



City of Rock Springs Development Summary:

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Planning & Building Divisions

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Public Services Department Sees Potential Growth in 2012

Planning & Zoning Division:

Since 2003, the Rock Springs Planning and Zoning Division has experienced an overall increase in planning applications, with a cumulative increase of 39% from 2003 to 2011. In 2003, 103 planning applications were processed, while in 2011, 143 were processed.

Planning applications include annexations, conditional use permits, county referrals, floodplain development permits, language amendments, lot splits, lot line adjustments, minor site plans (commercial structures under 20,000 square feet in size), major site plans (commercial structures 20,000 square feet and over), street vacations, signs, subdivisions, variances, zone changes, and master plan amendments.

In 2011, the Planning and Zoning Division experienced a sizeable 49% increase from the previous year in the total number of planning applications processed. Of these applications, the most notable rise was seen with minor site plan applications (22 in 2010 vs. 39 in 2011). In addition, four major site plan applications were processed, including the Smith's Food & Drug Store expansion on Foothill Boulevard, the new Wyoming Machinery building on Elk Street, the Pacific Steel remodel and expansion on Elk Street, and the new Deer Trail Assisted Living Facility on Reagan Avenue.

Also in 2011, the Planning and Zoning Division continued the process of updating the City's Master Plan, a project which is expected to be completed by the summer of 2012. In addition, the Division completed several updates to the City's Zoning Ordinance, including language amendments for wind energy conversion systems, residential driveways, and electronic signage downtown. And finally, in 2011 the Division saw a robust increase in the number of subdivision applications submitted, from 7 in 2010 to 11 in 2011.

In 2012, the Planning & Zoning Division expects to see a modest increase in the overall number of development applications submitted, with both the Morningside and Northpark developers replatting their subdivisions to more conventionally sized lots. Other projects for 2012 include completion of the 2012 Master Plan, commencement of work on a new Zoning Ordinance to implement the new Master Plan, continued support of the Bitter Creek Reconstruction Project, merging the Planning and Zoning Commission with the Board of Adjustment, and adopting a new digital billboard Ordinance.

Building Division:

Since 2003, the Rock Springs Building Division has experienced a modest decrease (-4%) in building permits issued but an 18% increase in total valuation. In 2003, 943 building permits were issued for a total valuation of \$51 million, while in 2011, 903 building permits were issued for a total valuation of \$60.4 million.

For 2011, the Building Division saw a slight decrease (-2%) from the previous year in the number of building permits issued, 922 in 2010 compared with 903 in 2011. However, valuation of permits increased by 11% from the previous year, reflecting an overall positive outlook for construction in 2011.

In 2011, there were 88 single family detached building permits issued. This number is more than that of 2010, when only 74 such permits were issued. From 2010 to 2011, the number of excavation/grading permits increased by 1 (20 vs. 21, respectively), while decreases were seen in the number of mobile home permits (47 vs. 36), non-residential permits (22 vs. 17), demolitions (16 vs. 9), and additions, alterations and conversions (717 vs. 707).

For 2012, the Building Division expects to see a trend of steady to modestly increased development, with overall figures remaining comparable to the 2010 and 2011 levels.



