

**2025
ANNUAL REPORT**

**CARBON COUNTY
PLANNING & ZONING
COMMISSION**

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

**Kristy R. Rowan
Planning & Development Coordinator**

2025 ANNUAL REPORT CARBON COUNTY PLANNING & ZONING COMMISSION

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CARBON COUNTY PLANNING & ZONING COMMISSION

Carbon Building
215 W. Buffalo Street, #317
Rawlins, Wyoming 82301

Phone: (307) 328-2651

Fax: (307) 328-2735

WEBSITE: www.carboncountyywy.gov

Planning & Zoning Commission

Richard “Rich” Wilson, Chairman
O.R. Wille, Vice Chairman
Patricia “Patti” Davis, Member
Karen Kurtak, Member
James McNees, Member

Planning & Development Dept.

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

February 2026

We are pleased to submit the 2025 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2025, the Carbon County 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. Vice Chairman Jay Grabow decided not to seek re-appointment as he and his wife are moving to Florida. The Carbon County Board of County Commissioners reappointed Karen Kurtak with term ending November 2028 and appointed Patricia “Patti” Davis as a new Carbon County Planning and Zoning Commission member with term ending November 2028. The Commission thanked Vice Chairman Jay Grabow for his 12 years of dedication and services as a Carbon County Planning & Zoning Commission member. In 2025, there were no staff changes.

119 Building Permits were issued in 2025 as compared to 98 Building Permits issued in 2024 with an increase of 17.6% or 21 building permits. Building permit fees collected in 2025 were \$24,700.00 as compared to 2024 with fees collected of \$70,367.20 with a decrease of 65% or \$45,667.20. 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 37% or \$41,554.76.

The decrease in Building Permits and Fees for 2025 was primarily due to receiving less revenue for transmission line projects, wind turbine generators, substations, supply and demand chains, inflation, and possible recession. A breakdown of the type of structures built is contained in the attached overview of construction activity.

10 case files were opened and processed in 2025; including conditional use permits, subdivisions (replats), and zone changes. The 2025 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. A total of zero (0) lots were created.

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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 2026. No text amendments were neither processed nor approved 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 September 2024, 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.

In July of 2025, the Steering Committee met and discussed proposed changes to the Draft and asked that another meeting be held for final review and comment before proceeding forward. No Steering Committee Meetings were held August, September, October, November, and December 2025 as Y2 Consultants were unable to produce anything for the Steering Committee Members to review and comment and recent staff changes.

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.
- 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.

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- BLM, Two Rivers Wind Energy Project:
 - Received WYDEQ ISC Permit #18-11 in November 2019.
 - County CUP-Wind 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. USFWS 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 and withdrawn by applicant.
 - Environmental Assessment is complete.
 - BLM Decision Record is complete.
 - Awaiting Department of Interior (DOI) review and BLM State Director Signature on the Memorandum of Agreement (MOA).
 - Right-of-Way (ROW) to be released upon completion of the DOI review.
- BLM, Lucky Star Wind Energy Project:
 - County CUP-Wind Permit was denied in 2019.
 - No Federal Lands are involved and therefore no Federal NEPA Process is required.
 - Albany County Wind Energy Conversion System (WECS) in place until 2029.

Update[1]: Per the Applicant's email (dated: August 2025), BluEarth, both Two Rivers and Lucky Star Wind Energy Projects have a WYDEQ approval in place until November 2025, we are in the process of working through an extension request with the Wyoming Industrial Siting Division. BluEarth is abiding by the request from Carbon County to hold off submitting our WECS and Transmission Line (T-line) applications until we have BLM ROW Approvals in place. BluEarth is in regular communication with the BLM who is awaiting guidance from the DOI.

Update[2]: Per the Applicant's email (dated: January 2026), BluEarth, On August 25, 2025, the Wyoming Department of Environmental Quality (WYDEQ) Industrial Siting Division approved an amendment to the Two Rivers/Lucky Star Industrial Siting Permit. This amendment reflects adjustments to the project schedule and scope to align with current development plans while maintaining compliance with all permit conditions.

Key Changes in the Amendment:

- Updated construction schedule to reflect revised timelines. The Permit has been extended until November 20, 2028.
- Adjusted project phasing to accommodate interconnection and supply chain considerations.
- Confirmed compliance with existing environmental and siting conditions; no new impacts were identified.
- Additionally, both the Two Rivers and Lucky Star projects continue to meet weekly with the Bureau of Land Management (BLM) as part of the federal review process. We are still awaiting a decision from the Department of the Interior (DOI) review on both projects. As soon as we receive a determination, we will promptly notify Carbon County.

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- BLM, Chokecherry/Sierra Madre Wind Energy Project:
 - Phase I and Phase II infrastructure construction are 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 and was approved.
 - 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.
 - 2025-County approved building permits.
 - \$2.1 Million in property taxes paid
 - Commencement of Operation 06/01/2029
- Transmission Line: Trans-West Express:
 - Record of Decision (ROD) signed in 2016.
 - County CUP approved in December 2018.
 - Plan of Development (POD) for the Notice to Proceed (NTP) submitted to BLM.
 - From 2018-2020, BLM Rawlins Field Office (RFO) reviewed and commented on the POD, appendices, and biological surveys as submitted by TWE.
 - 2025-County approved building permits.
- Transmission Line: Gateway West:
 - County CUP Approved in September 2018.
 - 2020-County approved building permits.
- 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 were 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.
- Transmission Line: Gateway South:
 - ROD signed 2016.
 - County CUP Approved in September 2020.
 - PacifiCorp placed the construction project out for bid in April 2021.
 - PacifiCorp completed cultural & biological Notice to Proceed survey requirements. PacifiCorp's timeline for Notice to Proceed (NTP) with long lead times.
 - 2022-County approved building permits.
- Transmission Line: Last Mile:
 - County CUP Approved in May 2022.
 - 2023-County approved building permits.

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- 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.
 - Submitted a County CUP Application in 2024 and withdrawn by applicant.
 - Anticipating the submittal a County CUP Application sometime in 2026.

The Planning & Development staff continues to support the efforts of the Carbon County Economic Development Corporation (CCEDC). The Planning Coordinator is a voting 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. In 2025, Greenwood Mapping, Inc. sold the business to TerraGIS and Heintz Surveying and Engineering (HSE). Both TerraGIS and HSE assist both the Carbon County Assessor's Office and the Planning & Development Department with multiple requests.

