
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	1	\$350.00	\$150,000.00
FEBRUARY	4	\$14,375.00	\$121,240,000.00
MARCH	2	\$275.00	\$210,000.00
APRIL	19	\$54,805.00	\$114,453,501.00
MAY	14	\$2,550.00	\$2,205,330.00
JUNE	18	\$27,250.00	\$317,487,240.00
JULY	8	\$2,450.00	\$7,646,419.00
AUGUST	23	\$71,125.00	\$262,224,169.00
SEPTEMBER	10	\$1,500.00	\$1,203,639.00
OCTOBER	11	\$1,300.00	\$958,179.45
NOVEMBER	2	\$300.00	\$250,000.00
DECEMBER	10	\$2,875.00	\$3,267,280.00
TOTALS	122	\$179,155.00	\$831,295,757.45

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	122	\$179,155.00
GIS Revenue	6	\$1,905.00
Conditional Use Permits	7	\$1,300.00
Conditional Use Permits-Wind	3	\$9,300.00
Planned Unit Developments	0	\$0.00
Subdivisions [1]	3	\$630.00
Zone Changes [2]	13	\$1,900.00
Variances	0	\$0.00
Text Amendments [3]	1	\$0.00



[1] = MIN SUB Case #2019-01 Application Fee collected in 2018.

[2] = Z.C. Case #2019-01 and Z.C. Case #2019-02 Application Fees collected in 2018.

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

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**DEVELOPMENT ACTIVITY TRENDS
2009 thru 2019**

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 ZONE TEXT AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2009	266	6	0	0	3	1	11	0	\$ 28,569.90 [1]	\$ 248,447,182.18 [3]
2010	106	6	0	0	3	1	6	0	\$ 19,856.04 [4]	\$ 22,676,268.32
2011	69	2	0	0	4	1	5	0	\$ 15,116.28 [4]	\$ 5,550,770.50
2012	72	6	1	3	2	0	16	1	\$ 25,299.66 [5]	\$ 8,686,018.44
2013	73	7	0	1	1	1	10	1	\$ 16,980.00 [4]	\$ 10,743,975.97
2014	89	5	0	1	2	1	11	0	\$ 16,017.25 [4]	\$ 11,819,799.52
2015	86	5	0	0	3	0	9	3	\$ 18,596.00 [4]	\$ 22,053,971.33
2016	114	9	0	0	2	0	11	1	\$ 20,936.00 [4]	\$ 18,645,203.79
2017	75	7	0	0	1	2	8	0	\$ 18,716.50 [4]	\$ 6,113,357.00
2018	93	12	2	0	2	0	6	1	\$ 61,467.00 [4], [5]	\$ 133,015,357.35 [3]
2019	122	6	1	0	2	0	13	1	\$195,028.00 [6]	\$831,295,757.45 [3]

[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, Laydown Yards, and Substations.

[4] = 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**.

[5] = 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**.

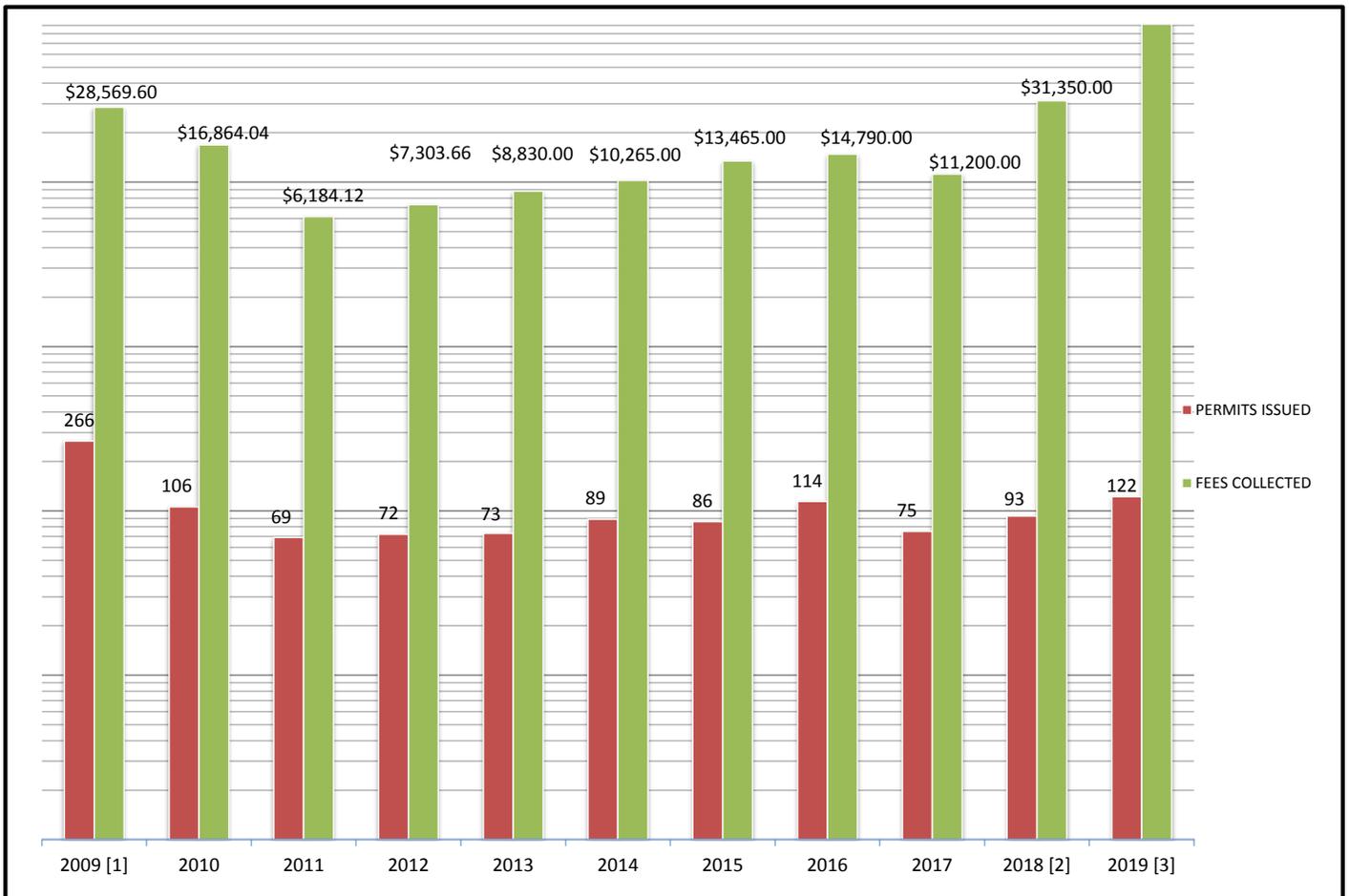
[6] = Includes Fees collected from Building/Floodplain/Sign Permits, Wind Turbines/Generators, MET Towers, Substations, Transmission Towers, Laydown Yards; Application Fees from Conditional Use Permit Requests, Conditional Use Permit-Commercial Wind Energy Requests, Planned Unit Development Requests,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