Planning Applications 2003-2011

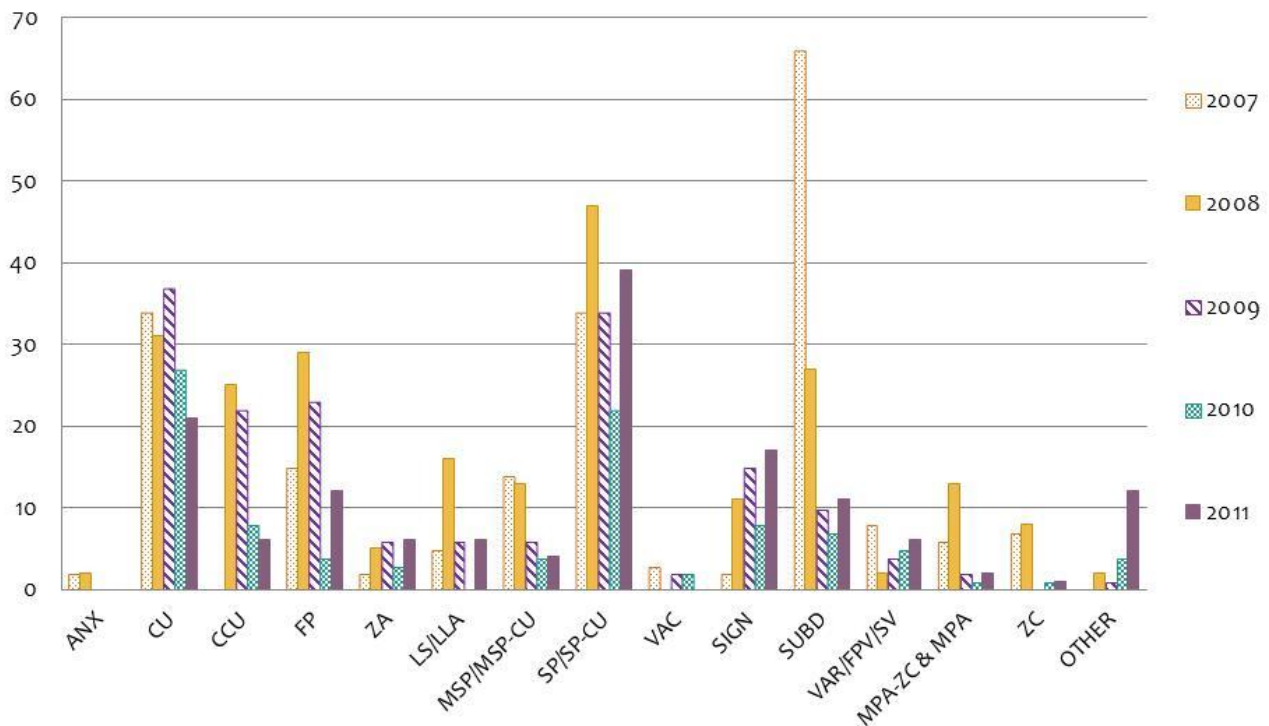
Planning Applications:	2003	2004	2005	2006	2007	2008	2009	2010	2011
Annexations (ANX)	3	1	0	2	2	2	0	0	0
Conditional Use Permits (CU)	37	30	34	49	34	31	37	27	21
County Referrals (CCU)	-	-	-	-	-	25	22	8	6
Floodplain Development Permits (FP)	7	4	7	31	15	29	23	4	12
Language Amendments (ZA)	4	3	0	4	2	5	6	3	6
Lot Splits/Lot Line Adjustments (LS/LLA)	-	-	-	-	5	16	6	0	6
Major Site Plans (MSP/MSP-CU)	2	4	2	5	14	13	6	4	4
Minor Site Plans (SP/SP-CU)	29	26	37	32	34	47	34	22	39
Right-of-way Vacations (VAC)	5	2	3	7	3	0	2	2	0
Sign Applications (SIGN)	not available	not available	not available	not available	2	11	15	8	17
Subdivision Applications ¹ (SUBD)	7	42	38	41	66	27	10	7	11 ²
Variances (VAR/FPV/SV)	4	2	0	4	8	2	4	5	6
Zone Change/Master Plan Amendments (MPA-ZC)/(MPA)	2	3	6	3	6	13	2	1	2
Zone Changes (ZC)	3	12	12	7	7	8	0	1	1
Other ³ (OTHER)	-	-	-	-	-	2	1	4	12
Total Planning Applications:	103	129	139	185	198	231	168	96	143
% Change from Previous Year		25%	8%	33%	7%	17%	-27%	-43%	49%
Cumulative Change (2003 – 2011)									39%

¹ Subdivision Applications include the following: Sketch Plat, Concept Plan, Preliminary Development Plan, Preliminary Plat, Final Plat and Final Development Plan applications, as well as applications for these that were submitted but withdrawn.

² In 2011, of the 11 total Subdivision Applications, only 1 was a Final Plat application.

³ Other applications include the following: Appeals, Exemptions, Model Home Sales Offices, and Wireless Telecommunication Facilities.