The Planning & Development continues to manage the rural addressing program for the County. In 2024, 27 rural address assignments and verifications were issued. In 2025, 55 rural address assignments and verifications were issued.

Wind energy production taxes received in 2024 (2024 Taxes Received: \$1,553,455.33) an increase of \$650,431.14 or approximately 72% as compared to 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 2025 wind energy production tax figure is to be released in March/April 2026.

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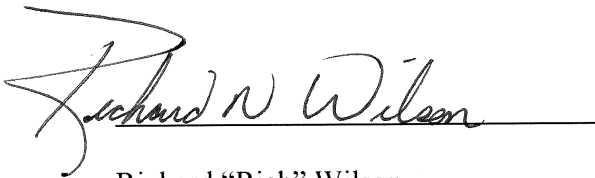
WIND ENERGY PRODUCTION TAXES BREAKDOWN:

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
2024	\$1,553,455.33

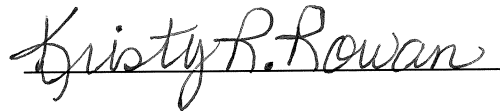
The Planning and Zoning Commission is confident that its development review work in 2025 has contributed to the protection of our treasured community resources while encouraging economic development in a consistent and predictable manner. We look forward to working with the staff and the Carbon County Board of County Commissioners as we move forward into 2026.

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,



Richard "Rich" Wilson
Chairman



Kristy R. Rowan
Planning & Development Coordinator

2025 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY: The Planning Department issued 119 Building Permits.

- 14 Residential Permits (Primary and Secondary):
 - 7 Primary
 - 7 Secondary
- 39 Accessory Structures Permits
- 16 Other Structures Permits
- 1 Commercial Development Permit
- 49 Industrial Development Permits

CASE FILES:

10 case files were processed and opened in 2025 requesting the following: conditional use permits, subdivisions (replats), and zone changes.

ZONE CHANGE REQUESTS:

5 Zone Change Requests were processed and approved.

- 1 case file requested from RAM to RD:
 - Z.C. Case #2025-01 – Lucus Outdoors, Inc.
- 1 case file requested from RAM to RRA:
 - Z.C. Case #2025-02 – Greg and Kiana Drake
- 1 case file requested from RRA to RRA:
 - Z.C. Case #2025-03 – Bobbie Orchard and Orchard Family Ranch, LLC
- 1 case file requested from RRA to RAM:
 - Z.C. Case #2025-04 – Has-See Inda, LLC
- 1 case file requested from RAM and FPSR to FPSR:
 - Z.C. Case #2025-05 – Zoran and Vesna Vrhovnik

CONDITIONAL USE PERMITS:

3 Conditional Use Permit Requests were processed and approved.

- C.U. Case #2025-01 – SAC Wireless on behalf of Union Telephone Company and Saratoga Land and Cattle Company
(Use: Replace the existing 37-foot tower with a permanent 120-foot tower with foundation with the overall total tower height being 126 feet including appurtenances and related facilities – “Saratoga North Communications Site”)
- C.U. Case #2025-02 – Condict and Sons Cattle Co., Inc.
(Use: Permit 1 cabin used for seasonal employee housing and recreational and seasonal hunting, lodging accommodations for an outfitting and guide operation)
- C.U. Case #2025-03 – Harmoni Towers and Eastgate Ranch LLC
(Use: Permit a new telecommunications tower with an overall tower height being 255 feet tall and related facilities/equipment – “Shirley Basin Communications Site”)

CONDITIONAL USE PERMITS – WIND ENERGY FACILITIES:

0 Conditional Use Permits-Wind Energy Requests were processed and approved.

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):

2 Subdivision Requests (Replats) were processed and approved.

- REPLAT Case #2025-01 – “Old Baldy Village First Addition, Replat, Block 1, Lot 1”
(No new lots were created.)
- REPLAT Case #2025-02 – “Old Baldy Village Fifth Addition, Replat, Block 6, Lots 4 and 5”
(No new lots were created.)

VARIANCE REQUESTS:

0 Variance Requests were processed and approved.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

0 text amendments were processed and approved.

