



# City of Rock Springs Development Summary:

## Public Services Department, Planning, Building & WWTP Divisions

### STAFF

#### Administration

212 D Street, Rock Springs, WY 82901 (307) 352-1540  
Vess Walker, Public Services Director  
Debra Rubeck, Sr. Administrative Assistant

vess\_walker@rswy.net  
debra\_rubeck@rswy.net

#### Planning & Zoning Division

Jana McCarron, AICP, City Planner  
Jennifer Shields, AICP, Assistant City Planner

jana\_mccarron@rswy.net  
jennifer\_shields@rswy.net

#### Building Division

Jeff Tuttle, Chief Building Official  
Matt Bider, Plans Examiner  
Jim Anson, Building Inspector  
Christina Humphrey, Building Inspector

jeff\_tuttle@rswy.net  
matt\_bider@rswy.net  
jim\_anson@rswy.net  
christina\_humphrey@rswy.net

#### Wastewater Treatment & Industrial Pretreatment

Mike Gaviotis, Wastewater Plant Superintendent

mike\_gaviotis@rswy.net

# Public Services Department Sees Steady Growth for 2013

## Planning & Zoning Division:

Since 2004, the Rock Springs Planning and Zoning Division has experienced an overall increase in planning applications, with a cumulative increase of 6% from 2004 to 2012. In 2004, 129 planning applications were processed, while in 2012, 137 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 2012, the number of planning applications received was fairly comparable to 2011. Major projects reviewed and approved included a Medical Office Building addition to Sweetwater County Memorial Hospital; the Preserve at Rock Springs, Phase 2; and a Wellness Center expansion for Western Wyoming Community College. One new subdivision plat was approved, along with replats/resubdivisions of several other subdivisions. The Planning Division provided essential support for the Bitter Creek Reconstruction Project. The first phase of this project was completed in 2012 and more than 100 Downtown properties were removed from the special flood hazard area (floodplain).

Also in 2012, the Planning and Zoning Division continued the process of updating the City's Master Plan, a project which is expected to be completed this spring. The Hazard Mitigation chapter of the plan has already been approved by FEMA and will make the City eligible to receive federal funding sources for flood mitigation and other hazard-related projects. Another major accomplishment was a rewrite of the City's Sign Ordinance to include regulations pertaining to digital billboards.

In 2013, the Planning & Zoning Division expects to see a modest increase in the overall number of development applications submitted, with City's Edge and The Estates at the Wind Rivers, 2<sup>nd</sup> Addition making their way through the platting process. Other projects for 2013 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 and merging the Planning and Zoning Commission with the Board of Adjustment.

## Building Division:

Since 2004, the Rock Springs Building Division has experienced a modest increase (1%) in building permits issued but a large increase in valuation of 83%. In 2004, 960 building permits were issued for a total valuation of \$35 million, while in 2012, 968 building permits were issued for a total valuation of \$64 million.

For 2012, the Building Division saw an increase (7%) from the previous year in the number of building permits issued, 903 in 2011 compared with 968 in 2012. Valuation of permits also increased by 6% from the previous year, reflecting an overall positive trend for construction.

In 2012, there were 100 single family detached building permits issued. This number is more than that of 2011, when 88 such permits were issued. Increases were also seen in the number of excavation/grading permits (21 vs. 25), the number of demolition permits (9 vs. 14) and the number of addition, alteration and conversion permits (707 vs. 756). Small decreases were seen in the number of mobile home permits (36 vs. 27), non-residential permits (17 vs. 16) and other permits (25 vs. 20).

For 2013, the Building Division expects to see a trend of steady to modestly increased development, with overall figures remaining comparable to the 2012 levels.



