

2024
ANNUAL REPORT

CARBON COUNTY
PLANNING & ZONING
COMMISSION

PREPARED & PRESENTED BY:
PLANNING & DEVELOPMENT STAFF

Kristy R. Rowan
Planning & Development Coordinator

2024 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 Chair
Karen Kurtak, Member
James. McNees, Member
O.R. Wille, Member

Planning & Development Dept.

Kristy R. Rowan, Planning & Development Coord.
Amy Seilaff, Administrative Assistant

February 2025

We are pleased to submit the 2024 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2024, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice Chairman. The Carbon County Board of County Commissioners reappointed Rich Wilson and James McNees with terms ending November 2027.

In December 2023, Ms. Rowan was offered and accepted the position as the Planning & Development Coordinator. There were staff transitions as an Administrative Assistant position was advertised in the county newspapers and posted on both the Carbon County and Wyoming Workforce Service websites in December 2023. In January 2024, interviews were conducted and in January 2024, Ms. Charlene Coplea was offered and accepted the position as the Administrative Assistant and left in September 2024. In October 2024, the Administrative Assistant position was re-advertised in the county newspapers and posted on both the Carbon County and Wyoming Workforce Service websites. In November 2024, interviews and testing were conducted and in December 2024, Ms. Amy Seilaff was offered and accepted the position as the Administrative Assistant.

98 Building Permits were issued in 2024 as compared to 111 Building Permits issued in 2023 with a decrease of 13.3% or 13 building permits. Building permit fees collected in 2024 were \$70,367.20 as compared to 2023 with fees collected of \$111,921.96 with a decrease of 59%. The decrease in Building Permits and Fees was primarily due to receiving less building permits and revenue for transmission line projects, wind turbine generators, supply and demand chains, and inflation. A breakdown of the type of structures built is contained in the attached overview of construction activity.

20 case files were opened and processed in 2024; including conditional use permits, conditional use permits-transfers, conditional use permits-wind, planned unit developments, subdivisions (minors and vacated), variances, zone changes, and flood damage prevention ordinances. The 2024 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

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past ten (10) years which can be used to identify and monitor longer-term development trends and characteristics. There was a total of seven (7) new lots legally created through the minor subdivision process.

The Planning and Zoning Commission held several workshops (July, August, and September 2024) discussing and reviewing the “Carbon County Flood Damage Prevention Ordinances” and recommended approval of the “Carbon County Flood Damage Presentation Ordinances” in September 2024. The Carbon County Board of County Commissioners approved the “Carbon County Flood Damage Prevention Ordinances” in December 2024. The Carbon County Floodplain Maps are updated and can be accessed via the Carbon County’s website.

As recommended in the Carbon County Comprehensive Land Use Plan, the staff, with the assistance of the County Attorney’s Office, will continue to prepare and recommend amendments to the Zoning Resolution in 2025.

In 2023, the Carbon County Board of County Commissioners selected Y2 Consultants to update the Carbon County Comprehensive Land Use Plan (CCCLUP/Plan). The Plan was adopted in 2010 and was amended in 2012 and 2016. In addition, several Carbon County residents were appointed to serve on the CCCLUP Steering Committee. The Steering Committee has met monthly since August 2023 to present, and progress has been made on the Plan’s update. No Steering Committee Meetings were held in October, November, and December 2024 and January of 2025 as Y2 Consultants were unable to produce anything for the Steering Committee Members to review and comment.

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

- BLM, Wyoming Pipeline Corridor Initiative (WPCI) Project:
 - The State of Wyoming has submitted a proposal to the BLM Wyoming State Office requesting designation of pipeline corridors in nine BLM-Wyoming Resource Management Plans (RMPs). The WPCI, as proposed, would amend the RMPs in order to create a statewide pipeline corridor network. The corridors would be designated for pipelines associated with carbon capture, utilization, and storage (CCUS), as well as pipelines and facilities associated with Enhanced Oil Recovery (EOR). The proposal identifies approximately 2,000 miles of pipeline corridor across BLM-managed lands. Cooperator and public scoping meetings were held the week of December 9th with the comment period for the scoping ended on December 27, 2019. The Draft Environmental Impact Statement (DEIS) was released in April, 2020 with a 90-day comment period ending on July 16, 2020. The BLM conducted virtual public meetings on May 28th. A cooperator review of the Draft Final Environmental Impact Statement (FEIS) occurred during the week of August 10th. The FEIS was published on October 23, 2020, begin a 30-day protest period and 60-day Governor’s consistency review. A cooperator/BLM alternatives development workshop was held at the end of January 2020. A Record of Decision was signed on January 15, 2021.
 - No new updates.

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- BLM, Maestro Wind Energy Development (formally known as Viridis Eolia Wind Energy) Environmental Impact Statement (EIS):
 - Project taken over by BayWa r.e.
 - Plan of Development (POD) was submitted to the BLM. BLM will be working with Cooperators through the review process.
 - Project is located north of Medicine Bow.
 - No new updates.
- BLM, Two Rivers Wind Energy Project:
 - Received WYDEQ ISC Permit #18-11 in November 2019.
 - County CUPW permit denied in 2019.
 - Environmental Analysis (EA) version 2 for Two Rivers was submitted for analysis by the BLM and United States Fish and Wildlife Service (USFWS) staff and Cooperators. FWS is co-lead on the NEPA process.
 - Plan of Development (POD) version 3 for Two Rivers was submitted for analysis by the BLM and USFWS staff and Cooperators.
 - Applicant continues to work with them to move forward with the Incidental Take Permit process.
 - Submitted a County CUP-Wind Application in 2023 and withdrawn by applicant.
 - NEPA review was completed and a Decision Record and a Finding of No Significant Impact (FONSI) for the Project was issued in December 2024.
 - Submitted a County CUP-Wind Application in December 2024.
 - The application is under review.
- BLM, Lucky Star Wind Energy Project:
 - County CUPW permit denied in 2019.
 - BLM staff reviewed the Plan of Development (POD) and waiting for a revised POD to be submitted.
 - No new updates.
- BLM, Chokecherry/Sierra Madre Wind Energy Project:
 - Phase I and Phase II infrastructure construction ongoing.
 - County CUP-Wind Permit Extension Request was not granted in 2023.
 - Applicant submitted the County CUP-Wind Application-Amended (Chokecherry/Sierra Madre) in July 2024.
 - The proposed amendment would approve the Project's reduce number of maximum wind turbines (total: 622), update wind turbine dimensions (Optimized Design), and extend PCW's deadline for commencing operation of the Project by approximately five years, from September 9, 2024, to June 1, 2029. The project area boundary, wind development areas, setbacks, etc. are all the same.
 - The Planning and Zoning Commission recommended approval in September 2024 and the Carbon County Board of County Commissions approved in October 2024.
- Transmission Line: Trans-West Express:
 - Record of Decision (ROD) signed in 2016.
 - County CUP approved in December 2018.
 - Plan of Development (POD) for the Notice to Proceed (NTP) submitted to BLM.