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

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2009-2019 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
2009 [1]	266	\$ 28,569.60
2010	106	\$ 16,864.04
2011	69	\$ 6,184.12
2012	72	\$ 7,303.66
2013	73	\$ 8,830.00
2014	89	\$ 10,265.00
2015	86	\$ 13,465.00
2016	114	\$ 14,790.00
2017	75	\$ 11,200.00
2018 [2]	93	\$ 31,350.00
2019 [3]	122	\$179,155.00



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

[2] = 8 Bldg. Permits-Wind issued for Wind Turbines/Generators and MET Towers.

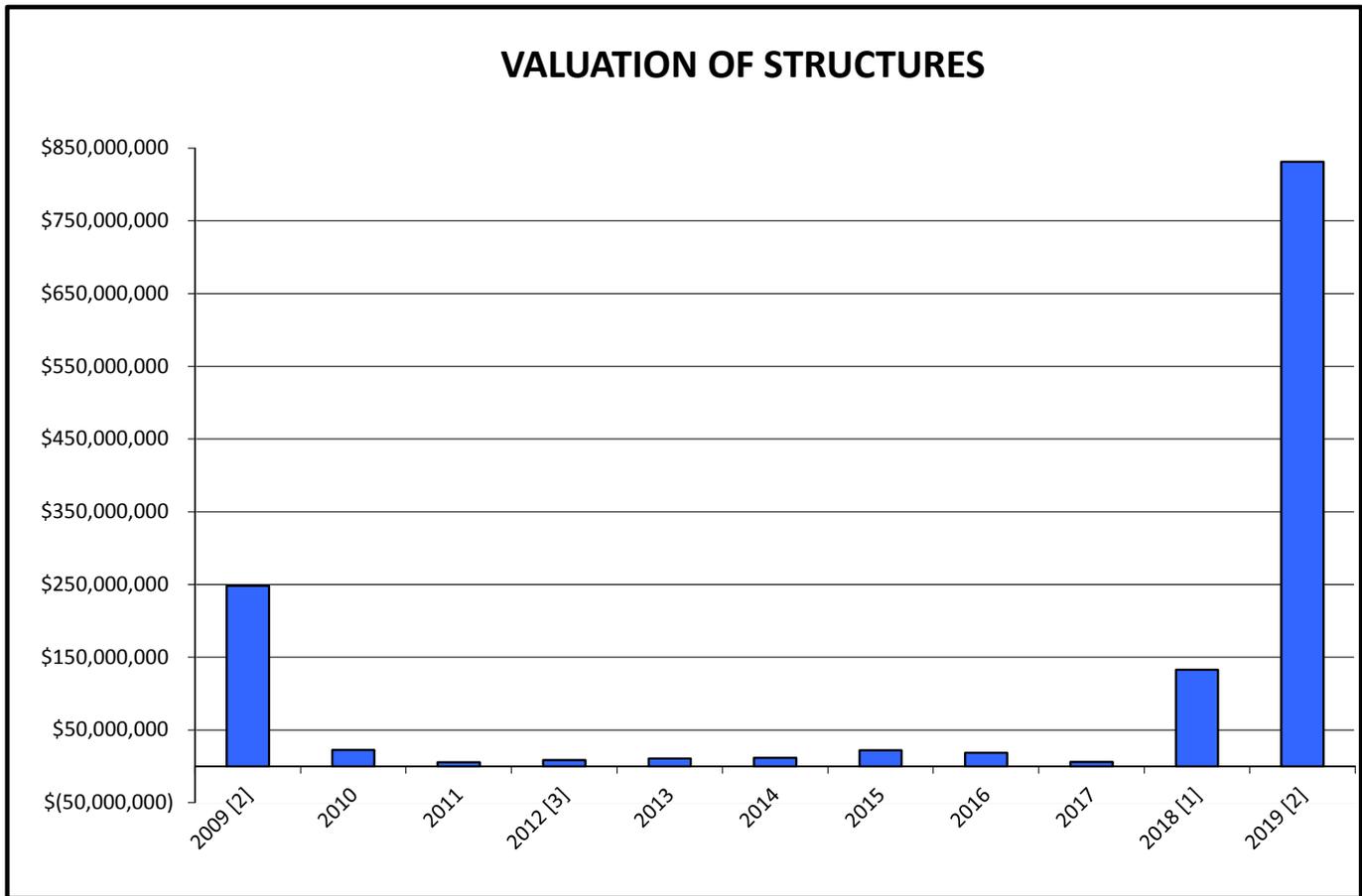
[3] = Bldg. Permits-Wind issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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Building Permit Receipt Trends (2009-2019 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
2009 [2]	266	\$ 248,447,182.18
2010	106	\$ 22,676,268.32
2011	69	\$ 5,550,770.50
2012 [3]	72	\$ 8,686,018.44
2013	73	\$ 10,743,975.97
2014	89	\$ 11,819,799.52
2015	86	\$ 22,053,971.33
2016	114	\$ 18,645,203.79
2017	75	\$ 6,113,357.00
2018 [1]	93	\$ 133,015,357.35
2019 [2]	122	\$ 831,295,757.45