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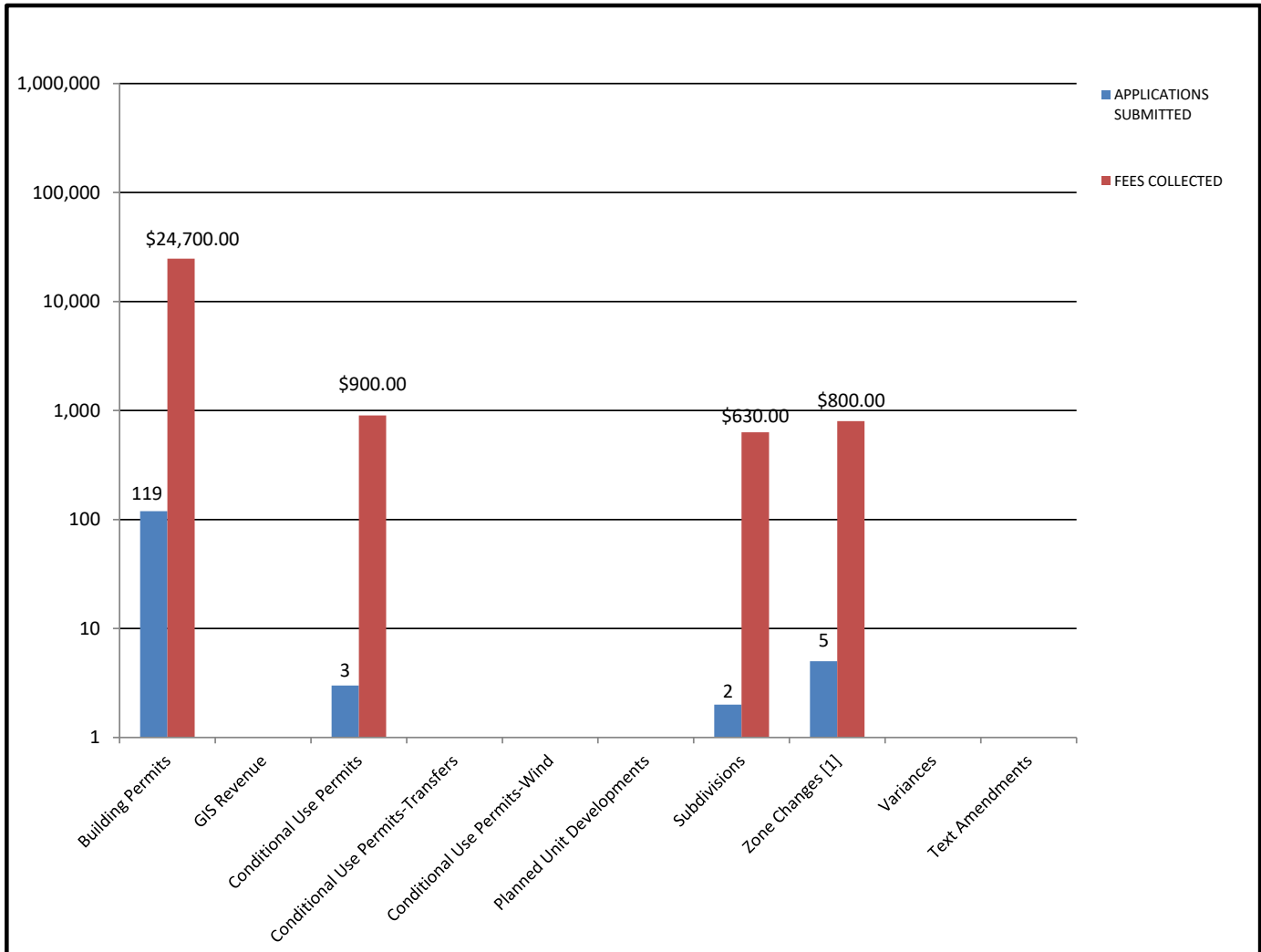
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	6	\$1,075.00	\$771,960.00
FEBRUARY	2	\$250.00	\$85,000.00
MARCH	10	\$1,950.00	\$1,404,800.00
APRIL	17	\$2,550.00	\$2,189,483.00
MAY	15	\$1,550.00	\$1,046,550.00
JUNE	8	\$2,125.00	\$1,846,001.00
JULY	14	\$2,500.00	\$1,813,001.00
AUGUST	11	\$1,950.00	\$2,014,500.00
SEPTEMBER	15	\$7,125.00	\$12,503,500.00
OCTOBER	8	\$1,325.00	\$1,040,000.00
NOVEMBER	5	\$1,025.00	\$960,000.00
DECEMBER	8	\$1,275.00	\$2,446,065.00
TOTALS	119	\$24,700.00	\$28,120,860.00

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	119	\$24,700.00
GIS Revenue	0	\$0.00
Conditional Use Permits	3	\$900.00
Conditional Use Permits-Transfers	0	\$0.00
Conditional Use Permits-Wind	0	\$0.00
Planned Unit Developments	0	\$0.00
Subdivisions	2	\$630.00
Zone Changes [1]	5	\$800.00
Variances	0	\$0.00
Text Amendments	0	\$0.00



[1] = One (1) Zone Change Application Fee (\$200.00) was captured and reported in the 2024 Annual Report.

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DEVELOPMENT ACTIVITY TRENDS 2015 thru 2025

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
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
2025	119	3	0	0	0	2	0	5	0	\$ 27,430.00	\$ 28,120,860.00

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

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

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

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

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

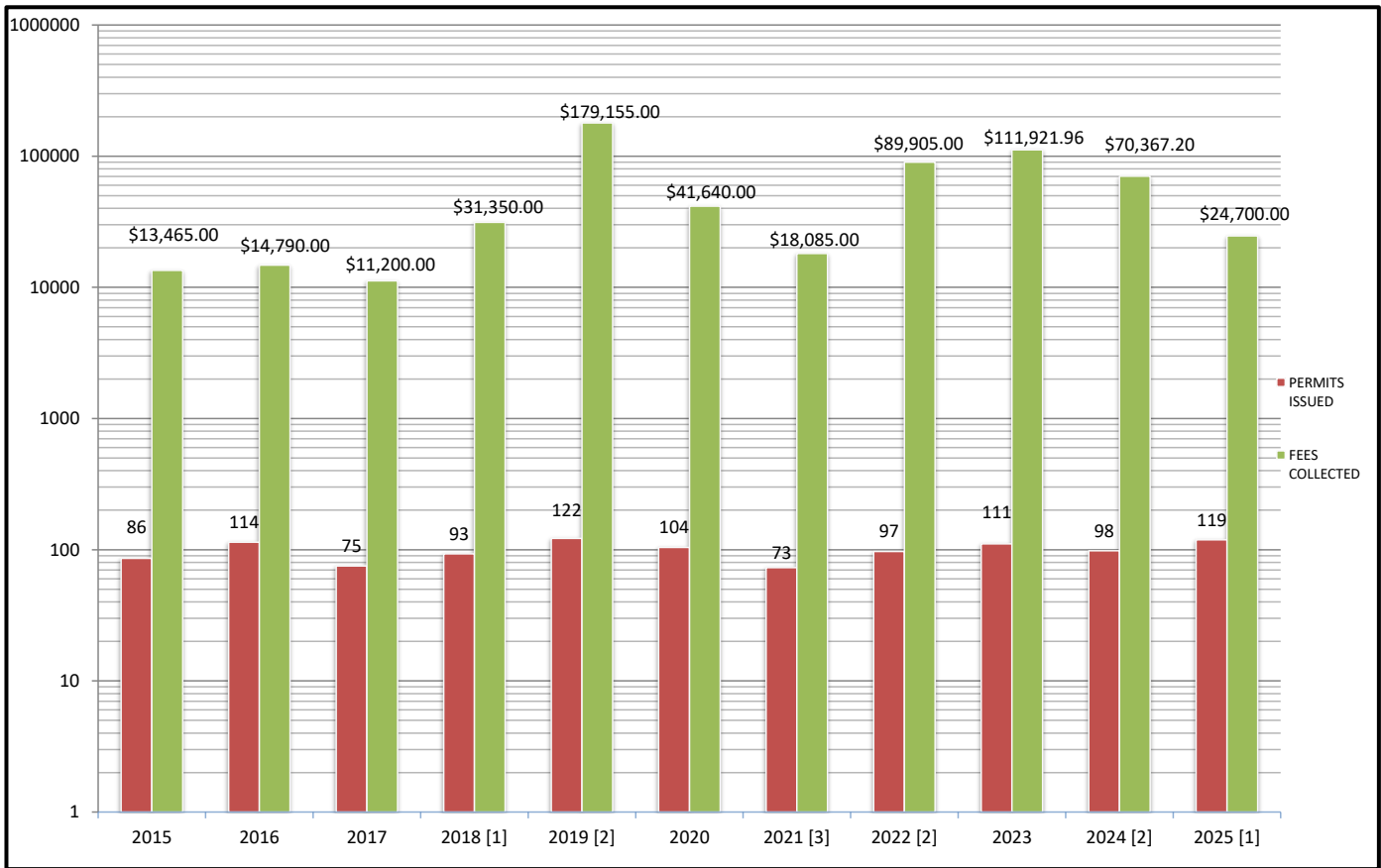
**=Carbon County Comprehensive Land Use Plan, Zoning Resolution, Subdivision Regulations, Natural Resource Management Plan, and Administrative Fees.

