

Public Services Department Sees Continued Leveling Off of Growth in 2010

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 7% from 2003 to 2010. In 2003, 129 planning applications were processed, while in 2010, 138 were processed. Planning applications include minor site plans (commercial structures under 20,000 square feet in size), major site plans (commercial structures 20,000 square feet and over), conditional use permits, zone changes, master plan amendments, subdivisions, annexations, language amendments, street vacations, variances, lot splits, exemptions and home occupation permits. Of these applications, the greatest increase was seen with home occupation permit applications (33 in 2003 vs. 54 in 2010). From 2009 to 2010, the total number of applications represented a decrease of 24%, with home occupation permit requests showing a slight increase over 2009. Also in 2010, the Division continued the process of updating the Zoning Ordinance, including language amendments for Child Care / Preschools, Colleges & Dormitories and Electronic Signage. In addition, the Division launched the 2011 Master Plan Update, which project is expected to be completed in June of 2011, and served as a liaison for the 2010 Census. For 2011, Planning & Zoning expects to see a continued leveling off of applications. Other projects for 2011 include Bitter Creek Project support, Wind Energy Turbine language amendments and commencement of work on a new Zoning Ordinance to implement the 2011 Master Plan.

Building Division:

For 2010, the Building Division saw a modest decrease in the number of building permits issued when compared with the previous year, 996 in 2009 versus 922 in 2010. Valuation of permits dropped 14 percent, reflecting the continued slowdown in construction at the national level and tighter lending regulations. In 2010, there were 74 single family detached building permits issued. This number is less than that of 2006, when 116 such permits were issued. Total permits issued were also less than 2006, with 922 permits issued in 2010 and 1142 issued in 2006. Valuation of permits when compared with 2006 was somewhat less, totaling \$65 million in that year and \$54.6 million in 2010. The City experienced a substantial increase in additions, alterations and conversions, with 717 permits issued in 2010 versus 534 in 2009. This reflects a shift from new construction to modification of existing structures. From 2009 to 2010, there was an increase in the number of excavation/grading permits (14 vs. 20, respectively) and decreases in the number of residential permits (95 vs. 74), mobile home permits (53 vs. 47) and non-residential permits (35 vs. 22). Demolition permits remained the same, at 16 for each of those years. For 2011, the Department expects to see a trend of steady development, with overall figures remaining comparable to the 2009 and 2010 levels.

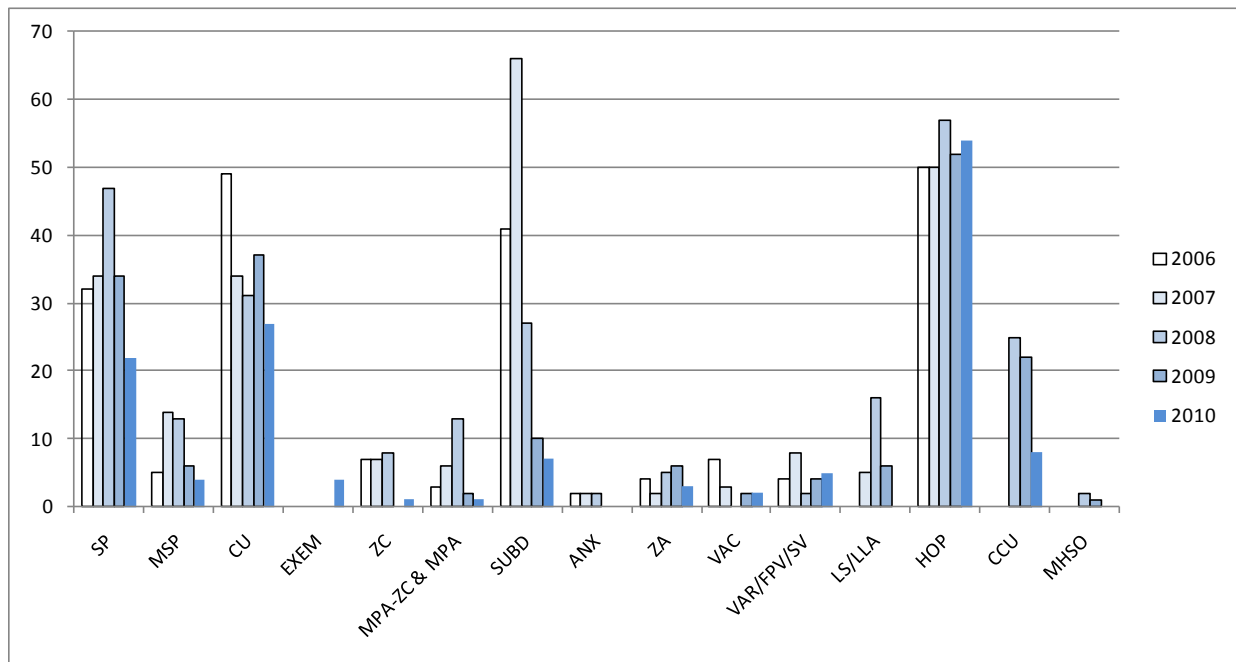
Planning Applications & Activities 2003-2010