** = Valuation obtained from Building Permit Applications.

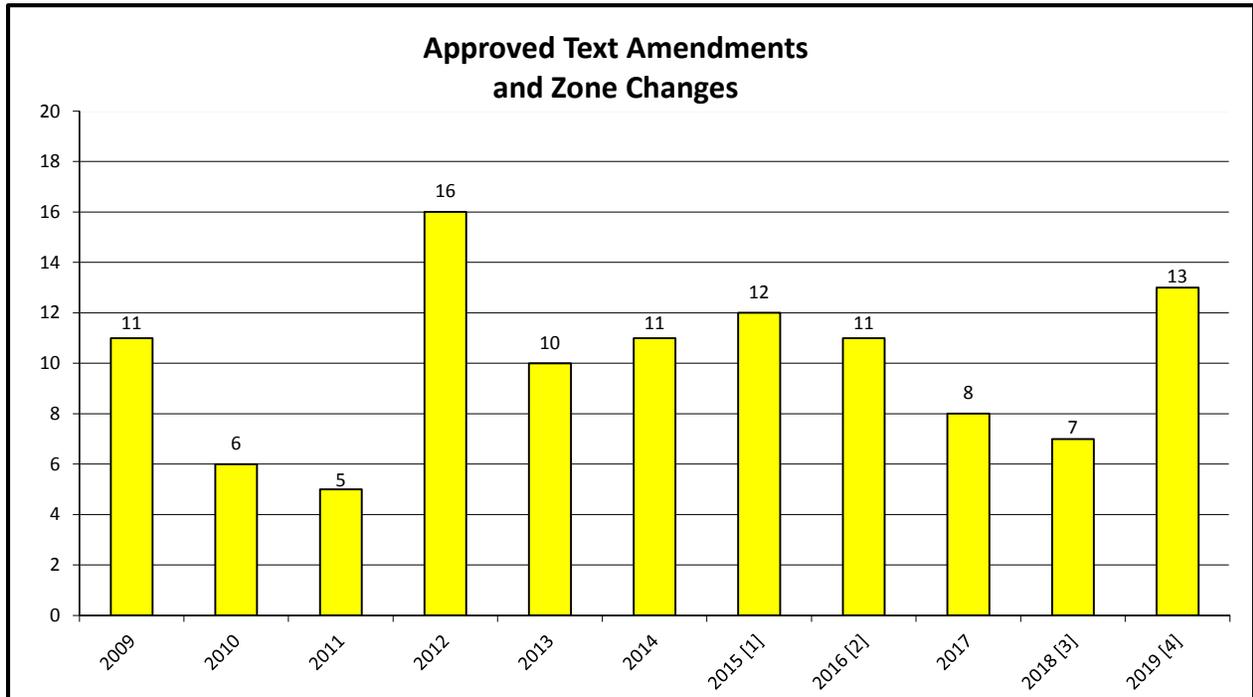


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

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

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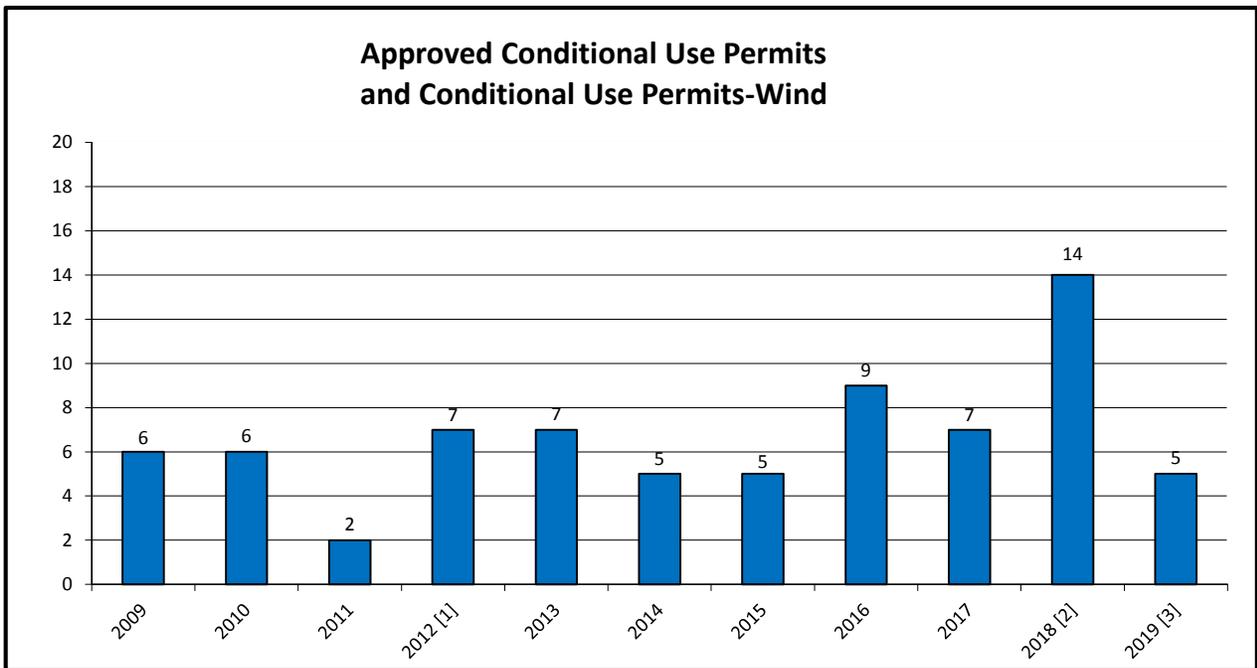


[1] = Three (3) Text Amendments were processed and approved in 2015.

