

**2020**  
**ANNUAL REPORT**

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

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

Marlin Johnson, Planning Director  
Sarah Brugger, Planner/GIS Specialist  
Kristy R. Rowan, Commission's Secretary

# **2020 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.*

**Marlin Johnson, Planning Director**  
**Sarah Brugger, Planner/GIS Specialist**  
**Kristy R. Rowan, Sec. to the Commission**

February 2021

We are pleased to submit the 2020 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2020, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman and O.R. Wille was reappointed for a second term through 2023.

Sid Fox, previous Planning Director, decided it was time to retire and in June of 2020 he made that happen. Due to vacancy at the Director level, Kristy was asked to take on multiple job responsibilities as the Interim Planning Director. During this time both she and Sarah Brugger performed their jobs very well and have handled a considerable amount of workload. In October 2020, Marlin Johnson was hired as the Planning Director to take the helm. Prior to coming to Carbon County, Marlin had moved back to his home state of South Dakota after a stint as the Planner for the City of Susanville, CA. Marlin began his “planning” career as the Environmental Technician for Pennington County, SD. During his first week, he was given direction to take all the complaint calls and do Code Enforcement, under “and all other duties as required by supervisor”. After 8 years there, he took the opportunity to become the Joint Planning Director for the Town of Wheatland and Platte County, WY, for 7 years.

Marlin also served 8 years, in two stints, for Chaves County, NM, another joint jurisdiction where the County administrated the County Zoning Regulations and the Roswell-Chaves County Extraterritorial Zoning Regulations. Marlin also had the opportunity to serve on the National Association of Counties Energy, Environment and Land Use steering sub-committee. Other places served include a year as the Planner for both the City of Scottsbluff and the City of Alliance, NE, and a year as the Planning Director for Modoc County, CA.

Due to the COVID pandemic that started in March, 2020, there were delays in construction projects and workers traveling to the sites. 104 Building Permits were issued in 2020 as compared to 122 issued in 2019. The significant decrease was primarily due to permits being issued for the Gateway South and Gateway West Transmission line projects related to several wind energy facilities. Building permit fees collected in 2020 decreased by \$137,515 or 330% but is in-line with 2018 respectively. A breakdown of the type of structure built is contained in the attached overview of construction activity.

## 2020 Annual Report

There were 33 case files opened and processed in 2020; including conditional use permits, subdivisions, zone changes, and text amendments. The 2020 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 2020, the staff and the Planning and Zoning Commission continued to work on drafting proposed amendments to the Zoning Resolution which were adopted in July, 2020. 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.

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 selected Y2 Consultants to assist with preparation of the NRMP. Open house meetings via zoom were held soliciting public's input. The NRMP is in the final draft stages with an anticipation date being release to public by February/March, 2021.

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.
- BLM, Two Rivers and Lucky Star Wind Energy Projects
  - County CUPW permits denied in 2019
  - Environmental Analysis (EA) for Two Rivers being reviewed by the BLM
  - BLM staff reviewing the Plan of Development for Lucky Star Wind

## 2020 Annual Report

- Anticipate resubmittal of the County CUPW application (Two Rivers) in the first half of 2020
- BLM, Maestro Wind Energy Development (formally known as Viridis Eolia Wind Energy) Environmental Impact Statement (EIS)
  - Project taken over by BayWa r.e.-working on new Plan of Development (POD)
  - Located 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 Finding of No New Significant Impact (FONNSI) signed December 2, 2019 for 396 turbines. Total 896 Turbines
- Transmission Line: Trans-West Express
  - ROD signed in 2016
  - County CUP approved in December, 2018
  - BLM, Plan of Development for the Notice to Proceed has been submitted to BLM
- Transmission Line: Gateway West
  - 2020-County approved building permits
  - County CUP Approved in September, 2018
  - Under construction
- Transmission Line: Gateway South EIS
  - ROD signed 2016
  - County CUP Approved in September, 2020
  - PacifiCorp completing cultural & biological Notice to Proceed survey requirements
  - Construction anticipated in Spring of 2021
- USDA-USFS, Medicine Bow National Forest
  - LaVA-Large Area Vegetation Analysis
  - Working on Modified Final EIS & new Draft Record of Decision
    - Incorporating Objection Recommendations

In 2020, the County entered into Memorandum of Understanding (MOU) with the Town of Riverside. The MOU was necessitated as a result of a change in State Statutes that limited extraterritorial jurisdiction beyond municipal boundaries. The MOU provides for a referral or method of communication to solicit town comments on land use proposals surrounding the town. 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 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.

2020 Annual Report

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.

Carbon County and the City of Rawlins entered into a Memorandum of Understanding (MOU) to share costs of the GIS Specialist position. The MOU is intended to coordinate and improve GIS services for the City and reduce the cost of providing services to both the City and County. The GIS cost share MOU was approved by the City Council and County Commissioners in January, 2018. Sarah Brugger, Planner/GIS Specialist, 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 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's participation on these two entities have enhanced communication and services between the County Planning Department and communities within Carbon County.

Wind energy production taxes received in 2019 decreased by \$54,502.07 or approximately 9.73% and in 2020 increased by \$37,741.31 or approximately 12.60%. However, the 2020 wind energy production tax figure is projected.

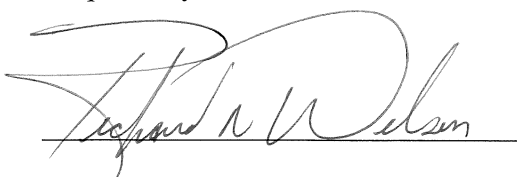
Wind Energy Production Taxes						
2014	2015	2016	2017	2018	2019	2020*
\$480,198.25	\$580,921.30	\$455,276.00	\$563,126.22	\$530,194.76	\$475,692.69	\$513,434.00

\*=Projected

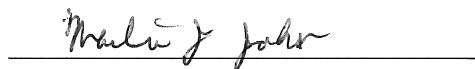
The Planning and Zoning Commission is confident that its development review work in 2020 has contributed to the protection of our treasured community resources while encouraging economic development in a consistent and predictable manner. We look forward to working with the staff and the Carbon County Board of County Commissioners as we move forward into 2021.

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

Respectfully Submitted,



Richard "Rich" Wilson  
Chairman



Marlin Johnson  
Planning Director

## **2020 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY**

**CONSTRUCTION ACTIVITY:** The Planning Department issued 104 Permits.

- 26 Residential Permits (Primary and Secondary):
  - 13 Primary
  - 13 Secondary
- 34 Accessory Structures Permits
- 8 Other Structures Permits
- 9 Commercial Development Permits
- 27 Industrial Development Permits

**CASE FILES:**

33 case files were opened in 2020 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:**

9 Zone Change Requests were processed and 8 were approved in 2020.

- 1 case file was request from RAM to FPSR:
  - Z.C. Case #2020-06 – Thomas Lopez
- 1 case file was request from RD to FPSR:
  - Z.C. Case #2020-03 – Kurt and Sandra Wilson; Robert and Joanna Martinez
- 1 case file was request from RAM to RD:
  - Z.C. Case #2020-09 – Victor Gallagher
- 3 case files were requests from RAM to RRA:
  - Z.C. Case #2020-04 – Caleb and Helen Newton
  - Z.C. Case #2020-05 – Colton Newton
  - Z.C. Case #2020-07 – Michael Martin
- 2 case files were requests from RRA to RRA (change in densities):
  - Z.C. Case #2020-01 – Scott Lose
  - Z.C. Case #2020-08 – Sharon Watson, Arturo Soto, and Kara Mary Gehrig

[NOTE: Z.C. Case #2020-02 (“Platte Valley Healthcare Project”) was Null and Void per Resolution No. 2020-24.]