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- From 2018-2020, BLM Rawlins Field Office (RFO) reviewed and commented on the POD, appendices, and biological surveys as submitted by TWE.
- Anticipate construction in 2024 and 2025.
- Transmission Line: Gateway West:
 - County CUP Approved in September 2018.
 - 2020-County approved building permits.
 - Under construction.
- Transmission Line: Gateway West Segment D-1:
 - County CUP Approved in February 2021[1].
 - NOTE [1]: The transmission project (C.U. Case File #2020-15) was originally approved in February 2021. However, no building permits issued, and no extensions were requested. Therefore, the previous case file (C.U. Case File #2020-15) was considered expired, null, and void as per Resolution No. 2021-06.
 - The applicant submitted a new CUP in 2023.
 - County CUP Approved in July 2023.
 - 2023-County approved building permits.
 - Under construction.
- Transmission Line: Gateway South:
 - ROD signed 2016.
 - County CUP Approved in September 2020.
 - PacifiCorp plans to put the construction project out for bid in April 2021.
 - PacifiCorp completing cultural & biological Notice to Proceed survey requirements. PacifiCorp's timeline for Notice to Proceed (NTP) with long lead times.
 - 2022-County approved building permits.
 - Under construction.
- Transmission Line: Last Mile:
 - County CUP Approved in May 2022.
 - 2023-County approved building permits.
 - Under construction.
- Transmission Line: Rock Creek I:
 - County CUP Approved in March 2023.
 - 2024-County approved building permits.
- Transmission Line: Rock Creek II:
 - County CUP Approved in March 2023.
 - 2024-County approved building permits.
- Transmission Line: Two Rivers:
 - Submitted a County CUP Application in 2023 and withdrawn by applicant.
 - Anticipate resubmittal of the County CUP Application (Two Rivers) in the first half of 2024.
 - A CUP Application was not submitted in 2024.

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

The Planning Coordinator 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.

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

In 2023, the Planning & Development Department enlisted and hired the services of Greenwood Mapping, Inc. to assist with rural addresses, GIS Data and needs, and zoning. The Planning & Development continues to manage the rural addressing program for the County. In 2024, 27 rural address assignments and verifications were issued.

Wind energy production taxes received in 2023 (2023 Taxes Received: \$903,024.19) an increase of \$324,440.91 or approximately 56% as compared to 2022. Wind energy production taxes received in 2022 (2022 Taxes Received: \$578,583.28) a decrease of \$73,058.31 or approximately 11% as compared to 2021. Wind energy production taxes received in 2021 (2021 Taxes Received: \$651,641.59) an increase of \$43,624.61 or approximately 7% compared to 2020. The 2024 wind energy production tax figure is to be released in March/April 2025.

WIND ENERGY PRODUCTION TAXES BREAKDOWN:

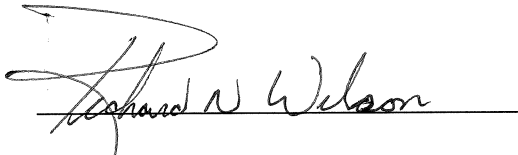
2014	\$480,198.25
2015	\$580,921.30
2016	\$455,276.00
2017	\$563,126.22
2018	\$530,194.76
2019	\$475,692.69
2020	\$608,016.98
2021	\$651,641.59
2022	\$578,583.28
2023	\$903,024.19

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The Planning and Zoning Commission is confident that its development review work in 2024 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 2025.

If you have any questions concerning the information contained herein, please let me know or you may contact Kristy R. Rowan, Planning & Development Coordinator, at the above-listed number.

Respectfully Submitted,

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

Richard "Rich" Wilson
Chairman

A handwritten signature in cursive script, reading "Kristy R. Rowan", written over a horizontal line.

Kristy R. Rowan
Planning & Development Coordinator

2024 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY: The Planning Department issued 98 Building Permits.

- 25 Residential Permits (Primary and Secondary):
 - 15 Primary
 - 10 Secondary
- 28 Accessory Structures Permits
- 11 Other Structures Permits
- 8 Commercial Development Permits
- 26 Industrial Development Permits

CASE FILES:

20 case files were processed and opened in 2024 requesting the following: conditional use permits, conditional use permits-wind, conditional use permit-transfers, planned unit developments, subdivisions (major, minor, replat, and vacated), variances, zone changes, text amendments, and flood damage ordinances.

ZONE CHANGE REQUESTS:

10 Zone Change Requests were processed and approved.

- 1 case file requested from RD to RD:
 - Z.C. Case #2024-05 – Richard and June George
- 1 case file requested from RRA to RRA:
 - Z.C. Case #2024-06 – Jerry and Patricia Lynch
- 2 case files requested from RAM to RD:
 - Z.C. Case #2024-08 – Steven and Courtney Priest
 - Z.C. Case #2024-10 – Mark and Valerie Condict
- 5 case files requested from RAM to FPSR:
 - Z.C. Case #2024-01 – Zoran and Vesna Vrhovnik
 - Z.C. Case #2024-03 – Arrow Shield Land and Cattle Company
 - Z.C. Case #2024-04 – Arrow Shield Land and Cattle Company
 - Z.C. Case #2024-07 – Gregory and Michelle Cross
 - Z.C. Case #2023-09 – Lauren and Charlotte Swanson
- 1 case file requested from RAM to C-2:
 - Z.C. Case #2024-02 – AZ Transportation Services, Inc. and Gerald Dunnegan

CONDITIONAL USE PERMITS:

5 Conditional Use Permit Requests were processed and approved.

- C.U. Case #2024-01 – KB Energy and Audrey Brokaw
(Use: Permit Automotive Sales)
- C.U. Case #2024-02 – Excomm, LLC and Tawyna Saier
(Use: Permit an existing telecommunications tower with overall tower height being 310 feet and related facilities/ equipment – “Saratoga Communications Site #2”)
- C.U. Case #2024-03 – Jane Tierras LLC – James Madera, Owner
(Use: Permit and operate an auto wrecker service – “MT Fleet Service”)
- C.U. Case #2024-04 – SAC Wireless on behalf of Union Telephone Company and Bear Creek Cattle Company
(Use: Replace the existing 65-foot tower with a permanent 120-foot lattice tower with foundation with the overall total tower height being 126 feet including appurtenances and related facilities – “Wagonhound Communications Site”)
- C.U. Case #2024-05 – Petroleum Resource Management Corp., Carmony Exploration, LLC, and Donald and Roberta Corson
(Use: Permit, construct, operate, and maintain a small gas processing facility, “Baggs Facility”)

CONDITIONAL USE PERMITS – WIND ENERGY FACILITIES:

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

- C.U.W. Case #2012-01 – Power Company of Wyoming LLC
(Use: “Chokecherry and Sierra Madre Wind Energy Project/Facility”) – AMENDED

CONDITIONAL USE PERMITS – TRANSFERS:

0 Conditional Use Permit-Transfer Requests were processed and approved.

PLANNED UNIT DEVELOPMENTS:

0 Planned Unit Development Requests were processed and approved.

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

3 Subdivision Requests were processed and approved.

- SUB Case #79-17 – “River Bend Mobile Home Subdivision Amended” – Vacated
- MIN SUB Case #2024-01 – “Blackhall Mountain Minor Subdivision” (3 Lots) – New
- MIN SUB Case #2024-02 – “Condict Minor Subdivision” (4 Lots) – New

VARIANCE REQUESTS:

0 Variance Requests were processed and approved.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

0 text amendments were processed and approved.

FLOOD DAMAGE PREVENTION ORDINANCES:

1 ordinance was processed and approved.