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

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

[4] = One (1) Text Amendment was processed and approved in 2019.

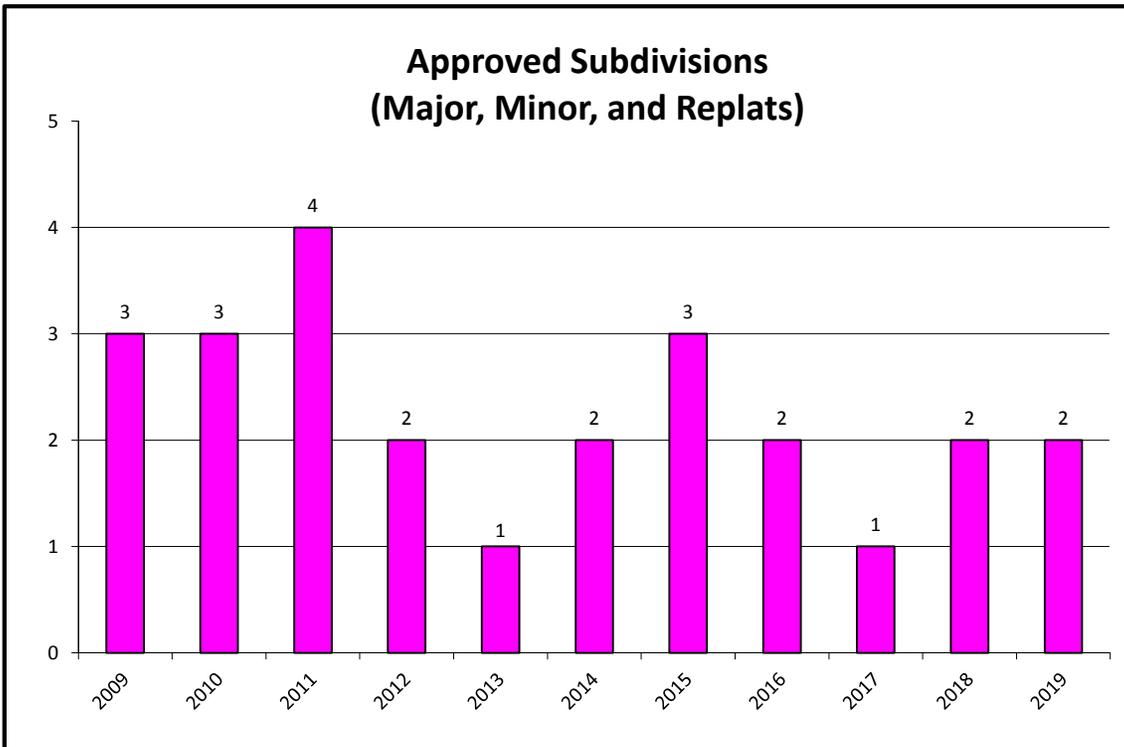
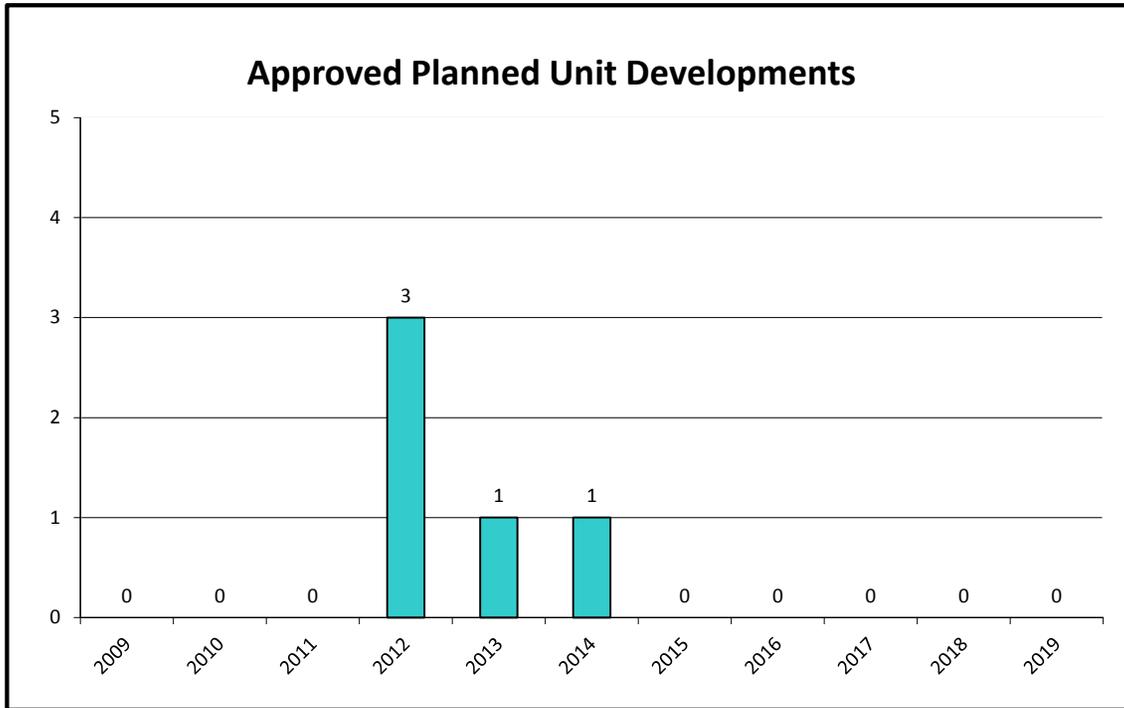