**CONDITIONAL USE PERMITS:**

16 Conditional Use Permit Requests were processed and 12 requests were approved in 2020.

- C.U. Case #2019-07-AMENDED – Brush Creek, LLC  
(Use: Expansion of guest ranch and resort)
- C.U. Case #2020-02 – Sanford Schrock  
(Use: Business that will not substantially distract from the agricultural or residential character of the area – “E-Z Lift Garage Doors”)
- C.U. Case #2020-03 – PacifiCorp  
(Use: Gateway South Transmission Line Project)
- C.U. Case #2020-04 – Michael Martin
- (Use: Business that will not substantially distract from the agricultural or residential character of the area – “High Desert Construction”)
- C.U. Case #2020-06 – Union Telephone Company/Hemphill LLC  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Needles Peak Communications Site”)
- C.U. Case #2020-07 – Union Telephone Company/Hemphill LLC  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Hanna Hill Communications Site”)
- C.U. Case #2020-08 – Union Telephone Company/Hemphill LLC  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Shirley Mountain Communications Site”)
- C.U. Case #2020-09 – Union Telephone Company/Hemphill LLC  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Weber Mesa Communications Site”)
- C.U. Case #2020-10 – Union Telephone Company  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Ryan Park/Barrett Ridge Communications Site”)
- C.U. Case #2020-12 – Union Telephone Company  
(Use: Pre-existing telecommunications tower – “Foote Creek Communications Site”)
- C.U. Case #2020-13 – Union Telephone Company  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Sinclair West Communications Site”)
- C.U. Case #2020-14 – Union Telephone Company  
(Use: Removal and replacement of a communications-on-wheels with a new tower – “Seminole Boat Club/Marina Communications Site”)

[NOTE: C.U. Case #2020-01 (“Platte Valley Healthcare Project”) was Null and Void per Resolution No. 2020-17.]

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

0 Conditional Use Permit-Wind Requests were processed and approved in 2020.

**PLANNED UNIT DEVELOPMENTS:**

0 Planned Unit Development Requests were processed and approved in 2020.



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

7 Subdivision Requests were processed and 6 requests were approved in 2020.

- MIN SUB Case #2019-03 – “Arapaho Minor Subdivision”
- MIN SUB Case #2020-01 – “Lose Minor Subdivision”
- MIN SUB Case #2020-03 – “Martinez and Wilson Minor Subdivision”
- REPLAT SUB Case #2020-01 – “Ryan Park Fourth Addition 2<sup>nd</sup> Replat of Lot 1A, Block 1”
- REPLAT SUB Case #2020-02 – “Watson Ranch Minor Subdivision, Replat of Lots 4 and 5”
- REPLAT SUB Case #2020-03 – “Old Baldy Village First Addition Replat of Bock 1, Lots 1 and 2”

[NOTE: MIN SUB Case #2020-02 (“Platte Valley Healthcare Project”) was Denied as per Resolution No. 2020-17.]

**VARIANCE REQUESTS:**

0 Variance Requests were processed and approved in 2020.

**ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:**

1 text amendment was processed and approved in 2020.

- ZRA Case #2020-01

**PENDING ACTION FROM THE BOARD OF COUNTY COMMISSIONERS:**

- C.U. Case #2020-05 – Union Telephone Company/Hemphill LLC<sup>[1]</sup>  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Coyote Hill Communications Site”)
- C.U. Case #2020-11 – Union Telephone Company<sup>[1]</sup>  
(Use: Removal and replacement of an existing smaller telecommunications tower with a new tower – “Rawlins North Water Tank Communications Site”)
- C.U. Case #2020-15 – PacifiCorp<sup>[1]</sup>  
(Use: Gateway West Segment D-1 Transmission Line Project)

<sup>[1]</sup> Scheduled to be heard by the Board of County Commissioners on February 2, 2021.

**2020 ANNUAL REPORT**

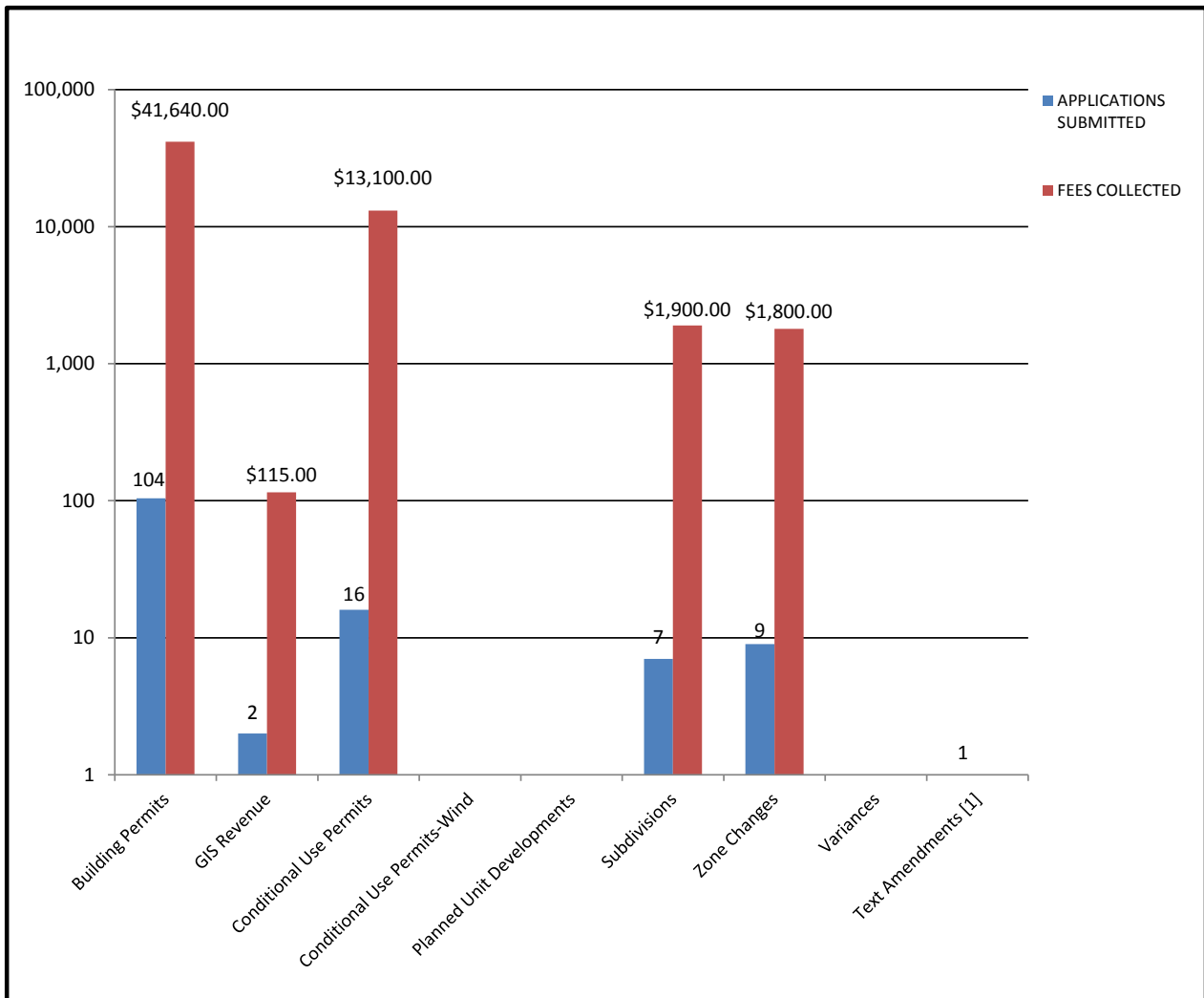
**PERMITS ISSUED BY MONTH  
(Building/Floodplain/Sign Permits)**

<b>MONTH</b>	<b>NUMBER OF PERMITS ISSUED</b>	<b>PERMIT FEES COLLECTED (\$)</b>	<b>VALUATIONS OF BUILDINGS (\$)</b>
JANUARY	1	\$125.00	\$15,000.00
FEBRUARY	2	\$15,325.00	\$6,800,000.00
MARCH	5	\$3,250.00	\$2,619,729.00
APRIL	7	\$1,825.00	\$1,293,000.00
MAY	11	\$2,825.00	\$6,669,500.00
JUNE	21	\$7,690.00	\$5,092,833.00
JULY	8	\$2,100.00	\$2,098,000.00
AUGUST	14	\$1,625.00	\$1,044,095.38
SEPTEMBER	14	\$2,475.00	\$1,166,632.00
OCTOBER	1	\$75.00	\$10,000.00
NOVEMBER	6	\$1,075.00	\$972,126.00
DECEMBER	14	\$3,250.00	\$3,029,471.00
<b>TOTALS</b>	<b>104</b>	<b>\$41,640.00</b>	<b>\$30,810,386.38</b>