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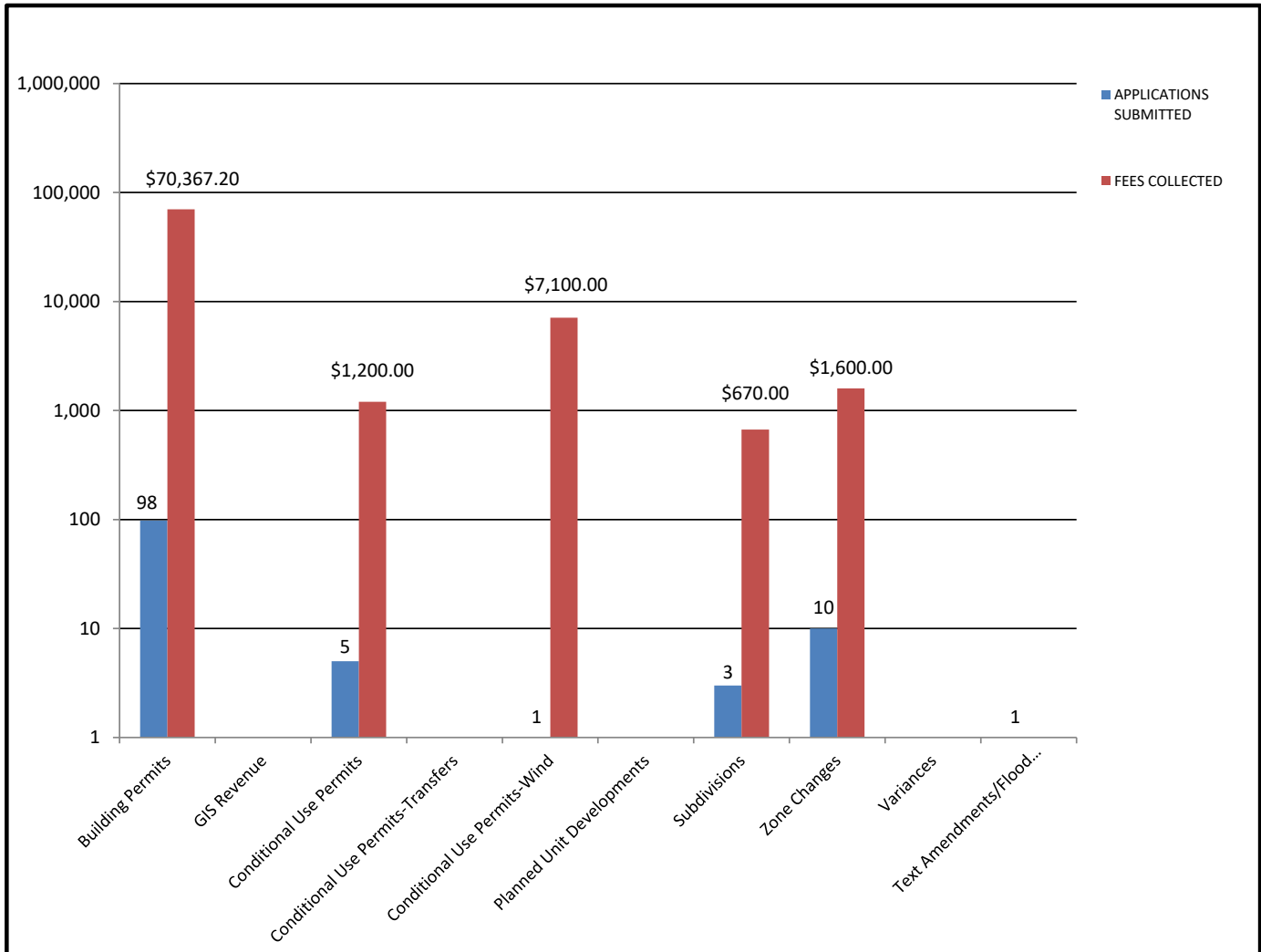
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	2	\$475.00	\$425,000.00
FEBRUARY	3	\$700.00	\$484,000.00
MARCH	4	\$550.00	\$360,000.00
APRIL	5	\$700.00	\$403,295.00
MAY	8	\$775.00	\$420,000.00
JUNE	5	\$3,175.53	\$2,988,725.29
JULY	14	\$12,050.00	\$5,879,988.06
AUGUST	12	\$3,416.67	\$3,096,970.00
SEPTEMBER	13	\$800.00	\$338,700.00
OCTOBER	16	\$37,300.00	\$21,110,802.16
NOVEMBER	1	\$125.00	\$25,000.00
DECEMBER	15	\$10,300.00	\$9,994,938.25
TOTALS	98	\$70,367.20	\$45,527,418.76

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	98	\$70,367.20
GIS Revenue	0	\$0.00
Conditional Use Permits	5	\$1,200.00
Conditional Use Permits-Transfers	0	\$0.00
Conditional Use Permits-Wind	1	\$7,100.00
Planned Unit Developments	0	\$0.00
Subdivisions	3	\$670.00
Zone Changes	10	\$1,600.00
Variances	0	\$0.00
Text Amendments/Flood Ordinances [1]	1	\$0.00



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

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DEVELOPMENT ACTIVITY TRENDS 2014 thru 2024

CALENDAR YEAR	# OF BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF CONDITIONAL USE PERMITS-WIND APPROVED	# OF CONDITIONAL USE PERMITS-TRANSFERS APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF ZONE TEXT AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2014	89	5	0	0	1	2	1	11	0	\$ 16,017.25	\$ 11,819,799.52
2015	86	5	0	0	0	3	0	9	3	\$ 18,596.00	\$ 22,053,971.33
2016	114	9	0	0	0	2	0	11	1	\$ 20,936.00	\$ 18,645,203.79
2017	75	7	0	0	0	1	2	8	0	\$ 18,716.50	\$ 6,113,357.00
2018	93	12	2	0	0	2	0	6	1	\$ 61,467.00	\$ 133,015,357.35
2019	122	6	1	0	0	2	0	13	1	\$ 195,028.00	\$ 831,295,757.45
2020	104	12	0	0	0	6	0	8	1	\$ 58,735.00	\$ 30,810,386.38
2021	73	5	2	3	2	3	0	13	0	\$ 30,636.00	\$ 133,575,551.00
2022	97	7	1	1	0	7	1	19	0	\$ 104,745.00	\$ 119,660,712.00
2023	111	5	0	0	0	5	0	16	0	\$ 135,601.96	\$ 198,053,917.79
2024	98	5	1	0	0	3	0	10	1 [5]	\$ 80,937.20	\$ 45,527,418.76

[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**.

[5] = Carbon County Flood Damage Prevention Ordinances approved in December, 2024.

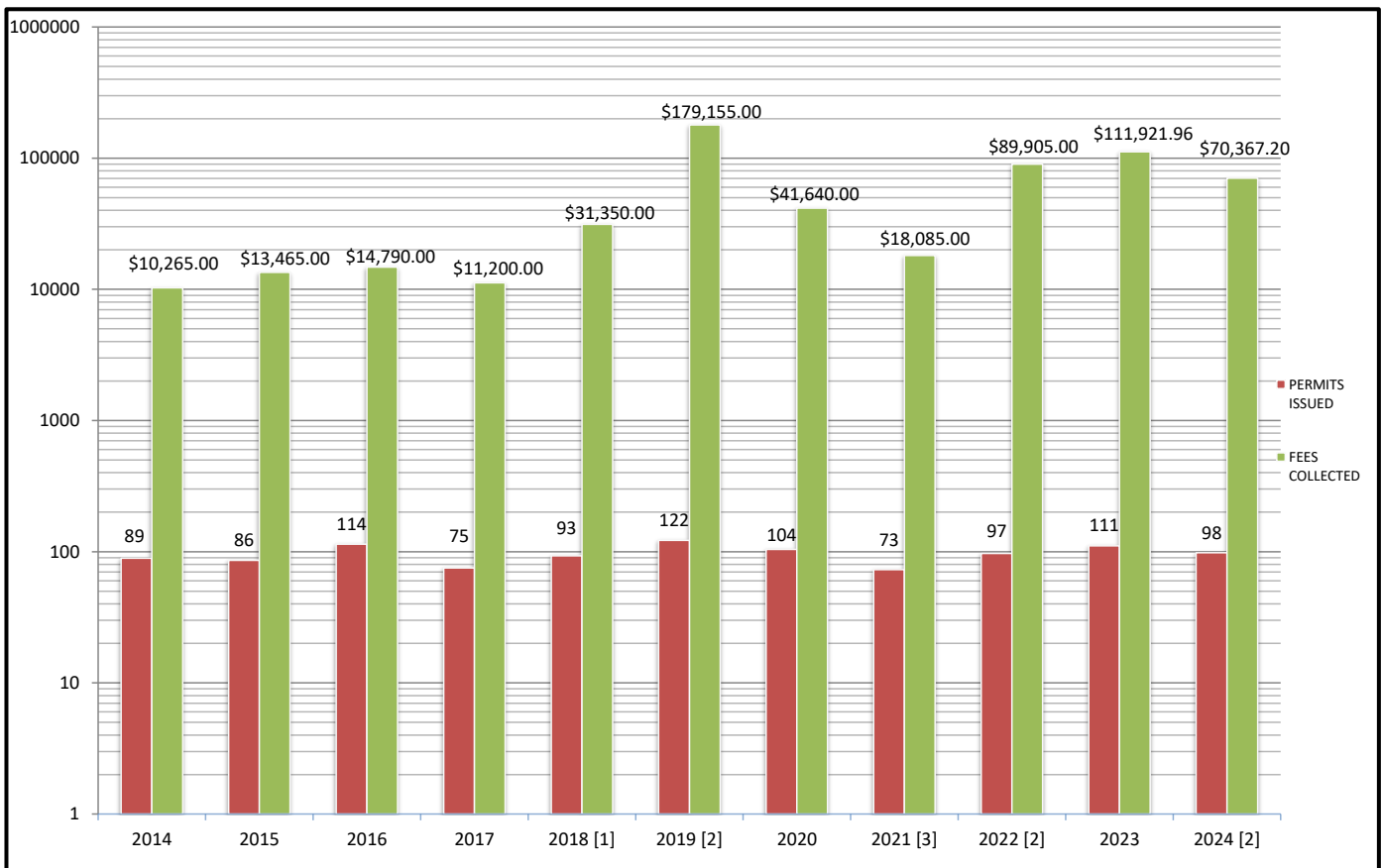
**=Carbon County Comprehensive Land Use Plan, Zoning Resolution, Subdivision Regulations, Natural Resource Management Plan, and Administrative Fees.