[1] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

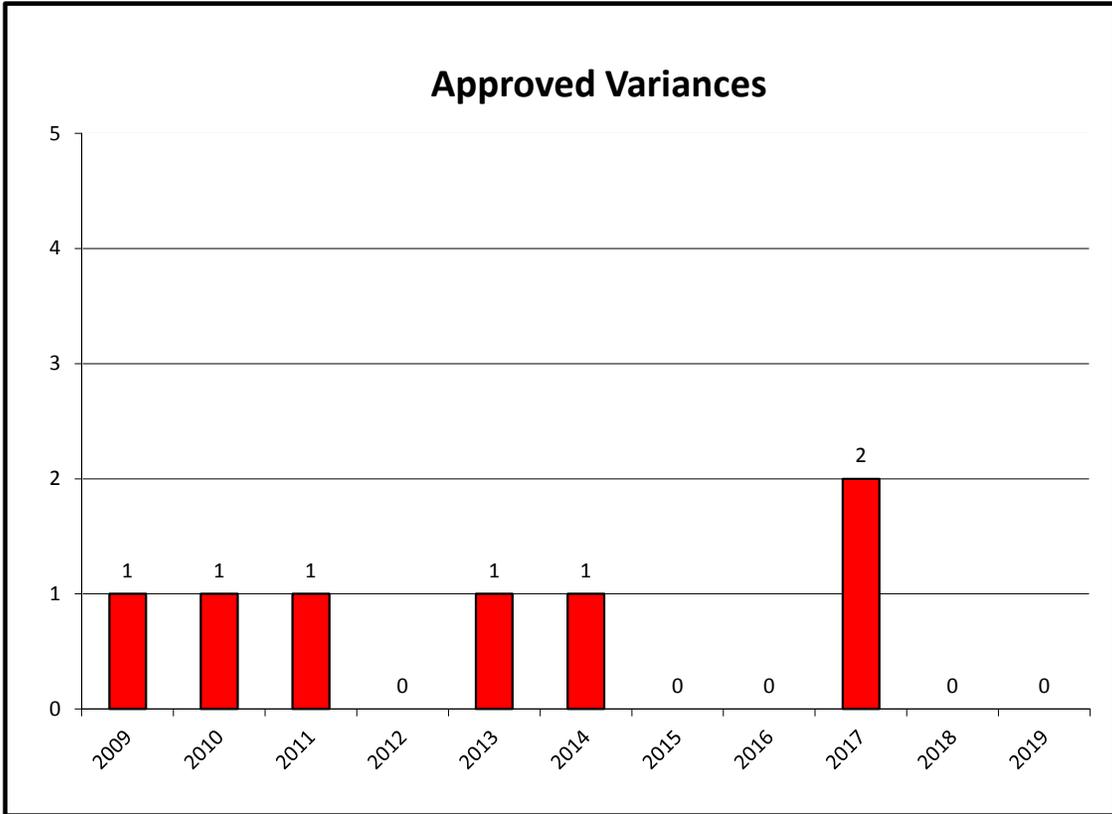
[2] = Includes Conditional Use Permit-Wind Energy Development Projects (C.U.W. Case #2018-01 and C.U.W. Case #2018-03).

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

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ACTIVITY REPORT
APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2019