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### FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	104	\$41,640.00
GIS Revenue	2	\$115.00
Conditional Use Permits	16	\$13,100.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	0	\$0.00
Subdivisions	7	\$1,900.00
Zone Changes	9	\$1,800.00
Variances	0	\$0.00
Text Amendments [1]	1	\$0.00



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

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**DEVELOPMENT ACTIVITY TRENDS  
2010 thru 2020**

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
2010	106	6	0	0	3	1	6	0	\$ 19,856.04 [2]	\$ 22,676,288.32
2011	69	2	0	0	4	1	5	0	\$ 15,116.28 [2]	\$ 5,550,770.50
2012	72	6	1	3	2	0	16	1	\$ 25,299.66 [3]	\$ 8,686,018.44
2013	73	7	0	1	1	1	10	1	\$ 16,980.00 [2]	\$ 10,743,975.97
2014	89	5	0	1	2	1	11	0	\$ 16,017.25 [2]	\$ 11,819,799.52
2015	86	5	0	0	3	0	9	3	\$ 18,596.00 [2]	\$ 22,053,971.33
2016	114	9	0	0	2	0	11	1	\$ 20,936.00 [2]	\$ 18,645,203.79
2017	75	7	0	0	1	2	8	0	\$ 18,716.50 [2]	\$ 6,113,357.00
2018	93	12	2	0	2	0	6	1	\$ 61,467.00 [2], [3]	\$ 133,015,357.35 [1]
2019	122	6	1	0	2	0	13	1	\$ 195,028.00 [4]	\$ 831,295,757.45 [1]
2020	104	12	0	0	6	0	8	1	\$ 58,735.00 [4]	\$ 30,810,386.38 [1]

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

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

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

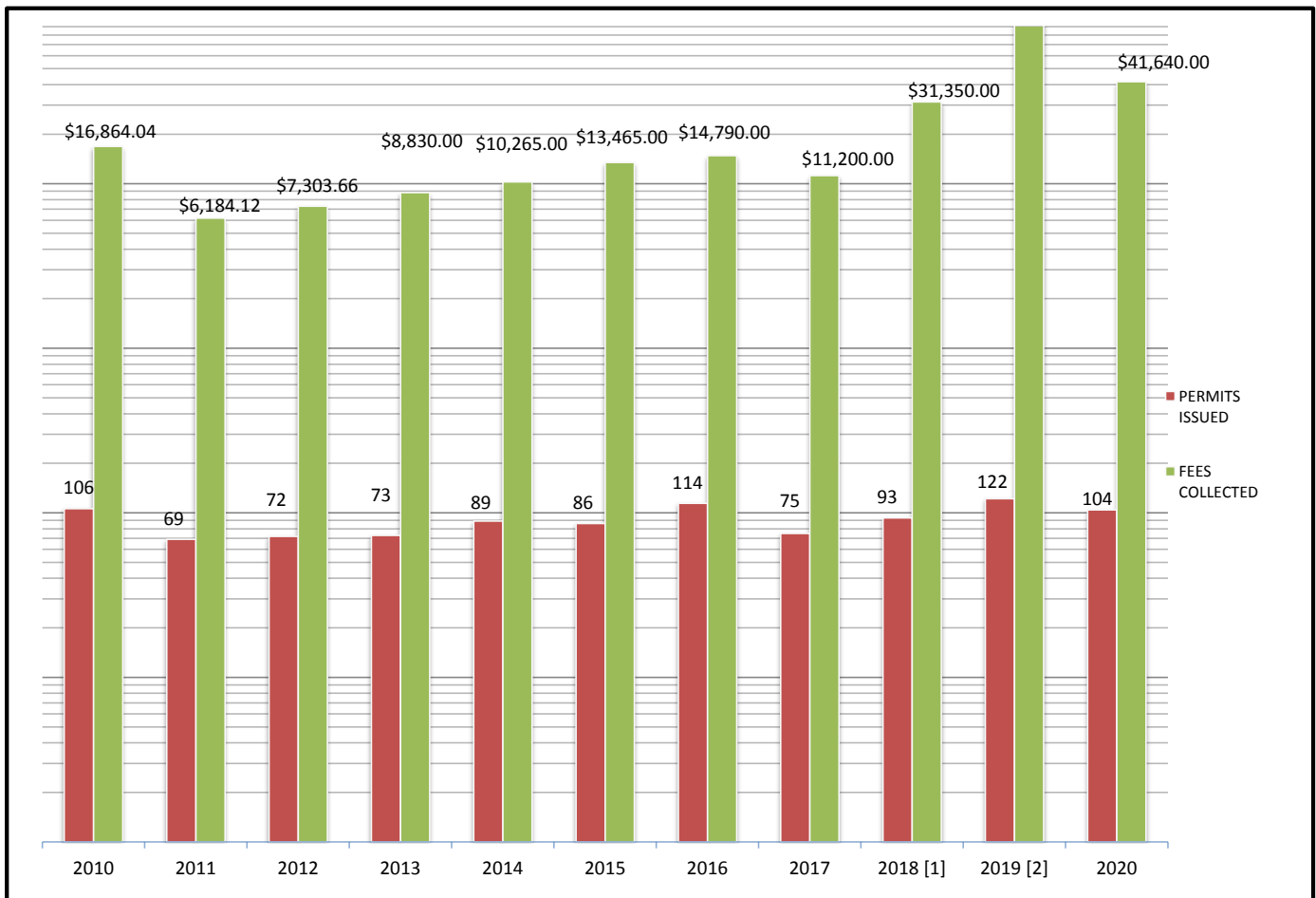
[4] = Includes Fees collected from Building/Floodplain/Sign Permits, Wind Turbines/Generators, MET Towers, Substations, Transmission Towers, Laydown Yards; Application Fees from Conditional Use Permit Requests, Conditional Use Permit-Commercial Wind Energy Requests, Planned Unit Development Requests,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

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

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2010-2020 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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 [1]	93	\$ 31,350.00
2019 [2]	122	\$ 41,640.00
2020	104	\$ 41,640.00



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

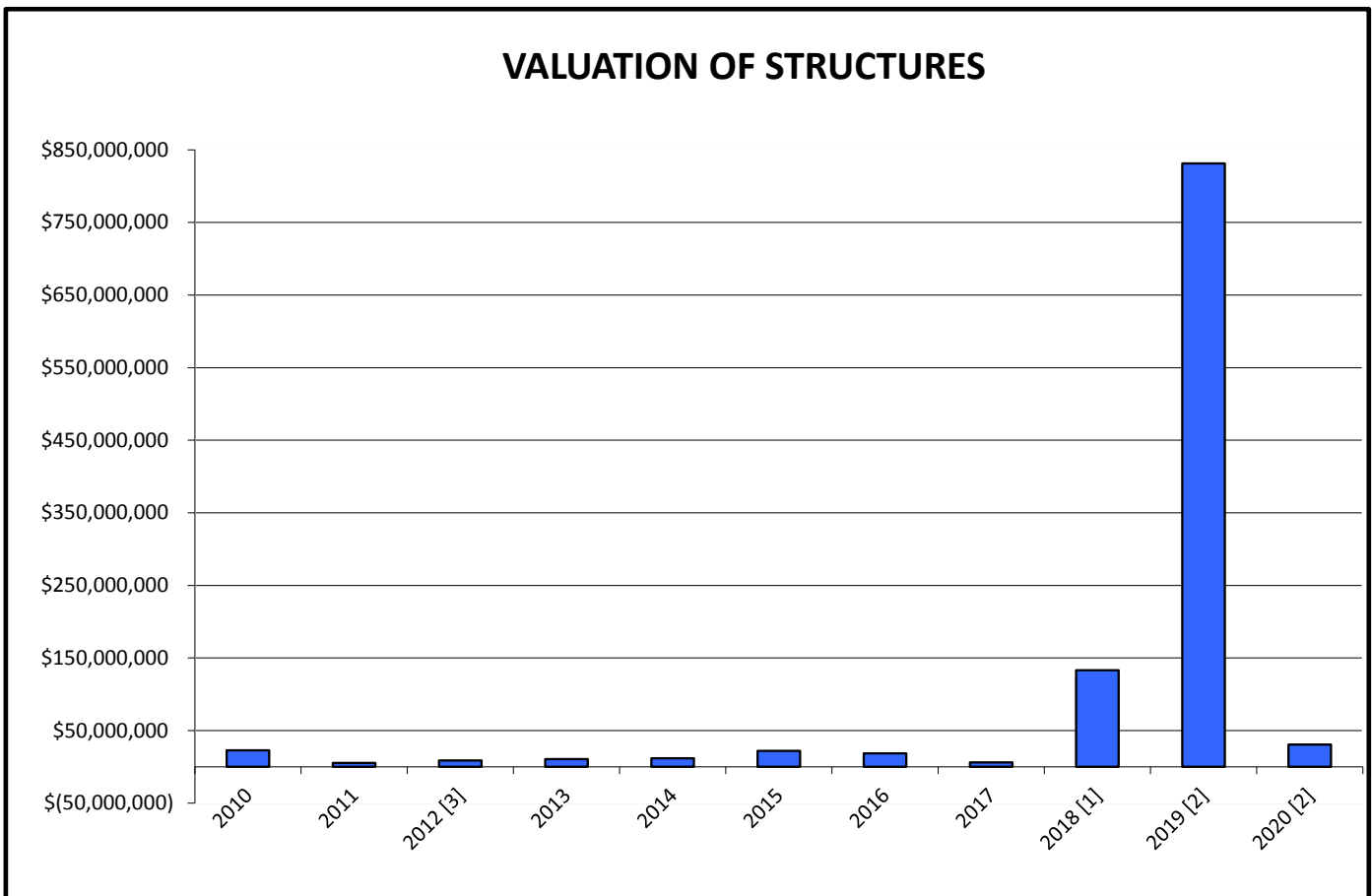
[2] = Bldg. Permits-Wind issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