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2014-2024 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
2014	89	\$ 10,265.00
2015	86	\$ 13,465.00
2016	114	\$ 14,790.00
2017	75	\$ 11,200.00
2018 [1]	93	\$ 31,350.00
2019 [2]	122	\$179,155.00
2020	104	\$ 41,640.00
2021 [3]	73	\$ 18,085.00
2022 [2]	97	\$ 89,905.00
2023	111	\$111,921.96
2024 [2]	98	\$ 70,367.20

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



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

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

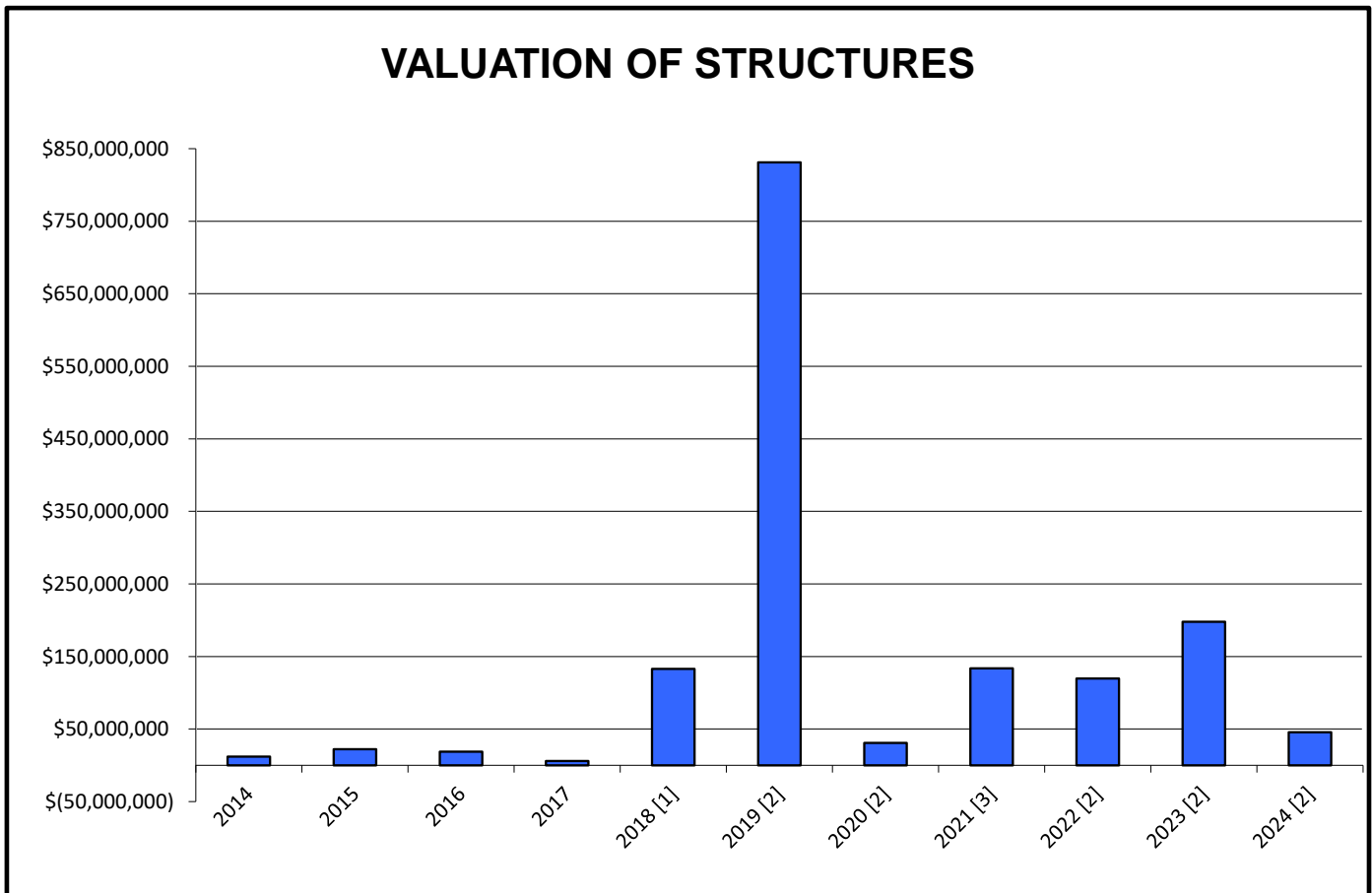
[3] = All Bldg. Permits (including Bldg. Permits-Wind issued for Wind Turbines/Generators).

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Building Permit Receipt Trends (2014-2024 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
2014	89	\$ 11,819,799.52
2015	86	\$ 22,053,971.33
2016	114	\$ 18,645,203.79
2017	75	\$ 6,113,357.00
2018 [1]	93	\$ 133,015,357.35
2019 [2]	122	\$ 831,295,757.45
2020 [2]	104	\$ 30,810,386.38
2021 [3]	73	\$ 133,575,551.00
2022 [2]	97	\$ 119,660,712.00
2023 [2]	111	\$ 198,053,917.79
2024 [2]	98	\$ 45,527,418.76