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
TEXT AMENDMENTS - ZONING RESOLUTION:						
ZRA Case #2019-01	Carbon County Planning & Development Dept. Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd. 12/17/2018 Date(s) Advertised: 01/02/2019-DT Date(s) Advertised: 01/02/2019-SS Date(s) Advertised: 01/11/2019-SRP	N/A	Zone Text Amendment Request: Chapter 3-Modify/Addition of definition(s). Chapter 4-Added "Accessory Dwelling Unit(s)" (ADUs) as a PPU and CUP in several zone districts. Chapter 5-Reorganized and added Development Standards for ADUs and Lighting Chapter 6-Newly created chapter for Commercial Scale Energy Systems - Wind and Solar Chapter 7-Reorganized In addition, correct spelling and grammatical errors; reformatting and renumbering of the Zoning Resolution for ease of use and reference.	Scheduled for public hearing on 02/04/2019 Recommended Approval	Scheduled for public hearing on 03/05/2019 APPROVED	APPROVED
ZONE CHANGE CASES:						
Z.C. Case #2019-01	Applicants: Steve and Annette Tanner 8410 Yaring Way Cheyenne, WY 82009 Owner: Lajeane Kubiak 2805 Forest Drive Cheyenne, WY 82001 Application Date Rec'd: 11/13/2018 Date(s) Advertised: 12/05/2018-DT Date(s) Advertised: 01/23/2019-DT	PIN #: 13882420001800 "Kubiak Minor Subdivision" located in NW1/4 NW1/4, Section 24, T13N, R88W Approximately 16 miles east of Dixon off HWY 70; approximately 1 mile south of HWY 70 within the Medicine Bow National Forest	Zone Change Request from Residential (RD-40) to Forestry Production and Seasonal Recreation (FPSR-20.309 for Lot 1 and FPSR-20.283 for Lot 2)	Scheduled for public hearing on 01/07/2019 Recommended Approval Scheduled for public hearing on 03/04/2019 - due to a lack of public legal notification Recommended Approval	Scheduled for public hearing on 04/02/2019 APPROVED	APPROVED
Z.C. Case #2019-02	Jakob Smith and Michelle Munoz P.O. Box 22 Rawlins, WY 82301 Application Date Rec'd: 11/13/2018 Date(s) Advertised: 12/05/2018-DT Date(s) Advertised: 01/23/2019-DT	PIN #: 21881340001900 Rural Address: 95 Wagon Circle Road SW1/4 SE1/4, Section 13, T21N, R88W Approximately 3/4 mile west of Rawlins and approximately 0.4 miles north of I-80	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-10)	Scheduled for public hearing on 01/07/2019 Recommended Approval Scheduled for public hearing on 03/04/2019 - due to a lack of public legal notification Recommended Approval	Scheduled for public hearing on 04/02/2019 APPROVED	APPROVED
Z.C. Case #2019-03	Jerry P. and Patricia J. Lynch P.O. Box 455 Encampment, WY 82325 Application Date Rec'd: 11/13/2018 Date(s) Advertised: 01/02/2019-DT Date(s) Advertised: 01/02/2019-SS	PIN #: 14821940001400 A tract of land located in the SE1/4 SE1/4 Section 19 and the NE1/4 NE1/4, Section 30, T14N, R82W Approximately 10 miles east and south of Riverside; approximately 2 miles south of HWY 230 off Carbon County Road #219 (Cherokee Trail/Sierra Madre Road)	Zone Change from Residential (RD-40) to Rural Residential Agriculture (RRA-15.37)	Scheduled for public hearing on 02/04/2019 Recommended Approval	Scheduled for public hearing on 03/05/2019 APPROVED	APPROVED
Z.C. Case #2019-04	Troy and Beth Thompson 1850 East 19th Street, Suite 100 Cheyenne, WY 82001 Application Date Rec'd: 01/16/2019 Date(s) Advertised: 01/23/2019-SS	PINS #: 18782220000300 and 18782230004300 A tract of land (10 acres) located in the W1/2 E1/2 NW1/4 NW1/4, Section 22, T18N, R78W A tract of land (1.66 acres) located in the S1/2 N1/2 Sw1/4 SW1/4, Section 22, T18N, R78W Woodedge Road - Approximately 5 miles south of Cooper Cover Exit and I-80; approximately 7 miles southeast of Arlington	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-10 and FPSR-1.66)	Scheduled for public hearing on 03/04/2019 Recommended Approval	Scheduled for public hearing on 04/02/2019 APPROVED	APPROVED
Z.C. Case #2019-06	The Overland Trail Cattle Company LLC 555 17th Street, Suite 2400 Denver, CO 80202 Application Date Rec'd: 02/22/2019 Date(s) Advertised: 02/27/2019-SS Date(s) Advertised: 03/06/2019-DT	PIN #: 17832820000800 Rural Address: 52 Riverbend Road N1/2 of Section 29 and NW1/4 of Section 28, T17N, R83W Approximately 3.5 miles southeast of Saratoga; east side of HWY 130 off Carbon County Road #209 (Cedar Ridge Road)	Zone Change from Residential (RD) to Ranching, Agriculture and Mining (RAM)	Scheduled for public hearing on 04/01/2019 Recommended Approval	Scheduled for public hearing on 05/14/2019 APPROVED	APPROVED
Z.C. Case #2019-07	Applicants: Walter and Kathleen Shepard P.O. Box 1863 Rawlins, WY 82301 Owner: Western Hills Campground LLC P.O. Box 760 Rawlins, WY 82301 Application Date Rec'd: 03/18/2019 Date(s) Advertised: 04/03/2019-RT	PIN #: 21871830008600 Rural Address: 21 Wagon Circle Road "Shepard Minor Subdivision" located in a portion of the E1/2 SW1/4, Section 18, T21N, R87W Just west of the City of Rawlins, on the north side of Wagon Circle Road	Zone Change from Ranching, Agriculture and Mining (RAM) to Highway Commercial (C-2 for Lot 1) and Residential (RD-1.11 for Lot 2 and RD-1.93 for Lot 3)	Scheduled for public hearing on 05/06/2019 Recommended Approval	Scheduled for public hearing on 06/04/2019 APPROVED	APPROVED
Z.C. Case #2019-08	Casey and Sammi Staman P.O. Box 351 Baggs, WY 82321 Application Date Rec'd: 04/23/2019 Date(s) Advertised: 05/01/2019-RT Date(s) Advertised: 05/03/2019-SRP	PIN #: 12910910004800 A tract of land (3.212 Acres) located in the W1/2 NE1/4, section 9, T12N, R91W Approximately 1 mile east of Baggs off HWY 70 on the north side	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-3.212)	Scheduled for public hearing on 06/03/2019 Recommended Approval	Scheduled for public hearing on 07/02/2019 APPROVED	APPROVED