## 2020 ANNUAL REPORT

### Building Permit Receipt Trends (2010-2020 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2020 [2]	104	\$ 30,810,386.38

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

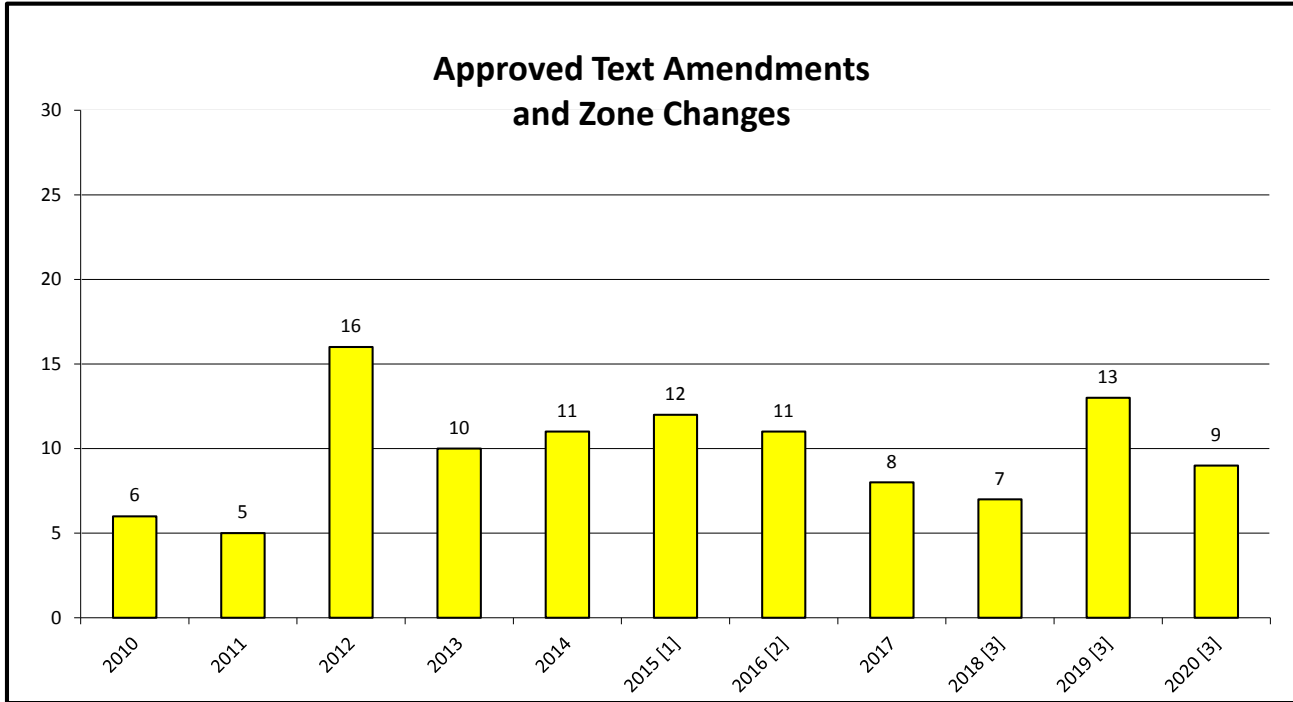


[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

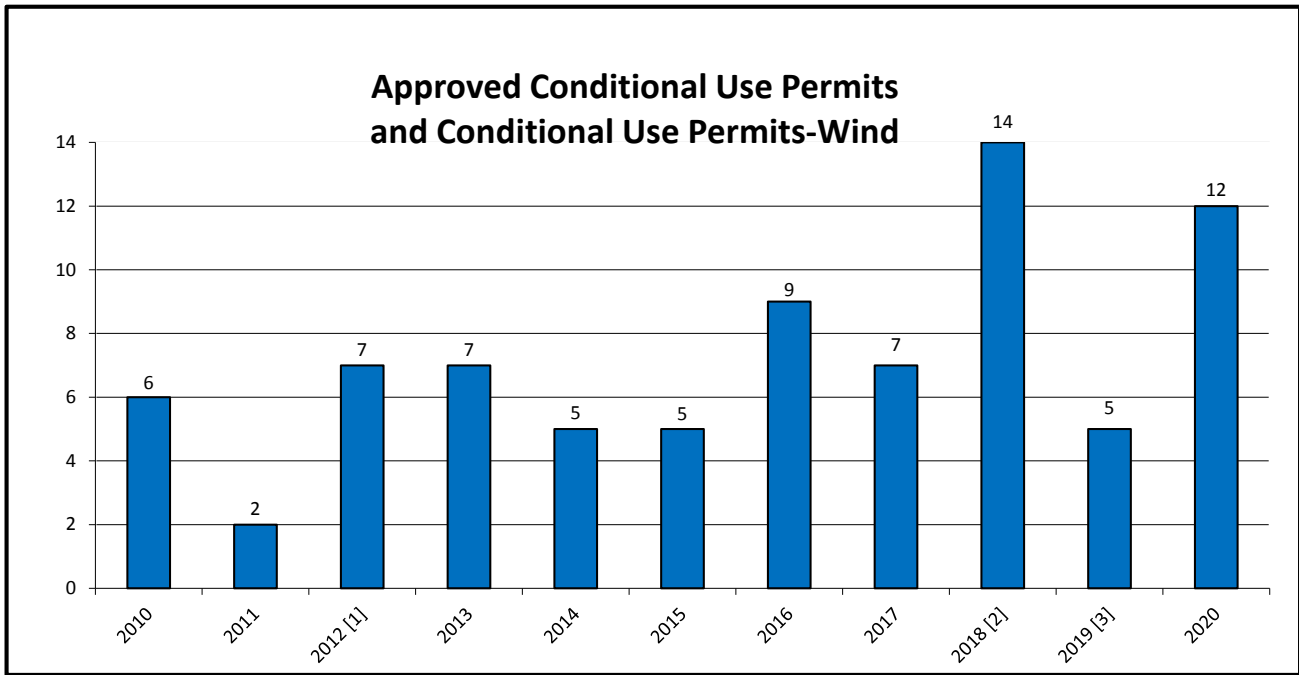
[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