** = Valuations obtained from Building Permit Applications.



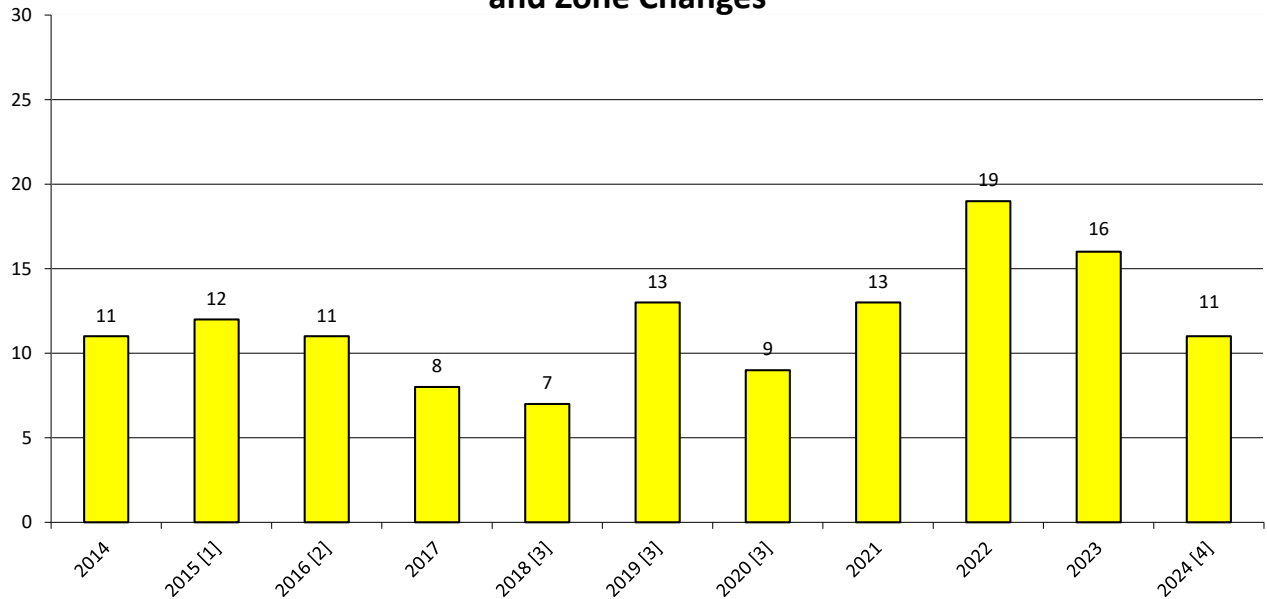
[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

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

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Approved Text Amendments, Ordinances, and Zone Changes



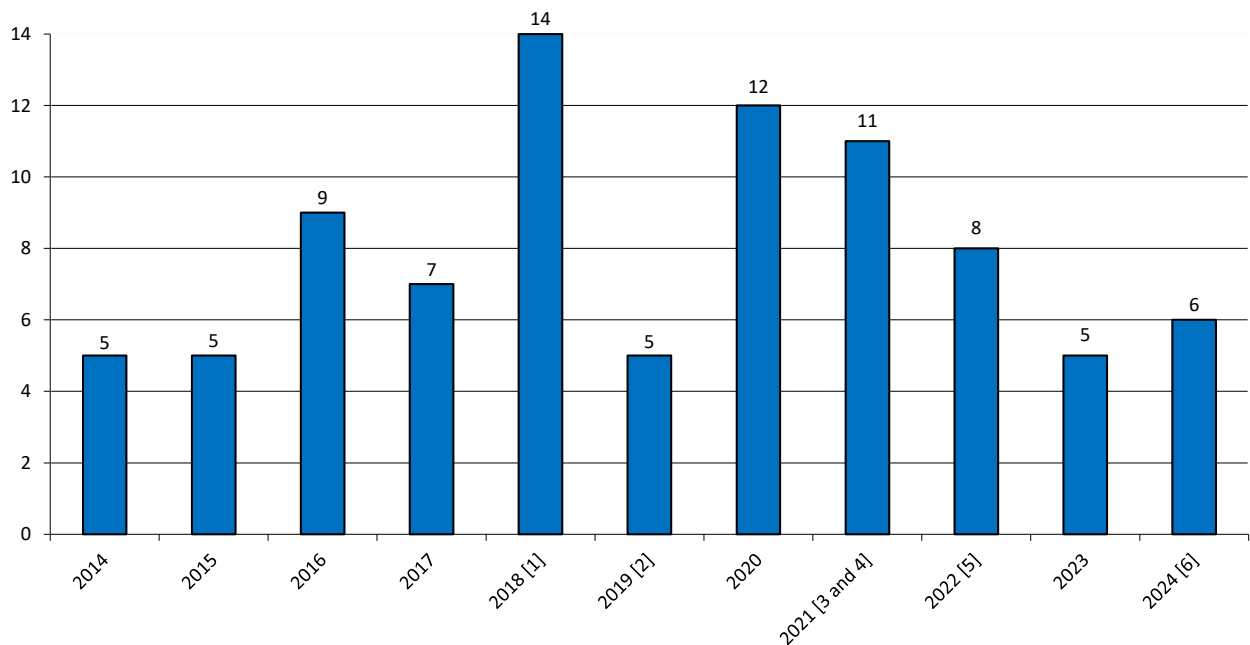
[1] = Three (3) Text Amendments were processed and approved in 2015.

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

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

[4] = Carbon County Flood Damage Prevention Ordinances approved in 2024.

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



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

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

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

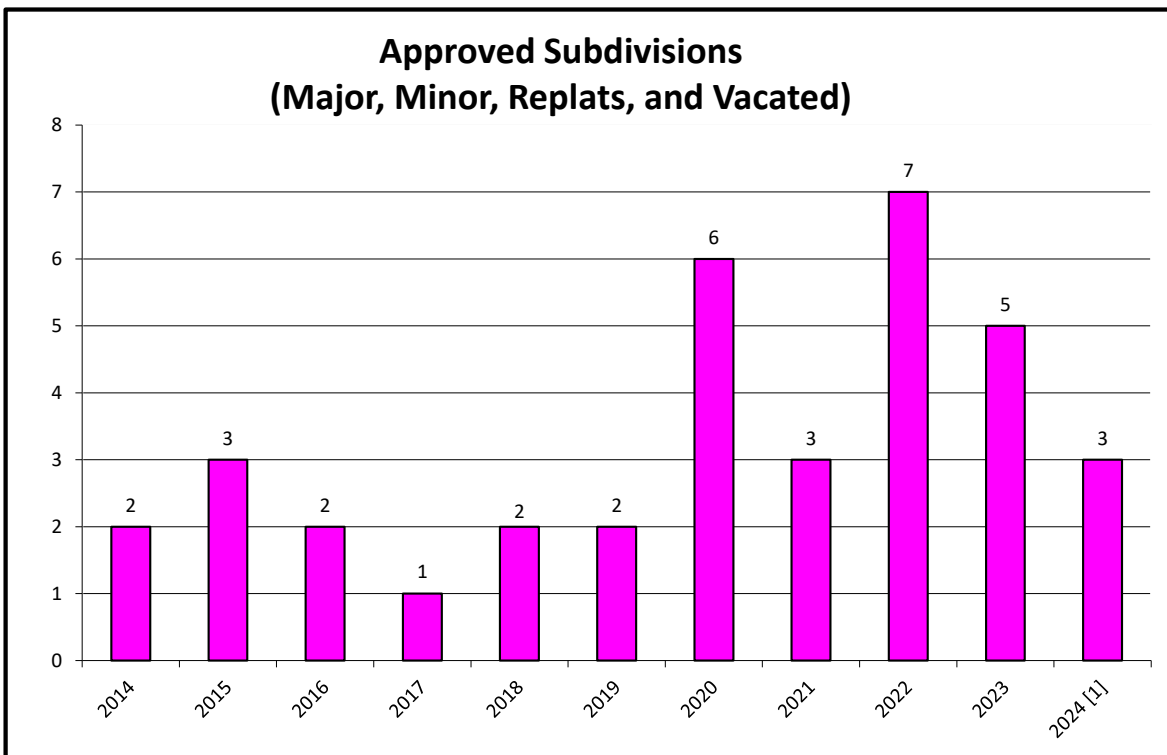
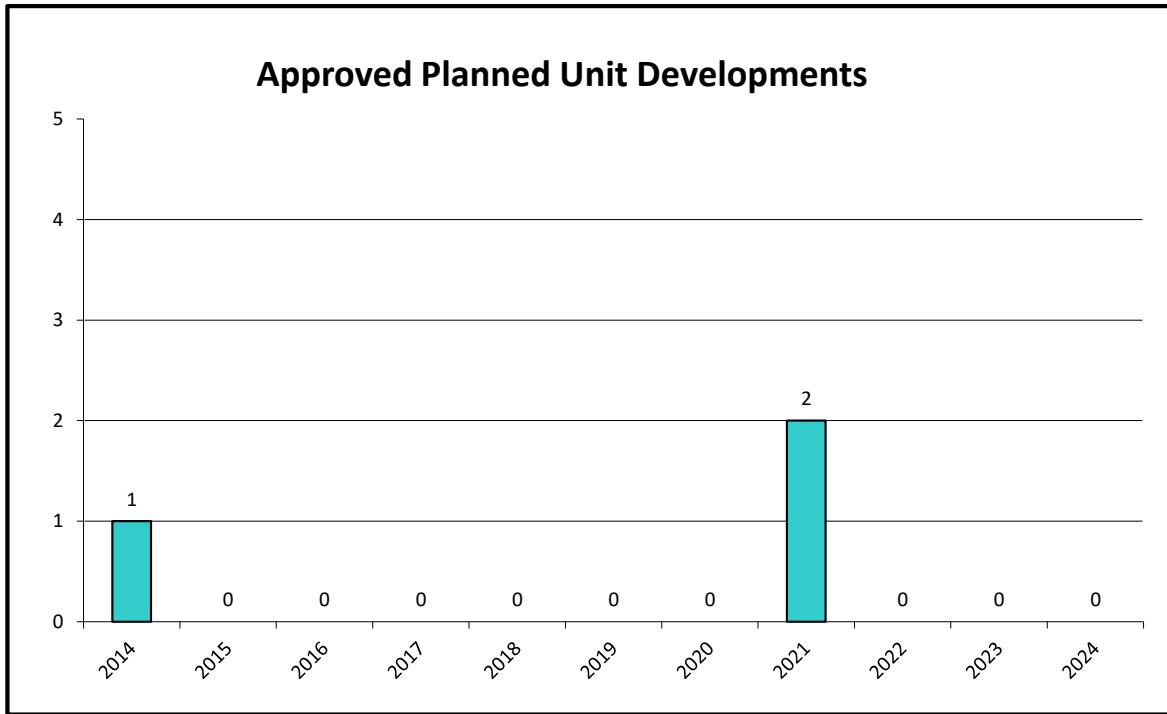
[4] = Includes Conditional Use Permit-Transfer Requests (C.U. Case #2015-03, C.U. Case #2019-03, S.U.P./C.U. Case #78-52).