ACTIVITY REPORT
APPROVED
TEXT AMENDMENTS AND ZONE CHANGES
YEAR: 2019

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
TEXT AMENDMENTS - ZONING RESOLUTION:						
Z.C. Case #2019-09	Henry and Jane Pratte P.O. Box 1422 Saratoga, WY 82331 Application Date Rec'd: 05/17/2019 Date(s) Advertised: 05/29/2019-RT Date(s) Advertised: 05/29/2019-SS	PIN #: 18833140102500 S1/2, Tract 6, Mountain View Estates #2, located in a portion of the E1/2, Section 31, T18N, R83W Mountain View Estates #2 is located approximately 3.5 miles northeast of Saratoga	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-20)	Scheduled for public hearing on 07/01/2019 Recommended Approval	Scheduled for public hearing on 08/06/2019 APPROVED	APPROVED
Z.C. Case #2019-10	Rick and Shelly Seldomridge 1509 N. 3rd Street Rawlins, WY 82301 Application Date Rec'd: 05/20/2019 Date(s) Advertised: 06/01/2019-RT	PIN #: 21870920002500 Rural Address: 1509 N. 3rd Street A tract of land (27.55 acres) located in the SE1/4 NW1/4, Section 9, T21N, R87W Borders the City of Rawlins limits on the east side of 3rd Street (3rd Street is also known as US HWY 287)	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-27.55)	Scheduled for public hearing on 07/01/2019 Recommended Approval	Scheduled for public hearing on 08/06/2019 APPROVED	APPROVED
Z.C. Case #2019-11	Dragonfly Properties, LLC Kirby and Dixie Berger P.O. Box 1665 Saratoga, WY 82331 Application Date Rec'd: 0/16/2019 Date(s) Advertised: 07/31/2019-RT Date(s) Advertised: 07/31/2019-SS	PIN #: 1784252006100 Rural Address: 48 CR 387-Saratoga A tract of land (2.252 acres) located in a portion of the SW1/4 NW1/4, Section 25, T17N, R84W Approximately 1.6 miles south of Saratoga off Carbon County Road #387 (South Spring Creek Road) on the west side of HWY 130	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-2.252)	Scheduled for public hearing on 09/09/2019 Recommended Approval	Scheduled for public hearing on 10/15/2019 APPROVED	APPROVED
Z.C. Case #2019-12	Christopher and Janel Gulbrandson 215 West Larsen Street Rawlins, WY 82301 Application Date Rec'd: 07/31/2019 Date(s) Advertised: 08/28/2019-RT Date(s) Advertised: 08/28/2019-SS	PIN #: 16812730001400 Rural Address: 99 Moose Meadow Lane SE1/4 NW1/4 SE1/4 SW1/4; NE1/4 SW1/4 SE1/4 SW1/4, Section 27, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130 on the south side. The subject property (5 acres) is located on the east side of Ryan Park.	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-5)	Scheduled for public hearing on 09/30/2019 Recommended Approval	Scheduled for public hearing on 11/05/2019 APPROVED	APPROVED
Z.C. Case #2019-13	Ronald and Joyce Garretson P.O. Box 1137 Saratoga, WY 82331 Application Date Rec'd: 08/16/2019 Date(s) Advertised: 08/28/2019-SS	PIN #: 16831640002500 Rural Address: 6756A State Highway 130 A tract of land (2 acres) located in a portion of the SW1/4 SE1/4, Section 16, T16N, R83W Approximately 8 miles south of Saratoga; approximately 1/2 mile east and south of the 130/230 junction	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-2)	Scheduled for public hearing on 09/30/2019 Recommended Approval	Scheduled for public hearing on 11/05/2019 APPROVED	APPROVED

NOTE: Z.C. Case #2019-05 WAS WITHDRAWN BY APPLICANT.

DT = Daily Times
RT = Rawlins Times
SS = Saratoga Sun
SRP = Snake River Press

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS AND CONDITIONAL USE PERMITS-WIND
YEAR: 2019

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 #2019-03	The Overland Trail Cattle Company LLC 555 17th Street, Suite 2400 Denver, CO 80202 Application Date Rec'd. 02/22/2019 Date(s) Advertised: 02/27/2019-SS Date(s) Advertised: 03/06/2019-DT	PIN #: 17832820000800 Rural Address: 52 Riverbend Road N1/2 of Section 29 and NW1/4 of Section 28, T17N, R83W Approximately 3.5 miles southeast of Saratoga; east side of HWY 130 off Carbon County Road #209 (Cedar Ridge Road)	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to operate a guest ranch/ recreational lodge that provide guest accommodations and recreational activities for guests	Scheduled for public hearing on 04/01/2019 Recommended Approval	Scheduled for public hearing on 05/14/2019 APPROVED	APPROVED
C.U. Case #2019-04	Applicant: ESA Architects 1919 7th Street Boulder, CO 80302 Owner: Three Forks Ranch Inc. P.O. Box 69 Savery, WY 82332 Application Date Rec'd. 02/22/2019 Date(s) Advertised: 02/27/2019-SS Date(s) Advertised: 03/02/2019-DT Date(s) Advertised: 03/15/2019-SRP	PIN #: 12861610001100 Rural Address: 1455 County Road 710 All of Section 16, T12N, R86W Approximately 70 miles south of Rawlins, Wyoming, off Carbon County Road #710 (Snake Spur Road)	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to expand the existing spa facility and increase guest accommodations of the Three Forks Lodge and increase the employee housing on the subject property.	Scheduled for public hearing on 04/01/2019 Recommended Approval	Scheduled for public hearing on 05/14/2019 APPROVED	APPROVED
C.U. Case #2019-05	Applicant: Adobe Butte Feed Company P.O. Box 93 Baggs, WY 82321 Owner: Dennis Criswell P.O. Box 93 Baggs, WY 82321 Application Date Rec'd. 03/18/2019 Date(s) Advertised: 04/03/2019-RT Date(s) Advertised: 04/12/2019-SRP	PIN #:13913140002400 Rural Address: 86 CR 700 SE1/4 SE1/4, Section 31, T13N, R91W Approximately 1 mile directly west of HWY 789; approximately 1/2 - 1 mile west of the 44 Subdivision; and approximately 2 miles northwest of the Town of Baggs	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to allow the construction, operation, and maintenance of the "Little Snake River Feedlot" to care for up to 2,000 horses on on a short-term basis (up to 5 years) on approximately 40 acres	Scheduled for public hearing on 05/06/2019 Recommended Approval	Scheduled for public hearing on 06/04/2019 APPROVED	APPROVED
C.U. Case #2019-06	High Country Joint Powers Board P.O. Box 574 Hanna, WY 82327 Application Date Rec'd. 07/11/2019 Date(s) Advertised: 07/31/2019-RT Date(s) Advertised: 07/31/2019-SS	PIN #: 22811610004200 A tract of land (10 acres) located in a portion of the N1/2 NE1/4, Section 16 T22N, R81W Approximately 1,900 feet northeast of the Town of Hanna town limits	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to allow the construction, operation, and maintenance of a low hazard low volume (LHLV) transfer station also referred to as a convenience center	Scheduled for public hearing on 09/09/2019 Recommended Approval	Scheduled for public hearing on 10/15/2019 APPROVED	APPROVED
CONDITIONAL USE PERMIT CASES-WIND:						
C.U.W. Case #2019-01	PacifiCorp 1407 W. North Temple, Suite 310 Salt Lake City, UT 84116 Application Date Rec'd: 01/16/2019 Date(s) Advertised: 02/06/2019-DT Date(s) Advertised: 02/06/2019-SS	PIN #: Various Sections 5, 6 (BLM), 7, 18 (BLM), and 19, T19N, R78W Northeast Carbon County; near Arlington and primarily to the north of I-80 and west of State Highway 13	Conditional Use Permit in the RAM Zone The request is to allow the applicant (PacifiCorp) to repower the "Foote Creek Rim 1 Wind Energy Facility" The applicant plans to replace 68 wind turbines with 12 new turbines. The total site output will remain 41.4 MW as outlined in the existing Large Generator Interconnection Agreement (LGIA). The Project includes all associated components and facilities that are necessary to generate electricity and deliver electricity to the transmission grid.	Scheduled for public hearing on 03/04/2019 Recommended Approval	Scheduled for public hearing on 04/02/2019 TABLED UNTIL: 04/16/2019 APPROVED	APPROVED