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

## 2020 ANNUAL REPORT

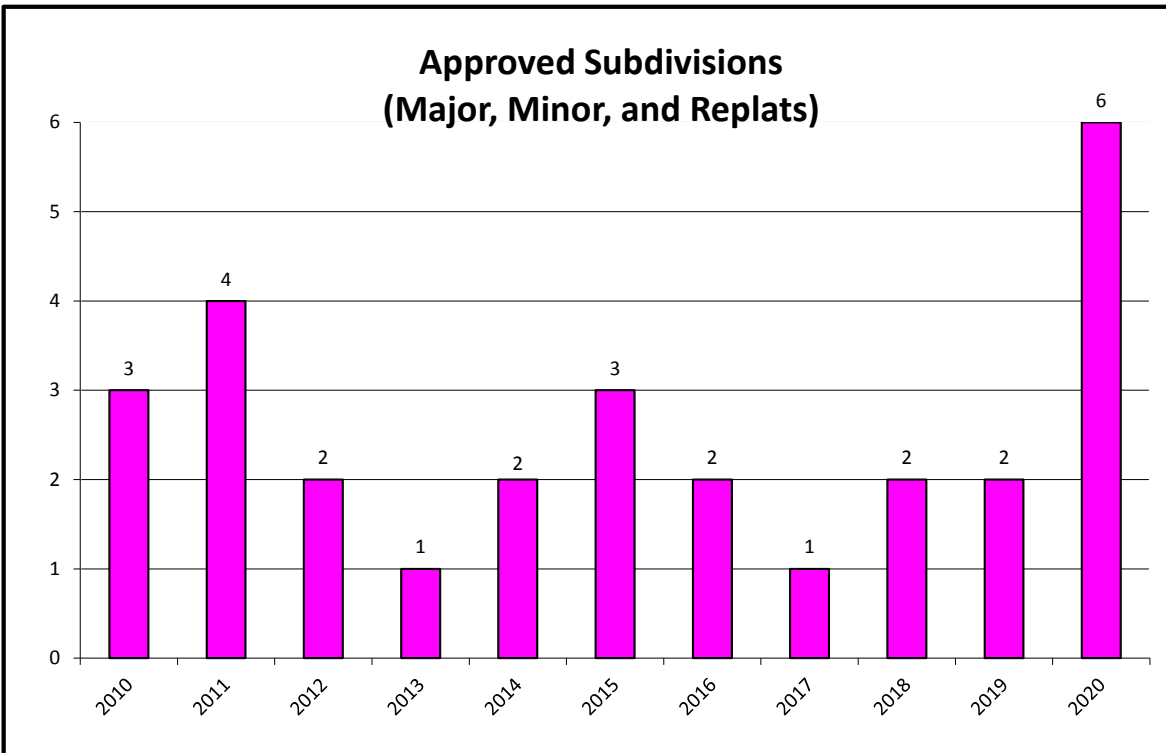
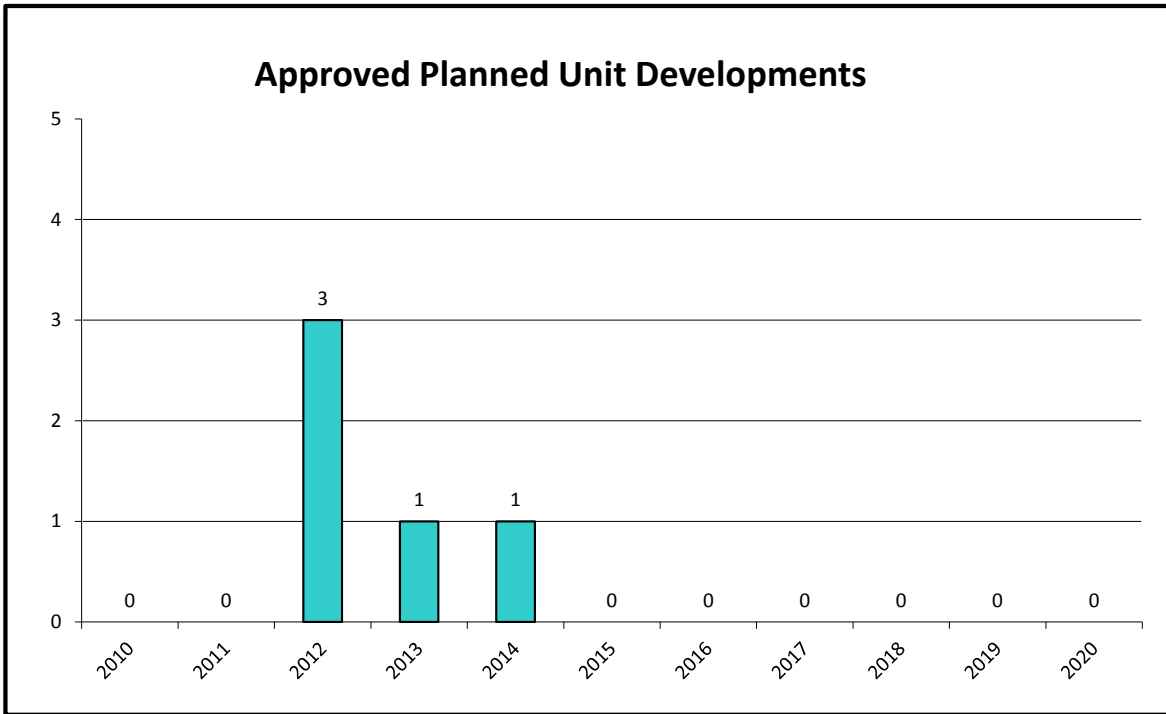


[1] = Three (3) Text Amendments were processed and approved in 2015.  
 [2] = One (1) Text Amendment was processed and approved in 2016.  
 [3] = One (1) Text Amendment was processed and approved in 2018, 2019, and 2020.



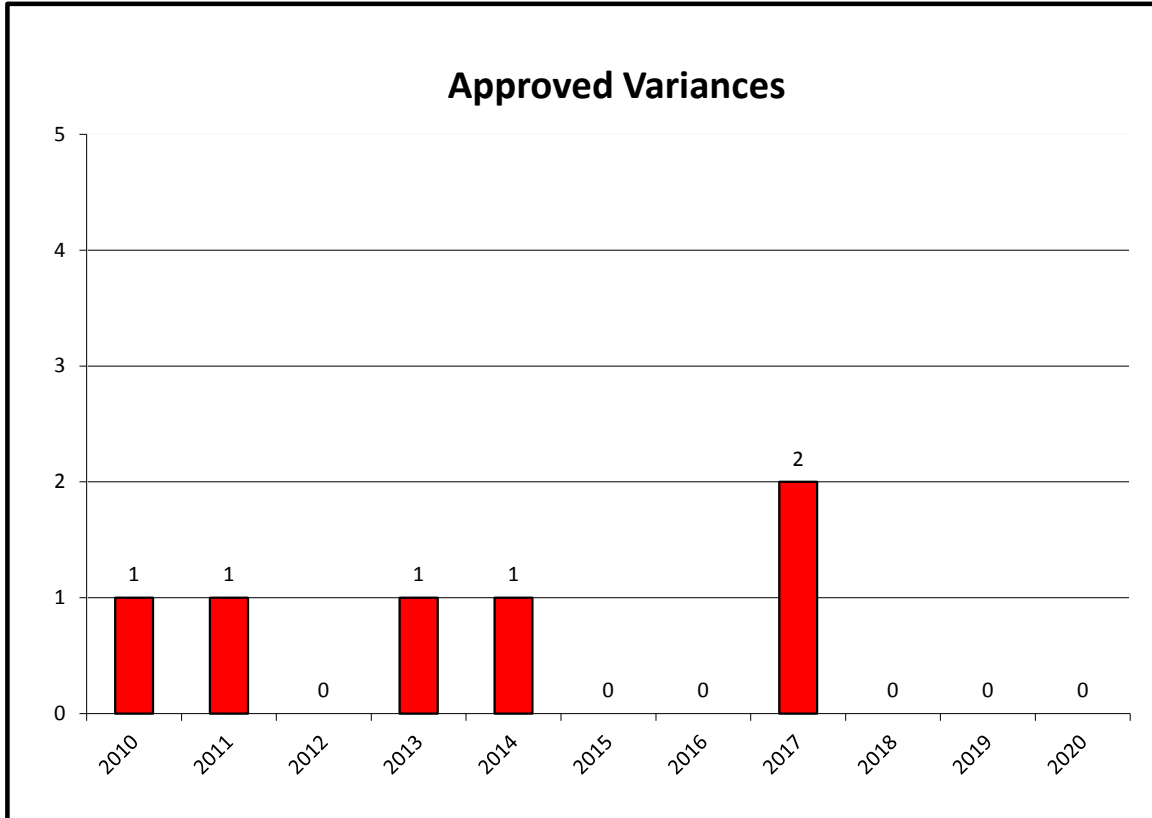
[1] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).  
 [2] = Includes Conditional Use Permit-Wind Energy Development Projects (C.U.W. Case #2018-01 and C.U.W. Case #2018-03).  
 [3] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2019-01).