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2015-2025 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
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
2025 [1]	119	\$ 24,700.00

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



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

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

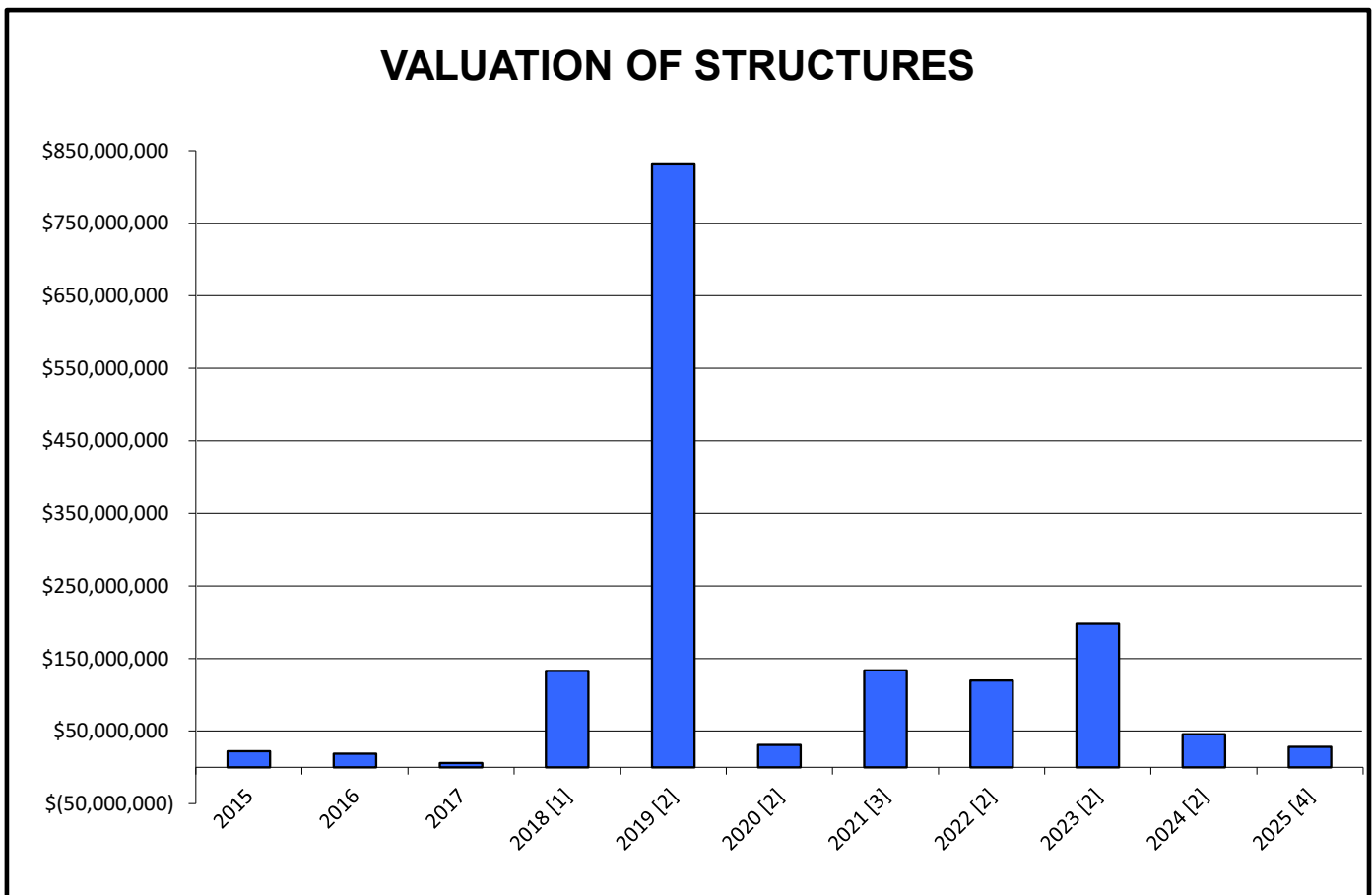
[3] = All Bldg. Permits (including Bldg. Permits-Wind issued for Wind Turbines/Generators).

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Building Permit Receipt Trends (2015-2025 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
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
2025 [4]	119	\$ 28,120,860.00

