



**City of Rock Springs
Public Services
Development Summary:**

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Public Services Department Anticipates Modest Growth In 2014

Planning Division:

The Planning Division handles current and long-range planning activities for the City. In addition to providing day to day support for the public with zoning permits, home occupation permits, and residential site plan approvals, Planning staff review commercial and industrial development applications to ensure that all future development is consistent with the City's Master Plan and conforms to the City's Zoning and Subdivision Ordinances.

In 2013, the "City of Rock Springs Master Plan: Today's Plan for Tomorrow's Future" was formally adopted by the City Council after several years of work by Planning staff. The Hazard Mitigation chapter of the Plan was also approved by FEMA, and made the City eligible to receive federal funding for flood mitigation and other hazard-related projects. Another major accomplishment for the year included the removal of more than 100 downtown and residential properties from the special flood hazard area (floodplain) through work on the Bitter Creek Reconstruction Plan.

Also in 2013, Planning Division applications decreased by approximately 19% from the previous year, reflecting a modest decrease in new commercial and industrial development. Major development projects which were reviewed during the year included the Bunning Park Feasibility Study, a Wellness Center expansion for Western Wyoming Community College, the Mesa Spirit Adult Community nursing home, water tank and building expansions at the Rock Springs-Sweetwater County Airport, the Preserve Apartments at Rock Springs Phase 2 (112 units), and a new Downtown Pocket Park. In addition, several new subdivisions were formally approved during the year, including the Kay Addition (13 lots), City's Edge Subdivision (38 lots), and the Estates at the Wind Rivers 2nd Addition (42 lots). One significant increase in workload for Planning staff was seen in Occupation Tax applications (more commonly known as "business licenses"), which increased 112% from the previous year, from 57 in 2012 to 121 in 2013.

In 2014, the Planning Division expects to see a modest increase in the overall number of development applications submitted, with the Gunsight Estates Subdivision (111 lots in 3 phases) and Estates at Whispering Pines, Phase 2 (19 lots) making their way through the platting process. Other projects for 2014 include commencement of work on a new Zoning Ordinance to implement the new Master Plan, project implementation for the Bunning Park Rehabilitation, development of a new project and permit tracking system, and continued support of the Bitter Creek Reconstruction Project.

Building Division:

For 2013, the Building Division saw a decrease of 10% from the previous year in the number of building permits issued - 968 in 2012 compared with 875 in 2013. Valuation of permits also decreased by 30% from the previous year, reflecting an overall declining trend for construction.

In 2013, there were 67 single family detached building permits issued. This number is less than that of 2012, when 100 such permits were issued. Decreases were also seen in the number of excavation/grading permits (35 vs. 21), the number of demolition permits were up (14 vs. 17) and the number of addition, alteration, and conversion permits were slightly down (756 vs. 725). Small decreases were also seen in the number of mobile home permits (27 vs. 16), non-residential permits (16 vs. 16) and other permits (20 vs. 13).

For 2014, the Building Division expects to see a trend of steady to modestly increased development, with overall figures remaining comparable to 2013 levels.