[5] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2022-01) and

Conditional Use Permit-Transfer Request (C.U. Case #2015-04).

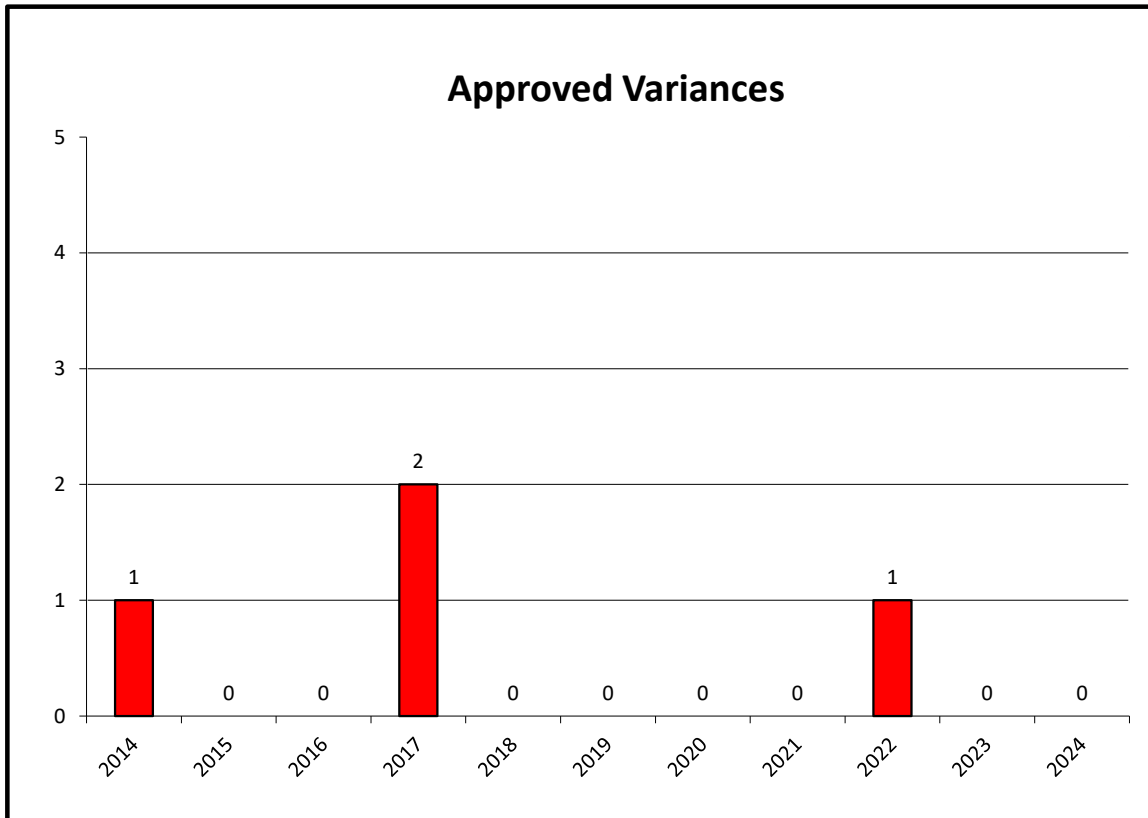
[6] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01-Amended).

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[1] = 2 Minor Subdivisions Requests and 1 Subdivision Request Vacated.

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ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS, FLOOD DAMAGE PREVENTION ORDINANCES, AND ZONE CHANGES