## 2020 ANNUAL REPORT





## 2020 ANNUAL REPORT



**ACTIVITY REPORT**  
**APPROVED**  
**TEXT AMENDMENTS AND ZONE CHANGES**  
**YEAR: 2020**

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>TEXT AMENDMENTS - ZONING RESOLUTION:</b>						
ZRA Case #2020-01	Carbon County Planning & Development Dept. Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd. Date(s) Advertised: 04/29/2020-SS	N/A	Zone Text Amendment Request: Chapter 2-Application of Regulations Chapter 3-Definitions Chapter 4-Zone District Regulations Chapter 5-General Regulations Applying to All Districts and Uses Chapter 7-Administration and Enforcement In addition, the proposed text amendment includes reorganization, reformatting, and renumbering. The proposed text amendment includes minor edits, correcting cross-reference errors, formatting inconsistencies, capitalization errors, grammatical and spelling errors, duplication and removal duplicative sections to improve clarity and ease of administration.	Scheduled for public hearing on 06/01/2020 Recommended Approval	Scheduled for public hearing on 07/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
<b>ZONE CHANGE CASES:</b>						
Z.C. Case #2020-01	Scott Lose 740 E. Cemetery Road Driggs, ID 83422 Application Date Rec'd: 12/16/2019 Date(s) Advertised: 12/25/2019-RT	PIN #: 21881340002600 Rural Address: 27 CR 451 "Lose Minor Subdivision" is located in the E1/2 SE1/4, Section 13, T21N, R88W The Lose Minor Subdivision is located approximately 1/2 mile north of Wagon Circle Road off Carbon County Road #451 (Cherokee Road) on the east side	Zone Change from Rural Residential Agriculture (RRA-10) to RRA-5 for Lot 1 and RRA-5 for Lot 2	Scheduled for public hearing on 02/03/2020 Recommended Approval	Scheduled for public hearing on 03/17/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-03	Kurt and Sandra Wilson 205 River Place Lander, WY 82520 Robert and Joanna Martinez 720 West State Rawlins, WY 82301 Application Date Rec'd: 04/10/2020 Date(s) Advertised: 04/29/2020-SS	PIN #: 13882420002800 Rural Address: 951 Savery Stock Drive Lots 1 and 2, located in the Martinez and Wilson Minor Subdivision, in the NE1/4 NW1/4, Section 24, T13N, R88W The Martinez and Wilson Minor Subdivision is located approximately 165 miles east of Dixon off HWY 70; The Martinez and Wilson Minor Subdivision is located approximately 165 miles east of Dixon off HWY 70; approximately 1 mile south of HWY 70 within the Medicine Bow National Forest	Zone Change from Residential (RD-20 and RD-20) to Forestry Production and Seasonal Recreation (FPSR-19.776) for Lot 1 and Forestry Production and Seasonal Recreation (FPSR-19.6.31) for Lot 2	Scheduled for public hearing on 06/01/2020 Recommended Approval	Scheduled for public hearing on 07/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-04	Caleb and Helen Anne Newton P.O. Box 694 Saratoga, WY 82331 Application Date Rec'd: 04/10/2020 Date(s) Advertised: 04/29/2020-SS	PIN #: 17831540001200 and 17831540002500 Rural Address: 527 CR 504 A parcel of land (4.51 acres) located in a portion of the SW1/4 SE1/4, Section 15, T17N, R83W Approximately 4.5 miles east of Saratoga off Carbon County Road #504 (Saratoga/10 Mile/Ryan Park Road) on the north side	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-4.51)	Scheduled for public hearing on 06/01/2020 Recommended Approval	Scheduled for public hearing on 07/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-05	Colton Newton P.O. Box 203 Saratoga, WY 82331 Application Date Rec'd: 04/13/2020 Date(s) Advertised: 04/29/2020-SS	PIN #: 17842420006600 Rural Address: 2187 State Highway 130 A parcel of land (8 acres) located in a portion of the NE1/4 NW1/4 and SE1/4 NW1/4, Section 24, T17N, R84W Approximately 1/2 mile south of Saratoga on the east side of WY HWY 130	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-8)	Scheduled for public hearing on 06/01/2020 Recommended Approval	Scheduled for public hearing on 07/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-06	Thomas E. Lopez P.O. Box 745 Cheyenne, WY 82003 Application Date Rec'd: 05/04/2020 Date(s) Advertised: 05/27/2020-SS	PIN #: 17801430609100 Rural Address: 19 Gray Jay Trail Tract 91, 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 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-1.16)	Scheduled for public hearing on 07/06/2020 Recommended Approval	Scheduled for public hearing on 08/04/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-07	Michael Martin P.O. Box 1679 Rawlins, WY 82301 Application Date Rec'd: 06/23/2020 Date(s) Advertised: 07/01/2020-RT	PIN #: 218536200004300 N1/2 NW1/4, Section 36, T21N, R85W Approximately 14 miles east of Rawlins on the north side of I-80, just east of the Fort Steele Rest Area off Tie Town Road	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-80)	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
Z.C. Case #2020-08	Sharon Watson P.O. Box 1564 Rawlins, WY 82301 Arturo Soto and Kara Mary Gehrig P.O. Box 38 Rawlins, WY 82301 Application Date Rec'd: 09/17/2020 Date(s) Advertised: 09/30/2020-RT	PINS #: 21881340100400 and 21881340003400 Lots 4 and 5, Watson Ranch Minor Subdivision Replat, N1/2 SE1/4, Section 13, T21N, R88W The Watson Ranch Minor Subdivision is located approximately 1 mile west of Rawlins, west of Carbon County Road #451 (Cherokee Road)	Zone Change from Rural Residential Agriculture (RRA-10.489) to Rural Residential Agriculture (RRA-35.59) for Lot 4 located in the Watson Ranch Minor Subdivision Replat  Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-14.048) for Lot 5 located in the Watson Ranch Minor Subdivision Replat	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**  
**APPROVED**  
**TEXT AMENDMENTS AND ZONE CHANGES**  
**YEAR: 2020**

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
Z.C. Case #2020-09	Victor Gallagher P.O. Box 707 Saratoga, WY 82331 Application Date Rec'd: 09/21/2020 Date(s) Advertised: 09/30/2020-SS	PINS #: 17831800000100, 17831800000200, 17831800500100, and 17831800500200 Lots 1 and 2, Block 1, Old Baldy Village, First Addition located in the NW1/4, Section 18, T17N, R83W The Old Baldy Village, First Addition 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 Ranching, Agriculture and Mining (RAM) to Residential (RD) for Lot 1 located in the Old Baldy, First Addition, Replat of Block 1, Lots 1 and 2 (NOTE: Lot 2 is already zoned RD.)	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 <b>APPROVED</b>	<b>APPROVED</b>