<i>Planning Applications:</i>	2003	2004	2005	2006	2007	2008	2009	2010
Minor Site Plans (Commercial) (SP)	29	26	37	32	34	47	34	22
Major Site Plans (Commercial) (MSP)	2	4	2	5	14	13	6	4
Exemptions (EXEM)	-	-	-	-	-	-	-	4
Conditional Use Permits (CU)	37	30	34	49	34	31	37	27
Zone Changes (ZC)	3	12	12	7	7	8	0	1
Zone Change/Master Plan Amendments (MPA-ZC)/(MPA)	2	3	6	3	6	13	2	1
Subdivision Applications*	7	42 ¹	38 ²	41 ³	66 ⁴	27 ⁵	10 ⁶	7 ⁷
Annexations (ANX)	3	1	0	2	2	2	0	0
Language Amendments (ZA)	4	3	0	4	2	5	6	3
Right-of-way Vacations (VAC)	5	2	3	7	3	0	2	2
Variances (VAR/FPV/SV)	4	2	0	4	8	2	4	5
Lot Splits/Lot Line Adjustments (LS/LLA)	-	-	-	-	5	16	6	0
Home Occupation Permits (HOP)	33	39	50	50	50	57	52	54
County Referrals (CCU)	-	-	-	-	-	25	22	8
Model Home Sales Office	-	-	-	-	-	2	1	0
<i>Total Planning Applications</i>	129	164	182	204	231	248	182	138
% Change	39%	27%	11%	12%	13%	7%	-27%	-24%
Cumulative Change (2003 – 2010)								7%

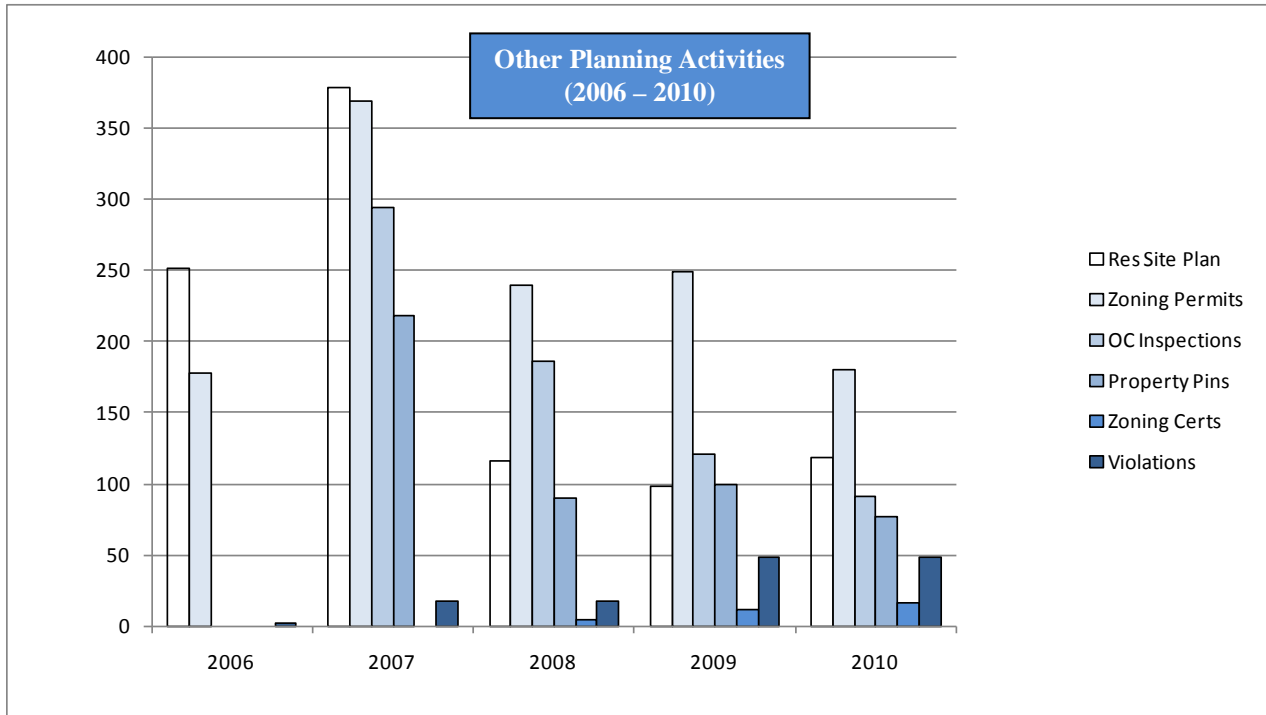
* Since each is processed separately, "Subdivision Application" includes Sketch Plat, Concept Plan, Preliminary Development Plan, Preliminary Plat, Final Plat and Final Development Plan applications. Also includes subdivisions that were submitted but withdrawn.