YEAR: 2024

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES:						
Z.C. Case #2024-01	Zoran and Vesna Vrhovnik 4030 Plaza Drive, Suite #3 Casper, WY 82604 Application Date Rec'd: 11/09/2023 Date(s) Advertised: 11/30/2023-SS	PIN #: 27830630001500 Rural Address: 592A Pedro Mountain Ranch Road-Hanna SW1/4 SW1/4, Section 6, T27N, R83W Approximately 3.5 miles west of Carbon County Road #291 (Hanna/Leo/Kortes Road) near Pathfinder Reservoir	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-34.42)	Scheduled for public hearing on 01/08/2024 Recommended Approval	Scheduled for public hearing on 02/20/2024 APPROVED	APPROVED
Z.C. Case #2024-02	Applicant: AZ Transportation Services, Inc. 3560 Valley Street Dayton, OH 45424 Owner: Gerald Dunnegan 204 N. Willo Esque Wichita, KS 67212 Application Date Rec'd: 12/06/2023 Date(s) Advertised: 12/30/2023-RT Date(s) Advertised: 12/28/2023-SS	PINS #: 21853520002800 and 21853520002700 A tract of land (10 Acres +/-) NW1/4 NW1/4, Section 35, T21N, R85W Approximately 14 miles east of Rawlins at the Fort Steele Exit on the south side of I-80	Zone Change from Residential (RD) and Ranching, Agriculture and Mining (RAM) to Highway Commercial (C-2)	Scheduled for public hearing on 02/05/2024 TABLE UNTIL: 03/04/2024 Recommended Approval	Scheduled for public hearing on 04/02/2024 APPROVED	APPROVED
Z.C. Case #2024-03	Arrow Shield Land and Cattle Company Attn: Sabin Larsen 2144 Lager Street Fort Collins, CO 80524-3950 Application Date Rec'd: 02/08/2024 Date(s) Advertised: 02/29/2024-SS	PIN #: 1687183000100 A tract of land (10.16 acres) located in a portion of the SW1/4, Section 18, T16N, R87W Approximately 35 miles south of Rawlins off Carbon County Road #401 (Sage Creek Road) on the west side.	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-10.16)	Scheduled for public hearing on 04/01/2024 Recommended Approval	Scheduled for public hearing on 05/07/2024 APPROVED	APPROVED
Z.C. Case #2024-04	Arrow Shield Land and Cattle Company Attn: Sabin Larsen 2144 Lager Street Fort Collins, CO 80524-3950 Application Date Rec'd: 02/08/2024 Date(s) Advertised: 02/29/2024-SS	PIN #: 1687183000100 A tract of land (11.XX acres) located in a portion of the SW1/4, Section 18, T16N, R87W Approximately 35 miles south of Rawlins off Carbon County Road #401 (Sage Creek Road) on the west side.	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-11.18)	Scheduled for public hearing on 04/01/2024 Recommended Approval	Scheduled for public hearing on 05/07/2024 APPROVED	APPROVED
Z.C. Case #2024-05	Richard and June George P.O. Box 1023 Encampment, WY 82325 Application Date Rec'd: 03/12/20204 Date(s) Advertised: 03/28/2024-SS	PIN #: 14830520001500 Lots 1-3, Blackhall Mountain Minor Subdivision, located in the SW1/4 NW1/4, Section 5, T14N, R83W The Blackhall Mountain Minor Subdivision is located approximately 1 mile east of Riverside and approximately 1 mile south of WY HWY 230	Zone Change from Residential (RD-10) to Residential (RD) Lot 1 = 9.92 Acres Lot 2 = 9.92 Acres Lot 3 = 9.91 Acres	Scheduled for public hearing on 05/06/2024 Recommended Approval	Scheduled for public hearing on 06/04/2024 APPROVED	APPROVED
Z.C. Case #2024-06	Jerry P. "Pat" and Patricia Lynch P.O. Box 455 Encampment, WY 82325 Application Date Rec'd: 04/15/2024 Date(s) Advertised: 04/25/2024-SS	PIN #: 14/21910000100 - Parent Parcel Parcel B2 in portions of Sections 19, 20, 29, and 30, T14N, R84W Approximately 10 miles east and south of Riverside; approximately 2 miles south of HWY 230 off Carbon County Road #219 (Cherokee Trail/Sierra Madre Road)	Zone Change from Rural Residential Agriculture (RRA-20.49) to Rural Residential Agriculture (RRA-18.65) for Parcel B2	Scheduled for public hearing on 06/03/2024 Recommended Approval	Scheduled for public hearing on 07/02/2024 APPROVED	APPROVED
Z.C. Case #2024-07	Gregory and Michele Cross 167 Glacier Circle Vacaville, CA 95687 Application Date Rec'd: 04/16/2024 Date(s) Advertised: 04/25/2024-SS	PIN #: 28832730008600 SW1/4 SW1/4, Section 27, T28N, R83W Approximately 3.5 miles west of Carbon County Road #291 (Hanna/Leo/Kortes Road) near Pathfinder Reservoir	Zone Change from Ranching, Agriculture and Mining (RAM) to Forestry Production and Seasonal Recreation (FPSR-40)	Scheduled for public hearing on 06/03/2024 Recommended Approval	Scheduled for public hearing on 07/02/2024 APPROVED	APPROVED
Z.C. Case #2024-08	Steven and Courtney Priest P.O. Box 204 Elk Mountain, WY 82324 Application Date Rec'd: 05/01/2024 Date(s) Advertised: 05/30/2024-SS	PIN #: 20802920003100 Rural Address: 700 Aspen Court-Elk Mountain A tract of land (3.40 acres) located in a portion of the SE1/4 NW1/4, Section 29, T20N, R80W Approximately 190 feet south of the Town of Elk Mountain town limits	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-3.40)	Scheduled for public hearing on 07/01/2024 Recommended Approval	Scheduled for public hearing on 08/06/2024 APPROVED	APPROVED
Z.C. Case #2024-09	Lauren and Charlotte Swanson P.O. Box 97 Dalton, NE 69131 Application Date Rec'd: 06/10/2024 Date(s) Advertised: 06/27/2024-SS	PIN #: 18782220001300 Rural Address: 37 Bull Moose Trail-Woodedge A tract of land (9 acres) located in a portion of the SW1/4 NW1/4, 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-9)	Scheduled for public hearing on 08/05/2024 Recommended Approval	Scheduled for public hearing on 09/03/2024 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS, FLOOD DAMAGE PREVENTION ORDINANCES, AND ZONE CHANGES

YEAR: 2024

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES:						
Z.C. Case #2024-10	Mark and Valerie Condict P.O. Box 767 Saratoga, WY 82331 Application Date Rec'd.: 09/06/2024 Date(s) Advertised: 10/03/2024-SS	PIN #: Lots 1-4, Condict Minor Subdivision, located NE1/4SE1/4NW1/4SE1/4: NW1/4SW1/4NE1/4SE1/4: NE1/4SW1/4NE1/4SE1/4: SE1/4SE1/4NW1/4SE1/4: SW1/4SW1/4NE1/4SE1/4, Section 28, T16N, R81 The "Condict Minor Subdivision" is located approximately 24 miles southeast of Saratoga off WY HWY 130 near Ryan Park	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD) Lot 1 = 2.5 Acres Lot 2 = 2.5 Acres Lot 3 = 2.5 Acres Lot 4 = 5 Acres	Scheduled for public hearing on 12/02/2024 Recommended Approval	Scheduled for public hearing on 01/07/2025 APPROVED	APPROVED
CARBON COUNTY FLOOD DAMAGE PREVENTION ORDINANCES:						
N/A	Carbon County Government P.O. Box 6 Rawlins, WY 82301 Date(s) Advertised: 08/17/2024-RT Date(s) Advertised: 08/15/2024-SS	N/A	Carbon County Flood Damage Prevention Ordinances were drafted to coincide with the updated Flood Insurance Rate Maps (FIRM) there were produced by Federal Emergency Management Agency (FEMA). Several Commission's workshops were held since July 2024 to September 2024. Workshop Dates: July 1, 2024; August 5, 2024; September 9, 2024	Scheduled for public hearing on 09/30/2024 Recommended Approval	Scheduled for public hearing on 12/03/2024 APPROVED	APPROVED

NOTE [1]: Zero (0) Text Amendments were neither processed nor approved in 2024.