# Planning Applications 2004-2012

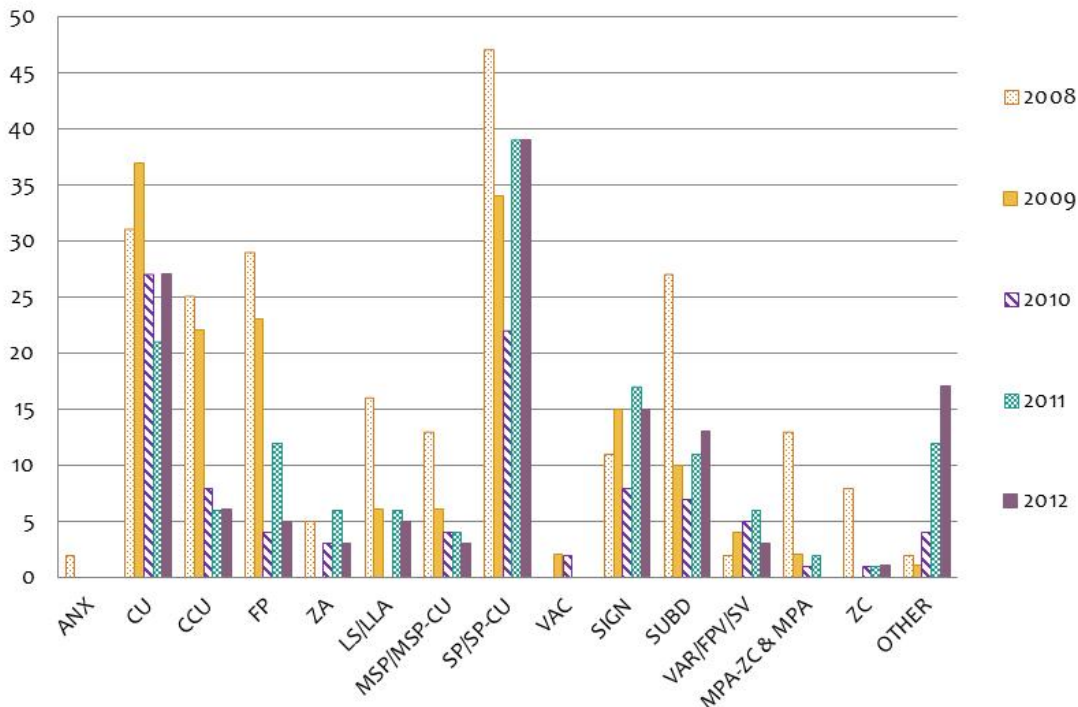
Planning Applications:	2004	2005	2006	2007	2008	2009	2010	2011	2012
Annexations (ANX)	1	0	2	2	2	0	0	0	0
Conditional Use Permits (CU)	30	34	49	34	31	37	27	21	27
County Referrals (CCU)	-	-	-	-	25	22	8	6	6
Floodplain Development Permits (FP)	4	7	31	15	29	23	4	12	5
Language Amendments (ZA)	3	0	4	2	5	6	3	6	3
Lot Splits/Lot Line Adjustments (LS/LLA)	-	-	-	5	16	6	0	6	5
Major Site Plans (MSP/MSP-CU)	4	2	5	14	13	6	4	4	3
Minor Site Plans (SP/SP-CU)	26	37	32	34	47	34	22	39	39
Right-of-way Vacations (VAC)	2	3	7	3	0	2	2	0	0
Sign Applications (SIGN)	not available	not available	not available	2	11	15	8	17	15
Subdivision Applications <sup>1,2</sup> (SUBD)	42	38	41	66	27	10	7	11	13
Variations (VAR/FPV/SV)	2	0	4	8	2	4	5	6	3
Zone Change/Master Plan Amendments (MPA-ZC)/(MPA)	3	6	3	6	13	2	1	2	0
Zone Changes (ZC)	12	12	7	7	8	0	1	1	1
Other <sup>3</sup> (OTHER)	-	-	-	-	2	1	4	12	17
<b>Total Planning Applications:</b>	<b>129</b>	<b>139</b>	<b>185</b>	<b>198</b>	<b>231</b>	<b>168</b>	<b>96</b>	<b>143</b>	<b>137</b>
% Change from Previous Year	25%	8%	33%	7%	17%	-27%	-43%	49%	-4%
Cumulative Change (2004 – 2012)									6%

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 2012, of the 13 total Subdivision Applications, 5 were Final Plat applications.