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

**ACTIVITY REPORT**  
**APPROVED**  
**CONDITIONAL USE PERMITS**

**YEAR: 2020**

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>CONDITIONAL USE PERMIT CASES:</b>						
C.U. Case #2019-07	Brush Creek LLC 701 E. 83rd Avenue, Suite 17 Merrillville, IN 46410 Application Date Rec'd. 10/25/2019 Date(s) Advertised: 10/30/2019-RT Date(s) Advertised: 10/30/2019-SS	PIN #: Various Rural Address: 66 Brush Creek Brush Creek Ranch is located along both sides of HWY130, approximately 8.3 miles east of the intersection of HWY 130 and 230.	Conditional Use Permit in the RAM Zone. A Conditional Use Permit Amendment for the Brush Creek Ranch guest ranch and resort. This second amendment submittal is intended to obtain authorization for new and future building improvements throughout Brush Creek Ranch properties. The proposed improvements are located at five (5) locations Brush Creek Ranch: The Farms at Brush Creek Ranch American Wagyu Beef/Brush Creek Agricultural Center Buildings New Employee Housing near Ryan Park Road Magee Homestead Brush Creek Ranch – Rendezvous Camp	Scheduled for public hearing on 12/02/2019 Recommended Approval	Scheduled for public hearing on 01/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-02	Sanford Schrock P.O. Box 184 Rawlins, WY 82301 Application Date Rec'd: 05/13/2020 Date(s) Advertised: 05/27/2020-RT	PIN #21881340002600-Parent Parcel Lot 1, Lose Minor Subdivision, located in the E1/2 SE1/4, Section 13, T21N, R88W The Lose Minor Subdivision is located approximately 1/2 mile north of Wagon Circle Road off Carbon County Road #451 (Cherokee Road) on the east side	Conditional Use Permit in the RRA Zone for a business that will not substantially distract from the agricultural or residential character of the area - "E-Z Lift Garage Doors"	Scheduled for public hearing on 07/06/2020 Recommended Approval	Scheduled for public hearing on 08/04/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-03	Applicant: PacifiCorp (doing business as Rocky Mountain Power) 1407 West North Temple, Suite 250 Salt Lake City, UT 84116 Owners: Various (Private-State-BLM) Application Date Rec'd: 06/19/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS Date(s) Advertised: 07/10/2020-SPR	PIN #: VARIOUS The Gateway South Transmission Project crosses approximately 107.7 miles through Carbon County from the Aeolus Substation to the border with Colorado	Conditional Use Permit for the Gateway South Transmission Project (Project). The Project consists of a single circuit, 500 kV transmission line between the Aeolus Substation and the Moffatt County, Colorado border. The request is to construct the Gateway South Transmission Project. The Project is generally co-located and off set from the existing Gateway West Transmission line. The Project will consist of 500-kV alternating current (AC) electric transmission lines and associated substation facilities as part of the PacifiCorp Energy Vision 2020 Plan.	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-04	Michael Martin P.O. Box 1679 Rawlins, WY 82301 Application Date Rec'd: 06/23/2020 Date(s) Advertised: 07/01/2020-RT	PIN #: 218536200004300 N1/2 NW1/4, Section 36, T21N, R85W Approximately 14 miles east of Rawlins on the north side of I-80, just east of the Fort Steele Rest Area off Tie Town Road	Conditional Use Permit in the RRA Zone for a business that will not substantially distract from the agricultural or residential character of the area - "High Desert Construction"	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-06	Applicant: Declan Murphy for Union Telephone Company/Hemphill LLC 2186 E. University Drive, Suite 201 Tempe, AZ 85281 Owner: Bureau of Land Management Rawlins Field Office P.O. Box 2407 Rawlins, WY 82301 Application Date Rec'd: 06/22/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS	PIN #: 15830210060000-Parent Parcel A tract of leased land (0.223 acres) located in the NW1/4, Section 9, T15N, R83W The Needles Peak Communications Site is located approximately 5-6 miles north of the Town of Encampment and approximately 1-2 miles east of State HWY 230	Conditional Use Permit in the RAM Zone to permit remove and replace an existing telecommunications with a new tower with the overall tower height being 140 feet. The existing smaller tower will be removed within 4 years. Site Name: Needles Peak Communications Site	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-07	Applicant: Declan Murphy for Union Telephone Company/Hemphill LLC 2186 E. University Drive, Suite 201 Tempe, AZ 85281 Owner: Anadarko Land Corp. P.O. Box 1330, Property Tax TLP 6019 Houston, TX 77251 Application Date Rec'd: 06/22/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS	PIN #: 22810110000300-Parent Parcel A tract of leased land (5,940 sq.ft.) located in the SW1/4 NE1/4, Section 5, T22N, R81W The Hanna Hill Communications Site is located approximately 2 miles north of Elmo and approximately 1 mile west of Carbon County Road #291 (Hanna-Leo/Kortes Road)	Conditional Use Permit in the RAM Zone to permit remove and replace an existing telecommunications with a new tower with the overall tower height being 140 feet. The existing smaller tower will be removed within 4 years. Site Name: Hanna Hill Communications Site	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**  
**APPROVED**  
**CONDITIONAL USE PERMITS**

**YEAR: 2020**

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>CONDITIONAL USE PERMIT CASES:</b>						
C.U. Case #2020-08	Applicant: Declan Murphy for Union Telephone Company/Hemphill LLC 2186 E. University Drive, Suite 201 Tempe, AZ 85281 Owner: Q Creek Land and Livestock Co. LLC P.O. Box 11350 Bozeman, MT 59719 Application Date Rec'd: 06/22/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS	PIN #: 25800110000300-Parent Parcel A tract of leased land (10,000 sq.ft.) located in the SW1/4 NE1/4, Section 11, T25N, R80W Approximately 5.1 miles southwest from State HWY 77 and approximately 22 miles north northeast of the Town of Hanna	Conditional Use Permit in the RAM Zone to permit remove and replace an existing telecommunications with a new tower with the overall tower height being 100 feet. There will be a total of 2 towers on this site. Site Name: Shirley Mountain Communications Site	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-09	Applicant: Declan Murphy for Union Telephone Company/Hemphill LLC 2186 E. University Drive, Suite 201 Tempe, AZ 85281 Owner: Ronald Crawford P.O. Box 548 Oak Creek, CO 80467 Application Date Rec'd: 06/25/2020 Date(s) Advertised: 07/01/2020-RT Date(s) Advertised: 07/01/2020-SS	PIN #: 13912630001300 A tract of leased land (5,180 sq.ft.) located in the W1/2 SE1/4, Section 35, T13N, R91W Approximately 1 mile north of Carbon County Road #702 (Baggs-Dixon Road) near Baggs, WY	Conditional Use Permit in the RAM Zone to permit remove and replace an existing telecommunications with a new tower with the overall tower height being 100 feet. The existing smaller tower will be removed within 4 years. Site Name: Weber Mesa Communications Site	Scheduled for public hearing on 08/03/2020 Recommended Approval	Scheduled for public hearing on 09/01/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-10	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: U.S. Forest Service Brush Creek/Hayden Ranger District P.O. Box 248 Saratoga, WY 82331 Application Date Rec'd: 08/20/2020 Date(s) Advertised: 09/02/2020-RT Date(s) Advertised: 09/02/2020-SS	PIN #: 16810110060100-Parent Parcel Rural Address: 45 Forest Service Road 232.1A-Ryan Park A parcel of leased land (100 feet x 100 feet) located in a portion of the SE1/4 NW1/4, Section 29, T16N, R81W Approximately 3/4 mile west of Ryan Park off U.S. Forest Road #232.1A	Conditional Use Permit in the RAM Zone to replace the existing 45-foot tower with a permanent 80-foot structure, capable of a 20-foot future extension, with a possible total structure height being 107 feet The existing smaller tower will be removed within 4 years. Site Name: Ryan Park/Barrett Ridge Communications Site	Scheduled for public hearing on 10/05/2020 Recommended Approval	Scheduled for public hearing on 11/10/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-12	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Rock River Ranches, Inc. 221 Diamond Ranch Road Rock River, WY 82803 Application Date Rec'd: 08/24/2020 Date(s) Advertised: 09/02/2020-RT Date(s) Advertised: 09/02/2020-SS	PIN #: 20780110000300-Parent Parcel Rural Address: 1470 CR 1 A parcel of land (100 feet x 100 feet) located in a portion of the SW1/4 SW1/4, Section 15, T20N, R78W Approximately 3.3. miles north of McFadden on Carbon County Road #1 (Medicine Bow-McFadden Road)	Conditional Use Permit in the RAM Zone to permit a pre-existing telecommunications tower with the overall tower height being 127 feet on a self-supporting lattice tower Site Name: Foote Creek Communications Site	Scheduled for public hearing on 10/05/2020 Recommended Approval	Scheduled for public hearing on 11/10/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-13	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Peterson Livestock, LLC P.O. Box 973 Rawlins, WY 82301 Application Date Rec'd: 08/24/2020 Date(s) Advertised: 09/02/2020-RT Date(s) Advertised: 09/02/2020-SS	PIN #: 21861910002700 Rural Address: 21803 HWY 76 A parcel of land (80 feet x 80 feet) located in a portion of the NW1/4 NE1/4, Section 19, T21N, R86W Approximately 3 miles east of Rawlins off HWY 76 on the south side of I-80	Conditional Use Permit in the RAM Zone to replace the existing 45-foot tower with a permanent 80-foot structure, capable of a 20-foot future extension, with a possible total structure height being 107 feet The existing smaller tower will be removed within 4 years. Site Name: Sinclair West Communications Site	Scheduled for public hearing on 10/05/2020 Recommended Approval	Scheduled for public hearing on 11/10/2020 <b>APPROVED</b>	<b>APPROVED</b>
C.U. Case #2020-14	Applicant: Union Telephone Company P.O. Box 160 Mountain View, WY 82939 Owner: Seminole Boat Club Assoc. P.O. Box 182 Rawlins, WY 82301 Application Date Rec'd: 09/17/2020 Date(s) Advertised: 09/30/2020-RT	PIN #: 24840920000600 Rural Address: 2469B CR 351 A tract of leased land (0.147 acres) located in the N1/2 NW1/4, section 9, T24N, R84W Seminole Boat Club is located approximately 30 miles north of Sinclair and approximately 3 miles east of Carbon County Road #351 (Seminole Road)	Conditional Use Permit in the RAM Zone to retire and replace the existing Communications On Wheels (COW) with a permanent 80-foot structure, capable of a 20-foot extension, with a possible total structure height being 107 feet. The existing COW will be removed within 4 years. Site Name: Seminole Boat Club/Marina Communications Site	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**  
**APPROVED**  
**SUBDIVISIONS**  
**(MAJOR, MINOR, and REPLATS)**  
**YEAR: 2020**