Planning Applications 2007-2011





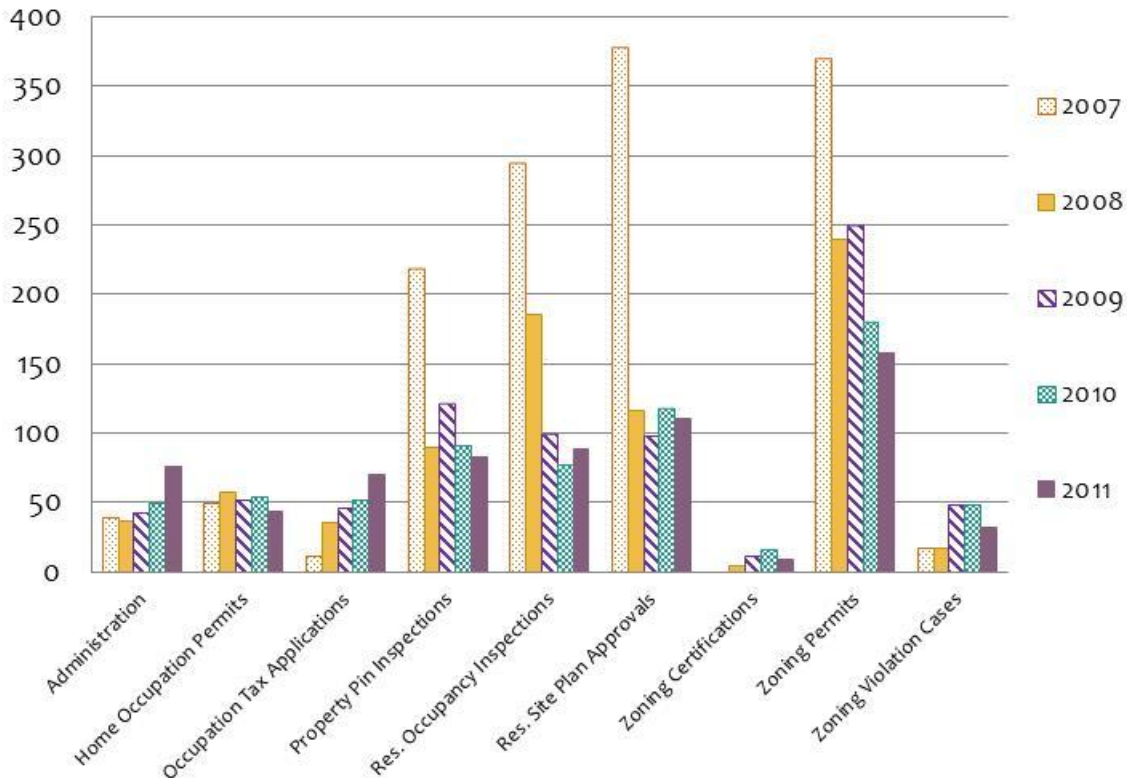
Other Planning Activities 2003-2011

Other Planning Activities:	2003	2004	2005	2006	2007	2008	2009	2010	2011
Administration (research, inquiries, data analysis, etc.)	25	22	32	26	39	37	43	50	76
Home Occupation Permits	33	39	50	50	50	57	52	54	44
Occupation Tax Applications	not available	not available	not available	not available	12	36	46	52	70
Property Pin Inspections ²	-	-	-	-	218	90	121	91	83
Residential Occupancy Inspections	not available	not available	not available	not available	294	186	99	77	89
Residential Site Plan Approvals ¹	42	102	312	252	378	116	98	118	110
Zoning Certifications	not available	not available	not available	not available	2	4	12	16	9
Zoning Permits (fences, sheds, retaining walls & driveways)	127	101	119	178	369	240	249	180	158
Zoning Violation Cases	1	2	5	2	18	17	49	49	32
Total Other Planning Activities:	228	266	518	508	1380	783	769	687	671
% Change from Previous Year		17%	95%	-2%	172%	-43%	-2%	-11%	-2%
Cumulative Change (2003 – 2011)									194%

¹ Duplex = 2 approvals

² Property Pin Inspections were not conducted by the Planning Division prior to 2007.

Other Planning Activities 2007-2011





Building Permits 2003-2011

Building Permits:	2003	2004	2005	2006	2007	2008	2009	2010	2011
Single Family (Detached)	38	50	96	116	176	92	93	74	88
Single Family (Attached)	2	26	108	68	198	4	2	0	0
Mobile Homes	39	111	107	84	50	62	53	47	36
Non-Residential	21	34	27	23	21	28	35	22	17
Additions, Alterations, Conversions	744	614	664	726	965	573	534	717	707
Demolitions	10	19	22	15	10	12	16	16	9
Excavation / Grading	37	61	41	24	40	57	14	20	21
Other Permits	52	45	66	86	67	169	249	26	25
Total Building Permits:	943	960	1131	1142	1527	997	996	922	903
% Change from Previous Year		2%	18%	1%	34%	-35%	0%	-7%	-2%
Cumulative Change (2003-2011)									-4%

Valuation:	\$51 million	\$35 million	\$86 million	\$65 million	\$145.9 million	\$104.6 million	\$63.2 million	\$54.6 million	\$60.4 million
% Change from Previous Year		-31%	146%	-24%	124%	-28%	-40%	-14%	11%
Cumulative Change (2003-2011)									18%

Building Permits 2007-2011