** = Valuations obtained from Building Permit Applications.



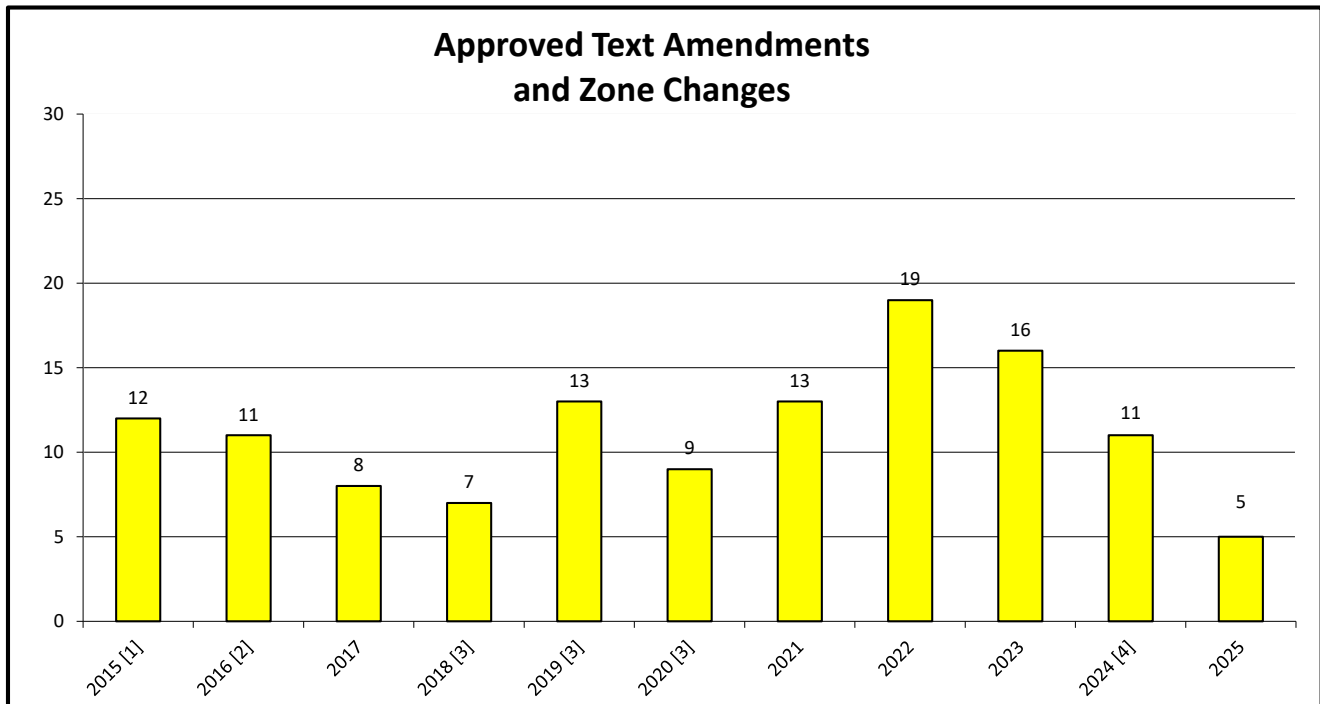
[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

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

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

[4] = Includes valuations from Wind Turbines/Generators and MET Towers.

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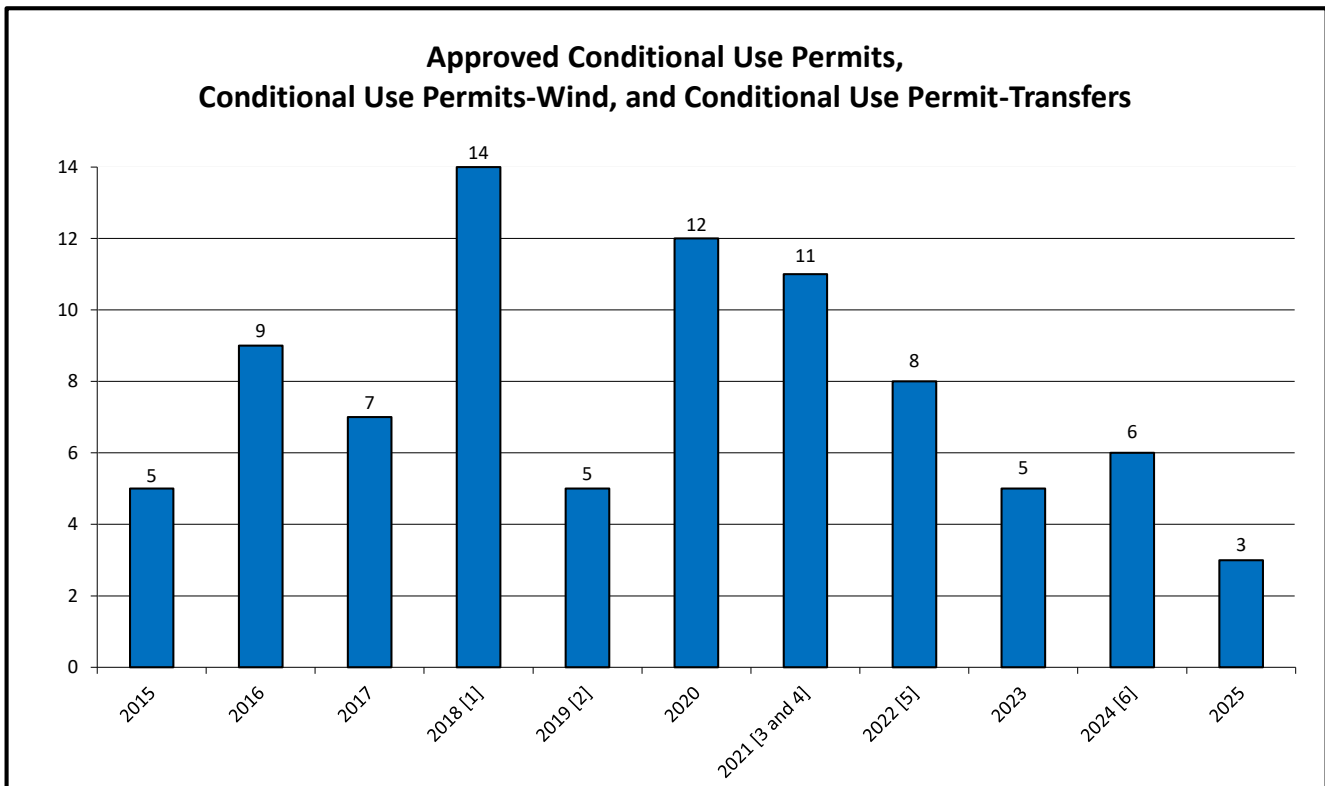


[1] = Three (3) Text Amendments were processed and approved in 2015.