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>MINOR SUBDIVISION CASES:</b>						
MIN SUB Case #2019-03	Applicant: Brad Hebig P.O. Box Encampment, WY 82325 Owner: Josephine Margaret Roberson P.O. Box Encampment, WY 82325 Application Date Rec'd: 11/07/2019 Date(s) Advertised: 11/16/2019-RT Date(s) Advertised: 11/20/2019-SS	PIN #: 14830520001200 Rural Address: 10132 Wyoming Highway 230 "Arapaho Flats Minor Subdivision" located in the E1/4 NW1/4 NW1/4, Section 5, T14N, R83W The Arapaho Flats Minor Subdivision is located approximately 1 mile east of Riverside on the south side of HWY 230	Minor Subdivision Request - subdivide 20.09 acres into three separate lots: Lot 1 = 5.07 Acres Lot 2 = 5.07 Acres Lot 3 = 9.95 Acres	Scheduled for public hearing on 01/06/2020	Scheduled for public hearing on 01/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2020-01	Scott Lose 740 E. Cemetery Road Driggs, ID 83422 Application Date Rec'd: 12/16/2019 Date(s) Advertised: 12/25/2019-RT	PIN #: 21881340002600 Rural Address: 27 CR 451 "Lose Minor Subdivision" is located in the E1/2 SE1/4, Section 13, T21N, R88W The Lose Minor Subdivision is located approximately 1/2 mile north of Wagon Circle Road off Carbon County Road #451 (Cherokee Road) on the east side	Minor Subdivision Request - subdivide 10 acres into two separate lots: Lot 1 = 5 Acres Lot 2 = 5 Acres	Scheduled for public hearing on 02/03/2020 Recommended Approval	Scheduled for public hearing on 03/17/2020 <b>APPROVED</b>	<b>APPROVED</b>
MIN SUB Case #2020-03	Kurt and Sandra Wilson 205 River Place Lander, WY 82520 Robert and Joanna Martinez 720 West State Rawlins, WY 82301 Application Date Rec'd: 04/10/2020 Date(s) Advertised: 04/29/2020-SS	PIN #: 13882420002800 Rural Address: 951 Savery Stock Drive "Martinez and Wilson Minor Subdivision" is located in the NE1/4 NW1/4, Section 24, T13N, R88W The Martinez and Wilson Minor Subdivision is located approximately 165 miles east of Dixon off HWY 70; approximately 1 mile south of HWY 70 within the Medicine Bow National Forest	Minor Subdivision - subdivision 39.407 acres into two separate lots: Lot 1 = 19.776 Lot 2 = 19.631	Scheduled for public hearing on 06/01/2020 Recommended Approval	Scheduled for public hearing on 07/07/2020 <b>APPROVED</b>	<b>APPROVED</b>
<b>REPLAT SUBDIVISION CASES:</b>						
REPLAT SUB Case #2020-01	Triple D Construction P.O. Box 821 Saratoga, WY 82331 John Schoen 1520 S. 22nd Street Leavenworth, KS 66048 Application Date Rec'd: 08/24/2020 Date(s) Advertised: 09/02/2020-SS	PIN #: 16812830600100 Rural Address: 18 Elk Bugle Lane Lot 1A, Block 1, Ryan Park Fourth Addition 2nd Replat, located in the SW1/4, Section 28, T16N, R81W Ryan Park is located approximately 24 miles southeast of Saratoga off HWY 130	2nd Replat of the Ryan Park 4th Addition Replat, Lot 1A, Block 1 Amended The purpose of the replat is to vacate a portion of Lot 1A to merge with the Schoen parcel.	Scheduled for public hearing on 10/05/2020 Recommended Approval	Scheduled for public hearing on 11/10/2020 <b>APPROVED</b>	<b>APPROVED</b>
REPLAT SUB Case #2020-02	Sharon Watson P.O. Box 1564 Rawlins, WY 82301 Arturo Soto and Kara Mary Gehrig P.O. Box 38 Rawlins, WY 82301 Application Date Rec'd: 09/17/2020 Date(s) Advertised: 09/30/2020-RT	PINS #: 21881340100400 and 21881340003400 Lots 4 and 5, Watson Ranch Minor Subdivision Replat, N1/2 SE1/4, Section 13, T21N, R88W The Watson Ranch Minor Subdivision is located approximately 1 mile west of Rawlins, west of Carbon County Road #451 (Cherokee Road)	Watson Ranch Minor Subdivision Replat of Lots 4 and 5 The purpose of the replat is to extend Lot 4 property/boundary lines and incorporate and create a new lot - Lot 5 into the minor subdivision.	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 <b>APPROVED</b>	<b>APPROVED</b>

**ACTIVITY REPORT**  
**APPROVED**  
**SUBDIVISIONS**  
**(MAJOR, MINOR, and REPLATS)**  
**YEAR: 2020**

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
REPLAT SUB Case #2020-03	Victor Gallagher P.O. Box 707 Saratoga, WY 82331 Application Date Rec'd: 09/21/2020 Date(s) Advertised: 09/30/2020-SS	PINS #: 17831800000100, 17831800000200, 17831800500100, and 17831800500200 Lots 1 and 2, Block 1, Old Baldy Village, First Addition, Replat located in the NW1/4, Section 18, T17N, R83W The Old Baldy Village, First Addition is located approximately 3/4 of a mile east of Saratoga off Carbon County Road #504 (Saratoga/10 Mile/Ryan Park Road)	Old Baldy Village, First Addition, Replat of Block 1, Lots 1 and 2 The purpose of the replat is to incorporate two unplatted parcels and enlarge/expand Lot 1 property/boundary lines	Scheduled for public hearing on 11/02/2020 Recommended Approval	Scheduled for public hearing on 12/15/2020 <b>APPROVED</b>	<b>APPROVED</b>

**NOTE: ZERO (0) PUD Requests were process and approved in 2020.**



# Wyoming Planning Association Planning for a Better Wyoming

January, 2021

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Dear WYOPASS Member:

Your WYOPASS Board continues to be committed to providing members with quality planning conferences, networking opportunities and continuing education. With 2020 being an unforgettable year, we made our 2020 Fall Conference virtual, and spread it out over several months. Check out the conference videos, including the award winners at [www.wyopass.org](http://www.wyopass.org)

We decided this year not to hold the Spring Workshop at a physical location. Instead, we will have topics that will be streamed/videoed and they are free to the members. This is a great opportunity for new planning commissioner orientation, continuing education for veteran planners & commissioners, and an opportunity to network with others from across the State.

We will continue our focus on the Planning Commission-best practices, legislative update and current issues. If you have a topic that you would like to be covered during one of our streaming sessions, 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. Membership in WYOPASS is a great way to network with other planners across the state, and to stay informed in our ever-changing world.

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

Sincerely,

Angela Parker, AICP  
WYOPASS President



**END OF  
ANNUAL  
REPORT**