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

ACTIVITY REPORT

APPROVED

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

YEAR: 2024

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 #2024-01	Applicant: KB Energy, LLC 1704 State Highway 13 Arlington, WY 82083 Owner: Audrey Brokaw 270 Brokaw Ranch Road Rock River, WY 82083 Application Date Rec'd: 12/11/2023 Date(s) Advertised: 12/30/2023-RT Date(s) Advertised: 12/28/2023-SS	PIN #: 19781930001300 Rural Address: 1704 State Highway 13-Arlington A tract of land (2.93 acres) located in the S1/2, Section 19, T19N, R78W Intersection of State Highway 13 and I-80; approximately 1/4 mile north Exit #272	Conditional Use Permit in the Highway Commercial (C-2) to permit and allow automotive sales encompassing approximately 22,500 sq.ft.	Scheduled for public hearing on 02/05/2024 Recommended Approval	Scheduled for public hearing on 03/05/2024 APPROVED	APPROVED
C.U. Case #2024-02	Applicant: Excomm, LLC 400 Northridge Road, Suite 130 Atlanta, GA 30350 Owner: Tawnya Saier 3133 Bluff Place Cheyenne, WY 82009 Application Date Rec'd: 02/27/2024 Date(s) Advertised: 02/29/2024-SS	PIN #: 17830540103600 Rural Address: 116 Blazing Saddles Road-Saratoga A tract of land (100' x100' or 10,000 sq.ft.) located in Tract 8, Mountain View Estates No. 3, Section 5, T17N, R83W Approximately 3 miles northeast of Saratoga and approximately 1.3 miles east of Carbon County Road #205 (Lake Creek/205 Extension Road)	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to permit an <i>existing</i> telecommunications tower with the overall tower height being 310 feet and related facilities/equipment. Tower Site Name: Saratoga Communications Site #2	Scheduled for public hearing on 04/01/2024 Recommended Approval	Scheduled for public hearing on 05/07/2024 APPROVED	APPROVED
C.U. Case #2024-03	Jane Tierras LLC - Jame Madera, Owner P.O. Box 1288 Rawlins, WY 82301 Application Date Rec'd: 07/18/2024 Date(s) Advertised: 08/21/2024-RT Date(s) Advertised: 08/22/2024-SS	PIN #: 21872420100300 Rural Address: 8 Buffalo Road-Rawlins Lot 3, Linn Minor Subdivision, located in the NW1/4, Section 24 T21N, R87W The Linn Minor Subdivision is located approximately 2 miles east of Rawlins; south of I-80 and north of WY HWY 76 (Old Sinclair/Lincoln Highway)	Conditional Use Permit in the Limited Industrial (IL) to permit and operate an auto wrecker services - "MT Fleet Service"	Scheduled for public hearing on 09/30/2024 Recommended Approval	Scheduled for public hearing on 11/12/2024 APPROVED	APPROVED
C.U. Case #2024-04	Applicant: SAC Wireless on behalf of Union Telephone Company 300 Airport Road, Suite 1 Elgin, IL 60441 Owner: Bear Creek Cattle Company 1291 State Highway 13, Unit A McFadden, WY 82083 Application Date Rec'd: 07/26/2024 Date(s) Advertised: 08/22/2024-SS	PIN #: 19790110000400-PARENT PARCEL A tract of leased land (8,000 sq.ft.) located in the NE1/4 SE1/4, Section 9, T19N, R79W The "Wagonhound Communications Site" is located approximately 1.2 miles east on Wagonhound Road from I-80 and Exit 267.	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to replace the existing 65-foot tower with a permanent 120-foot lattice tower with foundation with the overall tower height being 126 feet including appurtenances and related facilities. Tower Site Name: Wagonhound Communications Site	Scheduled for public hearing on 09/30/2024 Tabled Until: 12/02/2024 Recommended Approval	Scheduled for public hearing on 01/07/2025 APPROVED	APPROVED
C.U. Case #2024-05	Applicants: Petroleum Resources Management Corp. and Carmony Exploration, LLC 1110 S. Vine Street Denver, CO 80210 Owners: Donald and Roberta Corson P.O. Box 194 Baggs, WY 82321 Application Date Rec'd: 09/19/2024 Date(s) Advertised: 10/10/2024-SS Date(s) Advertised: 10/10/2024-SPR	PIN #: 12911710007700 A tract of leased land (2.41 acres) located in the W1/2 NE1/4, Section 17, T12N, R91W Approximately 1.2 miles south of Baggs; approximately 0.5 miles west of WY HWY 789 off Carbon County Road #772 (Four Mile Extension) on the south side	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to permit, construct, operate, and maintain a small gas processing facility. "Baggs Facility"	Scheduled for public hearing on 12/02/2024 Recommended Approval	Scheduled for public hearing on 01/07/2025 APPROVED	APPROVED
CONDITIONAL USE PERMIT CASES - WIND ENERGY PROJECTS:						
C.U.W. Case #2012-01-AMENDED	Applicant: Power Company of Wyoming, LLC 555 17th Street, Suite 2400 Denver, CO 80202 Owner: The Overland Trail Cattle Company, LLC 555 17th Street, Suite 2400 Denver, CO 80202 Application Date Rec'd.: 08/14/2024 Date(s) Advertised: 08/22/2024-SS Date(s) Advertised: 08/24/2024-RT	PIN #: VARIOUS South of Rawlins and South of Sinclair within the "checkerboard" of alternating private lands and public lands managed by the U.S. Bureau of Land Management. Lands managed by the State of Wyoming are also included within the project area. Likely access points: Approximately 17 miles south of Rawlins on Carbon County Road #401 (western and southern access into the project); south of Sinclair at I-80 Exit 221, the CIG Plant Road (northern access into the project).	Conditional Use Permit-AMENDED. The request is to amended the Power Company of Wyoming, LLC original Conditional Use Permit-Wind Application for a Commercial Wind Energy Facility in the RAM Zone to allow the applicant (Power Company of Wyoming) to install, construct, operate, and maintain the "Chokecherry and Sierra Madre Wind Energy Project". The Chokecherry and Sierra Madre Wind Energy Project consists of constructing, operating, maintaining, and decommissioning up to 622 wind turbine generators and all associated components and facilities that are desirable to generate electricity and deliver electricity to the transmission grid. The Project has a potential of generating 3,550-3,750 megawatts and includes all wind energy system components with the wind turbine generators and major components.	Scheduled for public meeting on 09/09/2024 Recommended Approval	Scheduled for public meeting on 10/01/2024 APPROVED	APPROVED

NOTE [1]: Zero (0) C.U.P. Transfer Requests were neither processed nor approved for 2024.

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

ACTIVITY REPORT

APPROVED

PLANNED UNIT DEVELOPMENTS AND SUBDIVISIONS
(MAJOR, MINOR, REPLATS, AND VACATED)

YEAR: 2024

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 - VACATED:						
SUB Case #79-17	Gerald Dunnegan 204 N. Willo Esque Wichita, KS 67212 Application Date Rec'd: 01/17/2024 Date(s) Advertised: 01/27/2024-RT Date(s) Advertised: 01/25/2024-SS	PIN #: 21853520002800 The "River Bend Estates Mobile Home Subdivision Amended" encompasses approximately 4.5 acres +/-, NW1/4 NW1/4, Section 35, T21N, R85W Approximately 14 miles east of Rawlins at the Fort Steele Exit on the south side of I-80	Vacate the "River Bend Mobile Home Subdivision Amended" as there has been minimal development and no lots have been sold.	Scheduled for public hearing on 03/04/2024 Recommended Approval	Scheduled for public hearing on 04/02/2024 APPROVED	APPROVED
SUBDIVISION CASES - MINOR:						
MIN SUB Case #2024-01	Richard and June George P.O. Box 1023 Encampment, WY 82325 Application Date Rec'd: 03/12/20204 Date(s) Advertised: 03/28/2024-SS	PIN #: 14830520001500 Lots 1-3, Blackhall Mountain Minor Subdivision, located in the SW1/4 NW1/4, Section 5, T14N, R83W The Blackhall Mountain Minor Subdivision is located approximately 1 mile east of Riverside and approximately 1 mile south of WY HWY 230	Minor Subdivision Request to create 3 residential lots encompassing approximately 30 acres, more of less. Lot 1 = 9.92 Acres Lot 2 = 9.92 Acres Lot 3 = 9.91 Acres	Scheduled for public hearing on 05/06/2024 Recommended Approval	Scheduled for public hearing on 06/04/2024 APPROVED	APPROVED
MIN SUB Case #2024-02	Mark and Valerie Condict P.O. Box 767 Saratoga, WY 82331 Application Date Rec'd.: 09/06/2024 Date(s) Advertised: 10/03/2024-SS	PIN #: Lots 1-4, Condict Minor Subdivision, located NE1/4SE1/4NW1/4SE1/4: NW1/4SW1/4NE1/4SE1/4: NE1/4SW1/4NE1/4SE1/4: SE1/4SE1/4NW1/4SE1/4: SW1/4SW1/4NE1/4SE1/4, Section 28, T16N, R81 The "Condict Minor Subdivision" is located approximately 24 miles southeast of Saratoga off WY HWY 130 near Ryan Park	Minor Subdivision Request to create 4 residential lots encompassing approximately 12.5 acres, more of less. Lot 1 = 2.5 Acres Lot 2 = 2.5 Acres Lot 3 = 2.5 Acres Lot 4 = 5 Acres	Scheduled for public meeting on 12/02/2024 Recommended Approval	Scheduled for public hearing on 01/07/2025 APPROVED	APPROVED

NOTE [1]: Zero (0) Planned Unit Developments were neither processed nor approved in 2024.

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

END OF ANNUAL REPORT