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

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

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



[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)

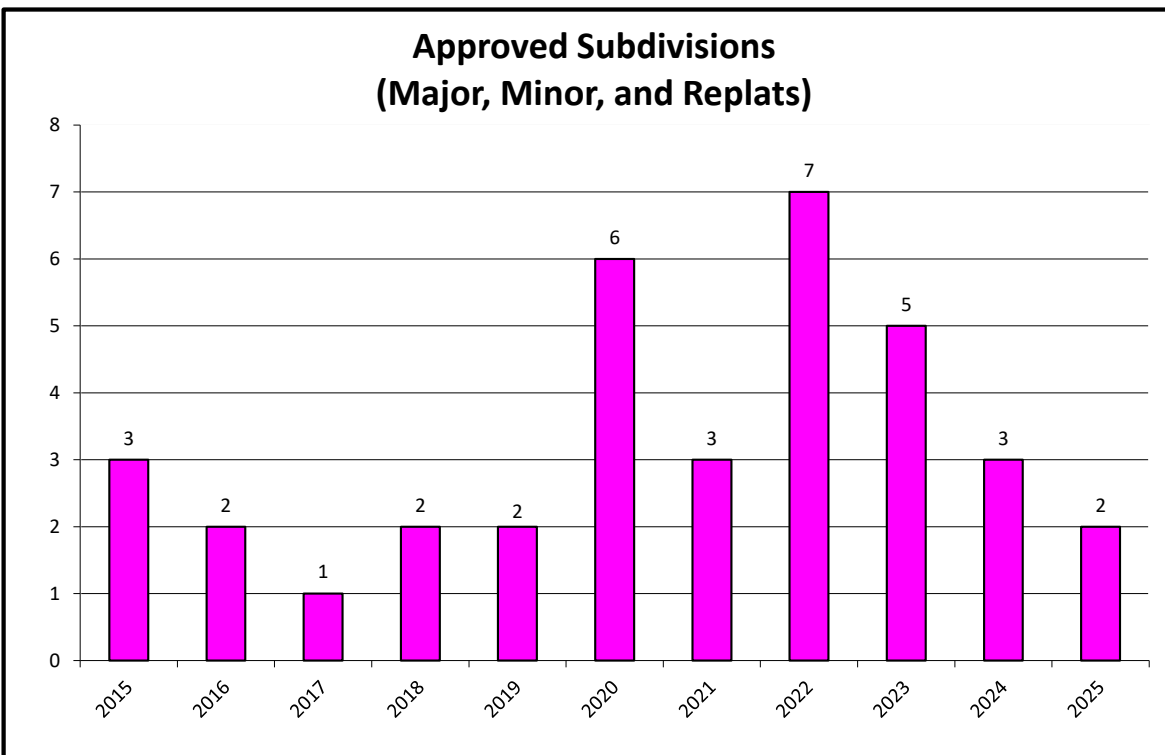
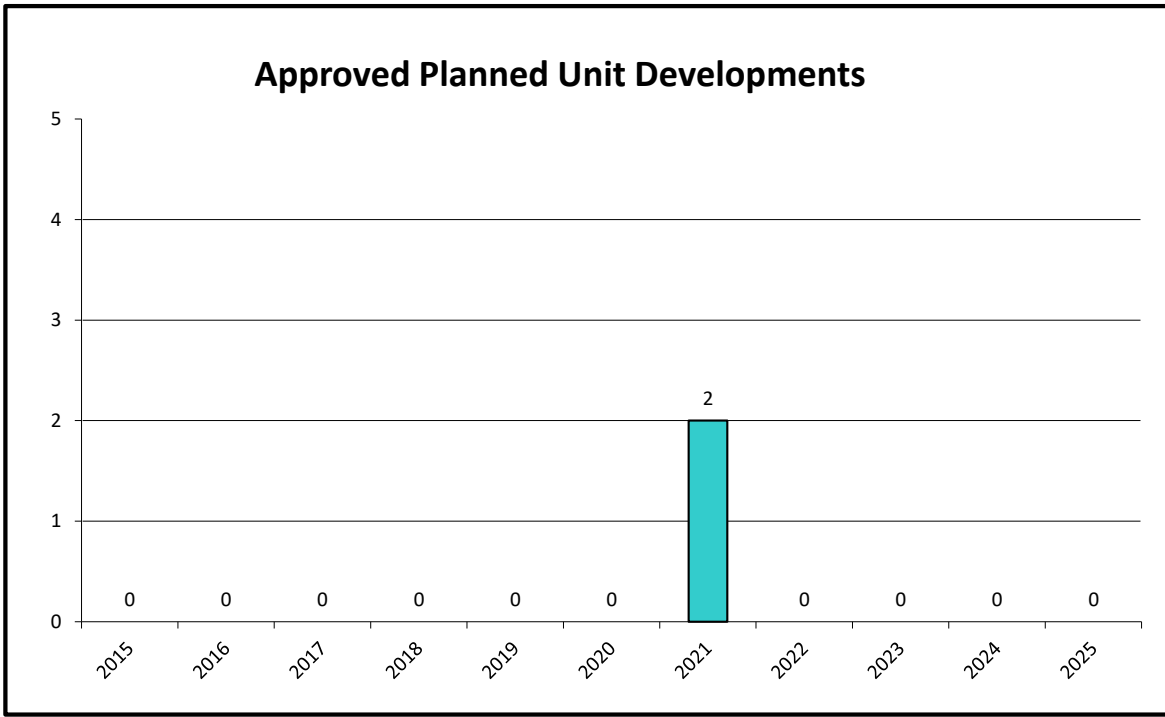
[4] = Includes Conditional Use Permit-Transfer Requests (C.U. Case #2015-03, C.U. Case #2019-03, S.U.P./C.U. Case #78-52).