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

# Planning Applications 2008-2012





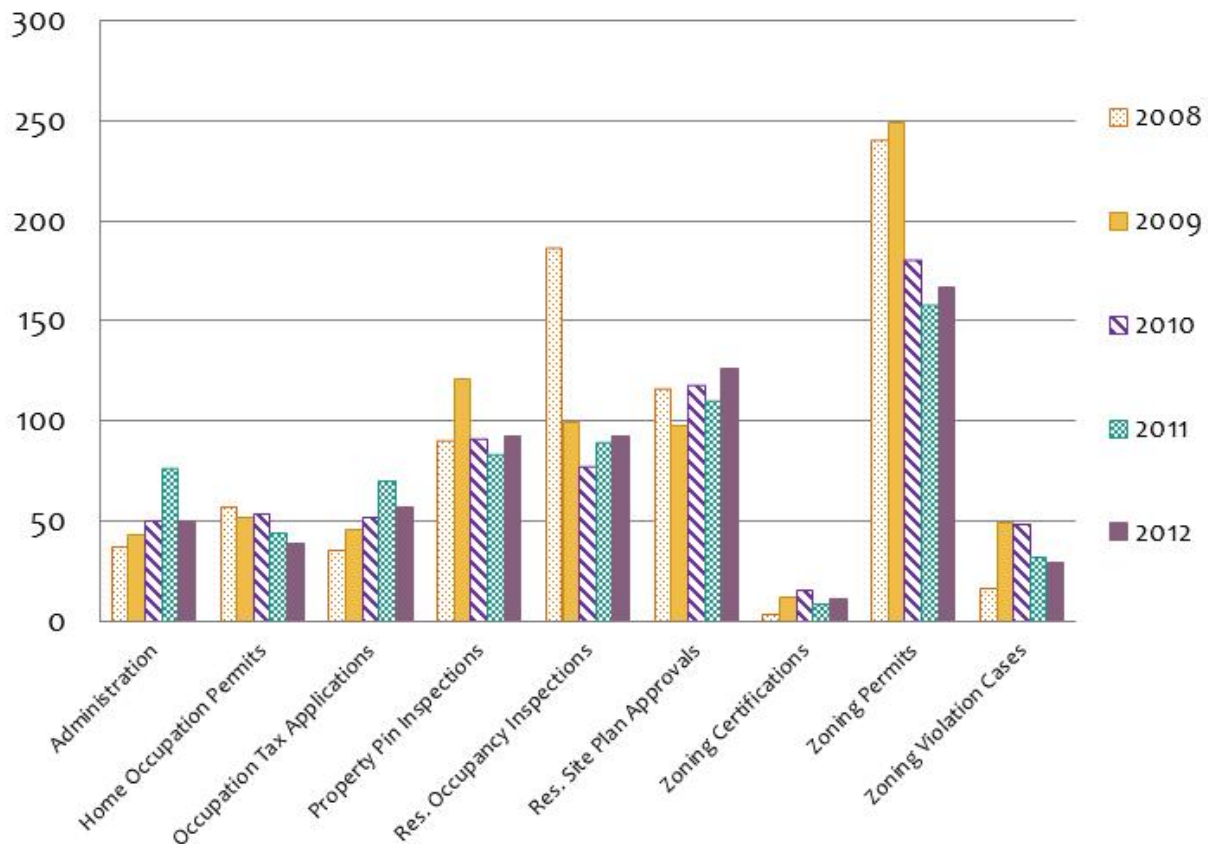
## Other Planning Activities 2004-2012

<b>Other Planning Activities:</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Administration (research, inquiries, data analysis, etc.)	22	32	26	39	37	43	50	76	50
Home Occupation Permits	39	50	50	50	57	52	54	44	39
Occupation Tax Applications	not available	not available	not available	12	36	46	52	70	57
Property Pin Inspections <sup>2</sup>	-	-	-	218	90	121	91	83	92
Residential Occupancy Inspections	not available	not available	not available	294	186	99	77	89	92
Residential Site Plan Approvals <sup>1</sup>	102	312	252	378	116	98	118	110	126
Zoning Certifications	not available	not available	not available	2	4	12	16	9	11
Zoning Permits (fences, sheds, retaining walls & driveways)	101	119	178	369	240	249	180	158	167
Zoning Violation Cases	2	5	2	18	17	49	49	32	29
<b>Total Other Planning Activities:</b>	<b>266</b>	<b>518</b>	<b>508</b>	<b>1380</b>	<b>783</b>	<b>769</b>	<b>687</b>	<b>671</b>	<b>663</b>
% Change from Previous Year	17%	95%	-2%	172%	-43%	-2%	-11%	-2%	-1%
Cumulative Change (2004 – 2012)									149%

<sup>1</sup> Duplex = 2 approvals

<sup>2</sup> Property Pin Inspections were not conducted by the Planning Division prior to 2007.

## Other Planning Activities 2008-2012





## Building Permits 2004-2012

<b>Building Permits:</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Single Family (Detached)	50	96	116	176	92	93	74	88	100
Single Family (Attached)	26	108	68	198	4	2	0	0	0
Mobile Homes	111	107	84	50	62	53	47	36	27
Non-Residential	34	27	23	21	28	35	22	17	16
Additions, Alterations, Conversions	614	664	726	965	573	534	717	707	756
Demolitions	19	22	15	10	12	16	16	9	14
Excavation / Grading	61	41	24	40	57	14	20	21	35
Other Permits	45	66	86	67	169	249	26	25	20
<b>Total Building Permits:</b>	<b>960</b>	<b>1131</b>	<b>1142</b>	<b>1527</b>	<b>997</b>	<b>996</b>	<b>922</b>	<b>903</b>	<b>968</b>
% Change from Previous Year		18%	1%	34%	-35%	0%	-7%	-2%	7%
Cumulative Change (2004-2012)									1%
<b>Valuation (millions):</b>	<b>35.0</b>	<b>86.0</b>	<b>65.0</b>	<b>145.9</b>	<b>104.6</b>	<b>63.2</b>	<b>54.6</b>	<b>60.4</b>	<b>64.0</b>
% Change from Previous Year		146%	-24%	124%	-28%	-40%	-14%	11%	6%
Cumulative Change (2004-2012)									83%

## Building Permits 2008-2012