NOTE: C.U. Case #2019-01 WAS WITHDRAWN BY APPLICANT.
NOTE: C.U. Case #2019-02 WAS NEVER ASSIGNED.

DT = Daily Times
RT = Rawlins Times
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SRP = Snake River Press

ACTIVITY REPORT
APPROVED
SUBDIVISIONS
(MAJOR, MINOR, and REPLATS)
YEAR: 2019

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
SUBDIVISION CASES:						
MIN SUB Case #2019-01	Applicants: Steve and Annette Tanner 8410 Yaring Way Cheyenne, WY 82009 Owner: Lajeane Kubiak 2805 Forest Drive Cheyenne, WY 82001 Application Date Rec'd: 11/13/2018 Date(s) Advertised: 12/05/2018-RT Date(s) Advertised: 01/23/2019-RT	PIN #: 13882420001800 "Kubiak Minor Subdivision" located in NW1/4 NW1/4, Section 24, T13N, R88W Approximately 16 miles east of Dixon off HWY 70; approximately 1 mile south of HWY 70 within the Medicine Bow National Forest	Minor Subdivision Request - subdivide 40 acres into two separate lots: Lot 1 = 20.309 Acres Lot 2 = 20.283 Acres	Scheduled for public hearing on 01/07/2019 Recommended Approval Scheduled for public hearing on 03/04/2019 - due to a lack of public legal notification Recommended Approval	Scheduled for public hearing on 04/02/2019 APPROVED	APPROVED
MIN SUB Case #2019-02	Applicants: Walter and Kathleen Shepard P.O. Box 1863 Rawlins, WY 82301 Owner: Western Hills Campground LLC P.O. Box 760 Rawlins, WY 82301 Application Date Rec'd: 03/18/2019 Date(s) Advertised: 04/03/2019-RT	PIN #: 21871830008600 Rural Address: 21 Wagon Circle Road "Shepard Minor Subdivision" located in a portion of the E1/2 SW1/4, Section 18, T21N, R87W Just west of the City of Rawlins, on the north side of Wagon Circle Road	Minor Subdivision Request - subdivide 24.46 acres into three separate lots: Lot 1 = 21.42 Acres Lot 2 = 1.11 Acres Lot 3 = 1.93 Acres	Scheduled for public hearing on 05/06/2019 Recommended Approval	Scheduled for public hearing on 06/04/2019 APPROVED	APPROVED

NOTE: ZERO (0) PUD Requests were processed and approved in 2019.

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Wyoming Planning Association Planning for a Better Wyoming

January 17, 2020

Dear WYOPASS Member:

Your WYOPASS Board continues to be committed to providing members with quality planning conferences, networking opportunities and continuing education. If you missed the fall conference in Gillette, you missed a good one! Check out the conference summaries, including the award winners at www.wyopass.org

NEW ADMINISTRATIVE CONTRACT!

As most of you know, we have been using AVI as our Administrative Consultant to assist with membership renewals and conference planning. For 2020, the Board has decided to enter into an agreement with Mr. Paul Moberly. Paul is currently a Community Development Specialist for the State of Utah. Paul provides similar administrative services for The Western Planner and is a member of the editorial board\editor of The Western Planner. The Board feels this move will help to strengthen our relationship with The Western Planner and other State Planning Associations.

The Spring Workshop is free to members and will be held May 14-15, 2020, in Riverton, WY. This is a great opportunity for new planning commissioner orientation, continuing education for veteran planners & commissioners, and an opportunity to network with others from across the State.

The Spring Workshop agenda is not set but we will continue our focus on the Planning Commission-best practices, legislative update and current issues. If you would like to participate or have a topic that you would like to be covered at the Spring Workshop, please let me or another Board member know as soon as possible.

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

Membership numbers have been declining so 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.

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,

Sid Fox, AICP
WYOPASS President

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**END OF
ANNUAL
REPORT**