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

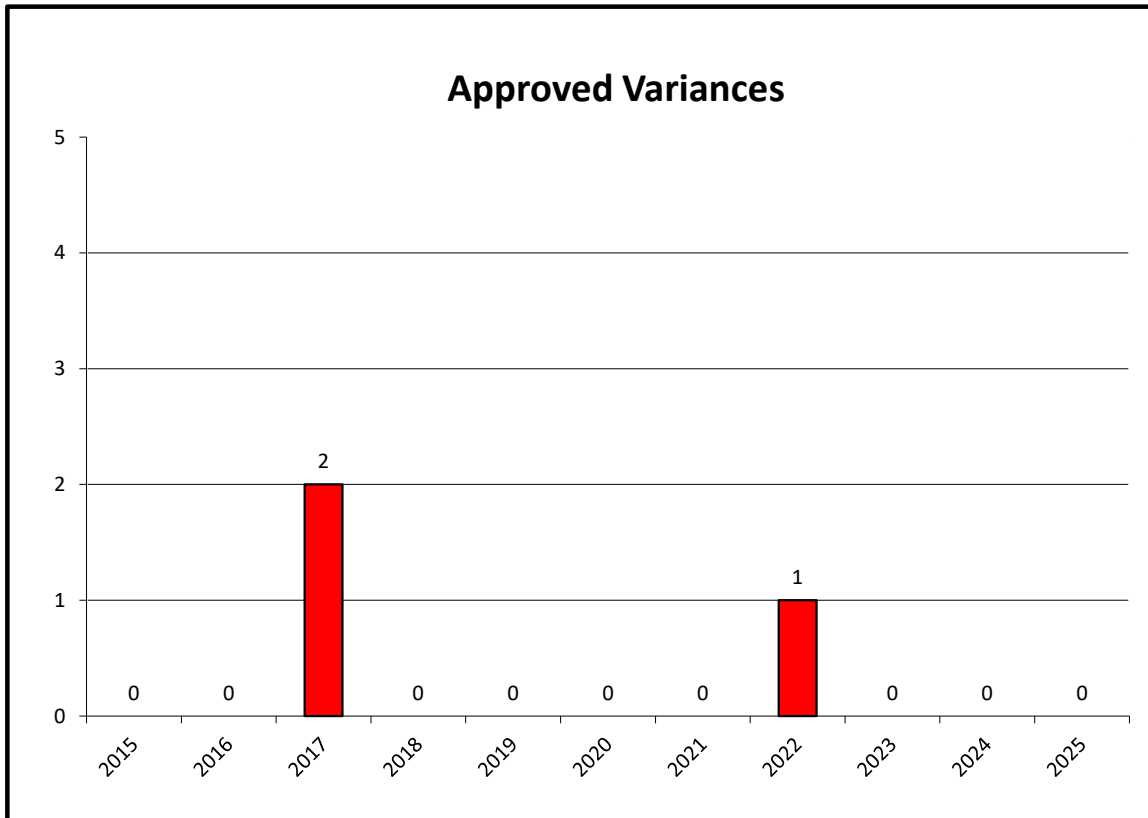
Conditional Use Permit-Transfer Request (C.U. Case #2015-04).

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

2025 ANNUAL REPORT



2025 ANNUAL REPORT



ACTIVITY REPORT

APPROVED
TEXT AMENDMENTS AND ZONE CHANGES

YEAR: 2025

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 #2025-01	Lucus Outdoor Inc. P.O. Box 2 Rawlins, WY 82301 Application Date Rec'd.: 12/02/2024 Date(s) Advertised: 12/28/2024-RT Date(s) Advertised: 01/02/2025-SS	PIN #: 21871830007700 Rural Address: 25 Schimmel Drive-Rawlins A tract of land (1.50 Acres) located in the E1/2 SW1/4, Section 18, T21N, R87W Approximately 1/4 of a mile north of Wagon Circle Road; just west of the City of Rawlins City Limits	Zone Change from Ranching, Agriculture and Mining (RAM) to Residential (RD-1.50)	Scheduled for public hearing on 02/03/2025 Recommended Approval	Scheduled for public hearing on 03/04/2025 APPROVED	APPROVED
Z.C. Case #2025-02	Greg and Kiana Drake P.O. Box 252 Saratoga, WY 82331 Application Date Rec'd.: 02/07/2025 Date(s) Advertised: 02/22/2025-CCC Date(s) Advertised: 02/27/2025-SS	PIN #: 17830530103400 Rural Address: 88 Blazing Saddles Road-Saratoga Southeasterly portion of Tract 6, Mountain View Estates #3, located in Section 5, T17N, R83W Approximately 3 miles northeast of Saratoga and approximately 1 mile east of Carbon County Road #205	Zone Change from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-10)	Scheduled for public hearing on 03/31/2025 Recommended Approval	Scheduled for public hearing on 05/06/2025 APPROVED	APPROVED
Z.C. Case #2025-03	Applicant: Bobbie Orchard P.O. Box 389 Fruita, CO 81521 Owner: Orchard Family Ranch, LLC P.O. Box 389 Fruita, CO 81521 Application Date Rec'd.: 04/29/2025 Date(s) Advertised: 05/24/2025-CCC Date(s) Advertised: 05/23/2025-SRP	PIN #: 12910330001600 and 12910330001700 Rural Address: 212 HWY 70-Baggs A tract of land (510 acres) located in Sections 3, 9, and 10, T12N, R91W Approximately 2 miles east of Baggs off WY HWY 70 on the north side	Zone Change from Rural Residential Agriculture (RRA-510) to Rural Residential Agriculture (RRA-326.44, RRA-176, and RRA-6.56)	Scheduled for public hearing on 06/30/2025 Recommended Approval	Scheduled for public hearing on 08/12/2025 APPROVED	APPROVED
Z.C. Case #2025-04	Has-See Inda, LLC P.O. Box 42 Baggs, WY 82321 Application Date Rec'd.: 08/18/2025 Date(s) Advertised: 08/30/2025-CCC Date(s) Advertised: 08/29/2025-SRP	PIN #: 12901030003800 A tract of land (174 acres) located in the S1/2 SW1/4 and SW1/4 SE1/4, Section 10, T12N, R90W; and N1/2 SE1/4, Section 10, T12N, R90W; and NW1/4 NE1/4, Section 15, T12N, R90W Approximately 2 miles southeast of Dixon near Carbon County Road #607 (Dolan Lane)	Zone Change from Rural Residential Agriculture (RRA-160) to Ranching, Agriculture and Mining (RAM) (Overall acreage: 174 Acres)	Scheduled for public hearing on 10/06/2025 Recommended Approval	Scheduled for public hearing on 11/18/2025 APPROVED	APPROVED
Z.C. Case #2025-05	Zoran and Vesna Vrhovnik 4030 Plaza Drive, Suite #3 Casper, WY 82604 Application Date Rec'd.: 10/13/2025 Date(s) Advertised: 10/18/2025-CCC	PINS #: 27830630001500 and 27830630001700-PARENT PARCEL Rural Address: 592A Pedro Mountain Ranch Road A tract of land (51.52 acres) located within the SW1/4, Section 6, T27N, R83W Approximately 6 miles west of Carbon County Road #291 (Hanna/Leo/Kortes Road) near Pathfinder Reservoir	Zone Change from Forestry Production and Seasonal Recreation (FSPR-34.42) to Forestry Production and Seasonal Recreation (FSPR-51.52)	Scheduled for public hearing on 12/01/2025	Scheduled for public hearing on 01/06/2026 APPROVED	APPROVED

NOTE [1]: Zero (0) Text Amendments were neither processed nor approved in 2025.