- ¹ In 2004, of the 42 "Subdivision Applications", 23 were Final Plat applications.
- ² In 2005, of the 38 "Subdivision Applications", 15 were Final Plat applications.
- ³ In 2006, of the 41 "Subdivision Applications", 18 were Final Plat applications.
- ⁴ In 2007, of the 66 "Subdivision Applications", 36 were Final Plat applications.
- ⁵ In 2008, of the 27 "Subdivision Applications", 11 were Final Plat applications.
- ⁶ In 2009, of the 10 "Subdivision Applications", 4 were Final Plat applications.
- ⁶ In 2010, of the 7 "Subdivision Applications", 2 were Final Plat applications.

Planning Applications 2006 - 2010



Other Planning Activities



<u>Other Planning Activities:</u>	2003	2004	2005	2006	2007	2008	2009	2010
Residential Site Plan Approvals*	42	102	312	252	378	116	98	118
Zoning Permits (fences, sheds, retaining walls & driveways)	127	101	119	178	369	240	249	180
Property Pin Inspections	-	-	-	-	218	90	121	91
Residential Occupancy Inspections	not available	not available	not available	not available	294	186	99	77
Zoning Certifications	not available	not available	not available	not available	not available	4	12	16
Zoning Violation Cases	1	2	5	2	18	17	49	49
Total Other Planning Activities	170	205	436	432	983¹	467¹	507¹	440¹
% Change		21%	113%	-1%	128%	-52%	9%	-13%
<u>Cumulative Change (2004 - 2010)</u>								215%

* Duplex = 2 approvals

¹ Total for 2007-2010 does not include Residential Occupancy Inspections.

Building Permits 2006-2010

	2006	2007	2008	2009	2010
Single Family (Detached)	116	176	92	93	74
Single Family (Attached)	68	198	4	2	0
Mobile Homes	84	50	62	53	47
Non-Residential	23	21	28	35	22
Additions, Alterations, Conversions	726	965	573	534	717
Demolitions	15	10	12	16	16
Excavation / Grading	24	40	57	14	20
Total Permits*	1142	1527	997	996	922
<i>% Change</i>	7%	34%	-35%	0%	-7%
<i>Overall Change (2006 vs 2010)</i>					-19%
Valuation	\$65 million	\$145.9 million	\$104.575 million	\$63.2 million	\$54.6 million
<i>% Change</i>	-24%	124%	-28%	-40%	-14%
<i>Overall Change (2006 vs 2010)</i>					-19%

* Total includes Zoning Permits (sheds, fences, retaining walls, etc.)