NEWSPAPERS:
CCC = Carbon County Comet; 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: 2025

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 #2025-01	Applicant: SAC Wireless on behalf of Union Telephone Company 300 Airport Road, Suite 1 Elgin, IL 60441 Owner: Saratoga Land and Cattle Company 40143 Weld County Road 17 Fort Collins, CO 80254 Application Date Rec'd: 01/09/2025 Date(s) Advertised: 01/30/2025-SS Date(s) Advertised: 01/25/2025-CCC	PIN #: 17840210001200-Parent Parcel A tract of leased land (6,400 sq.ft.) located in the NE1/4 NE1/4, Section 2, T17N, R84W Approximately 1.25 miles north of Saratoga on HWY 130 and approximately 1,250 feet west on a private road	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to replace the existing 37-foot tower with a permanent 120-foot tower with foundation with the overall tower height being 126 feet including appurtenances and related facilities. Tower Site Name: Saratoga North Communications Site	Scheduled for public hearing on 03/03/2025 Recommended Approval	Scheduled for public hearing on 04/01/2025 APPROVED	APPROVED
C.U. Case #2025-02	Condict and Sons Cattle Company P.O. Box 767 Saratoga, WY 82331 Application Date Rec'd: 02/05/2025 Date(s) Advertised: 02/22/2025-CCC Date(s) Advertised: 02/27/2025-SS	PIN #: 16830120000400-Parent Parcel A tract of land (1 +/- acres) located in the NW1/4 NW1/4, Section 24, T16N, R83W Approximately 12 miles southeast of Saratoga off WY HWY 130 near mile marker 65	Conditional Use Permit in the RAM Zone to permit/allow 1 cabin used for seasonal employee housing and recreational and seasonal hunting, lodging accommodations	Scheduled for public hearing on 03/31/2025 Recommended Approval	Scheduled for public hearing on 05/06/2025 APPROVED	APPROVED
C.U. Case #2025-03	Applicant: Harmoni Towers 6210 Kell Road, Suite 450 Charlotte, NC 28277 Owner: Eastgate Ranch LLC 2400 Claude Creek Road Casper, WY 82609 Application Date Rec'd: 04/10/2025 Date(s) Advertised: 05/01/2025-SS Date(s) Advertised: 05/03/2025-CCC	PIN #: 28792110000500 A tract of leased land (10,000 sq.ft.) located in the SW1/4 NE1/4, Section 21, T28N, R79W Approximately 3.5 miles south of the Natrona County and Carbon County lines off WY HWY 487 on the south side; approximately 33.7 miles north of Medicine Bow and approximately 37.7 miles north of Hanna.	Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone to permit a new telecommunications tower with the overall tower height being 255 feet and related facilities/equipment. Tower Site Name: Shirley Basin Communications Site	Scheduled for public hearing on 06/02/2025 Recommended Approval	Scheduled for public hearing on 07/01/2025 APPROVED	APPROVED

NOTE [1]: Zero (0) C.U.P. Wind Requests were neither processed nor approved for 2025.

NOTE [2]: Zero (0) C.U.P. Transfer Requests were neither processed nor approved for 2025.

NEWSPAPERS:

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ACTIVITY REPORT

APPROVED

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

YEAR: 2025

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 - REPLATS:						
REPLAT SUB Case #2025-01	Victor and Pamela Gallagher 225 Indigo Lane Georgetown, TX 78628 Application Date Rec'd: 08/14/2025 Date(s) Advertised: 08/28/2025-SS Date(s) Advertised: 08/30/2025-CCC	PIN #: 17831800503300 Old Baldy Village First Addition, Replat, Block 1, Lot 1, located in the NW1/4, Section 18, T17N, R83W Approximately 1 mile east of Saratoga off Carbon County Road #504 (Saratoga/Tenmile/Ryan Park Road) on the south side	Replat of the Old Baldy Village First Addition, Block 1, Lot 1 to vacate (16,027 sq.ft. or 0.37 Acres) portion of Lot 1 to be merged with Old Baldy Village Fifth Addition, Block 6, Lot 5 by a separate and concurrent replat (Replat SUB Case #2025-02) to better accommodate the existing infrastructure for residential development. Zoned: Residential (RD)	Scheduled for public hearing on 10/06/2025 Recommended Approval	Scheduled for public hearing on 11/18/2025 APPROVED	APPROVED
REPLAT SUB Case #2025-02	Frank Semple 6685 S. Evanston Circle Tulsa, OK 74136 Application Date Rec'd: 08/14/2025 Date(s) Advertised: 08/28/2025-SS Date(s) Advertised: 08/30/2025-CCC	PINS #: 17831800300400 & 17831800300500 Old Baldy Village Fifth Addition, Replat, Block 6, Lots 4 & 5, located in the NW1/4, Section 18, T17N, R83W Approximately 1 mile east of Saratoga off Carbon County Road #504 (Saratoga/Tenmile/Ryan Park Road) on the south side	Replat of Block 6, Lots 4 and 5 increasing Lot 4 from 22,501 sq.ft. to 33,752 sq.ft. and Lot 5 from 22,501 sq.ft. to 27,279 sq.ft. to add more space for new residential development within Old Baldy Club. Zoned: Residential (RD)	Scheduled for public hearing on 10/06/2025 Recommended Approval	Scheduled for public hearing on 11/18/2025 APPROVED	APPROVED

NOTE [1]: Zero (0) Planned Unit Developments were neither processed nor approved in 2025.

NOTE [2]: Zero (0) Minor Subdivisions, Major Subdivisions, and Large Acreage Subdivisions were neither processed nor approved in 2025.

NOTE [3]: Zero (0) Vacated Subdivisions were neither processed nor approved in 2025.

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END OF ANNUAL REPORT