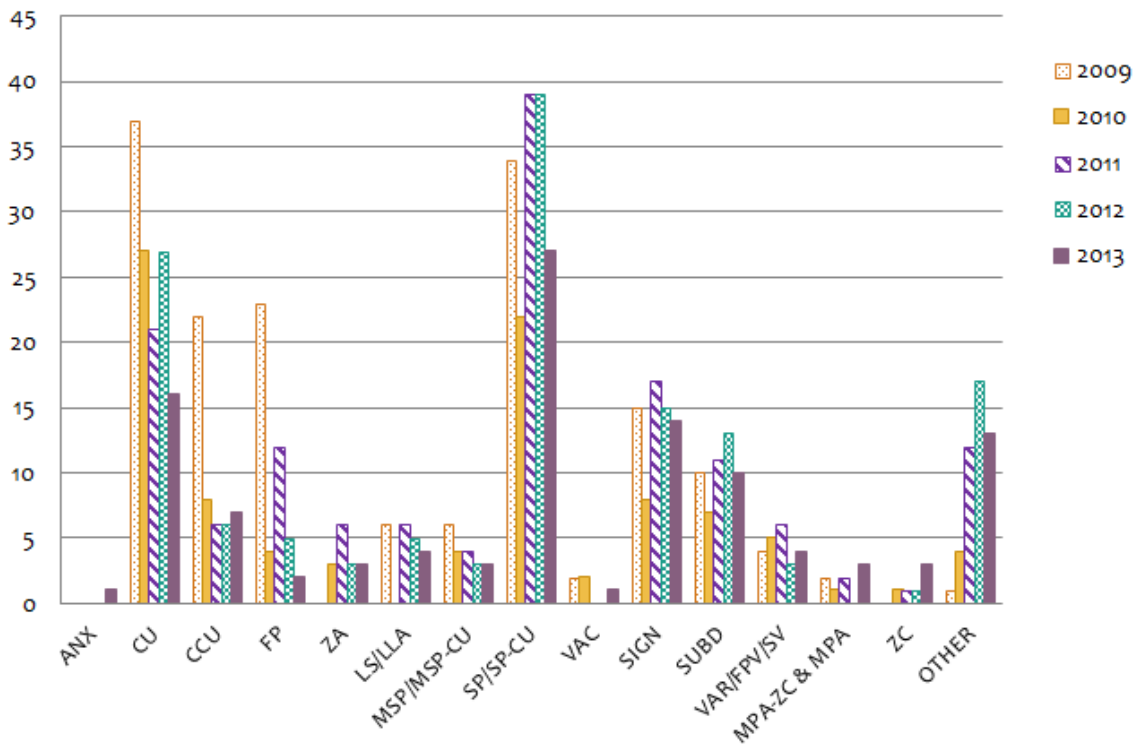


Planning Applications 2004-2013

Planning Applications:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Annexations (ANX)	1	0	2	2	2	0	0	0	0	1
Conditional Use Permits (CU) (CU-STF)	30	34	49	34	31	37	27	21	27	16
County Referrals (CCU)	-	-	-	-	25	22	8	6	6	7
Floodplain Development Permits (FP)	4	7	31	15	29	23	4	12	5	2
Language Amendments (ZA)	3	0	4	2	5	6	3	6	3	3
Lot Splits/Lot Line Adjustments (LS/LLA)	-	-	-	5	16	6	0	6	5	4
Major Site Plans (MSP/MSP-CU)	4	2	5	14	13	6	4	4	3	3
Minor Site Plans (SP/SP-CU)	26	37	32	34	47	34	22	39	39	27
Right-of-way Vacations (VAC)	2	3	7	3	0	2	2	0	0	1
Sign Applications (SIGN)	not available	not available	not available	2	11	15	8	17	15	14
Subdivision Applications ¹ (SUBD)	42	38	41	66	27	10	7	11	13	10
Variances (VAR/FPV/SV)	2	0	4	8	2	4	5	6	3	4
Zone Change/Master Plan Amendments (MPA-ZC)/(MPA)	3	6	3	6	13	2	1	2	0	3
Zone Changes (ZC)	12	12	7	7	8	0	1	1	1	3
Other ² (OTHER)	-	-	-	-	2	1	4	12	17	13
Total Planning Applications:	129	139	185	198	231	168	96	143	137	111
% Change from Previous Year	25%	8%	33%	7%	17%	-27%	-43%	49%	-4%	-19%
Cumulative Change (2004 – 2013)										-14%

- 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. In 2013, of the 10 total Subdivision Applications, 5 were Final Plat applications.
- 2 Other applications include the following: Appeals, Easement Abandonments, Exemptions, Improvement Acceptances, Model Home Sales Offices, Preliminary Reviews, Striping Plans, Wind Energy Conversion Systems, and Wireless Telecommunication Facilities.

Planning Applications 2009-2013





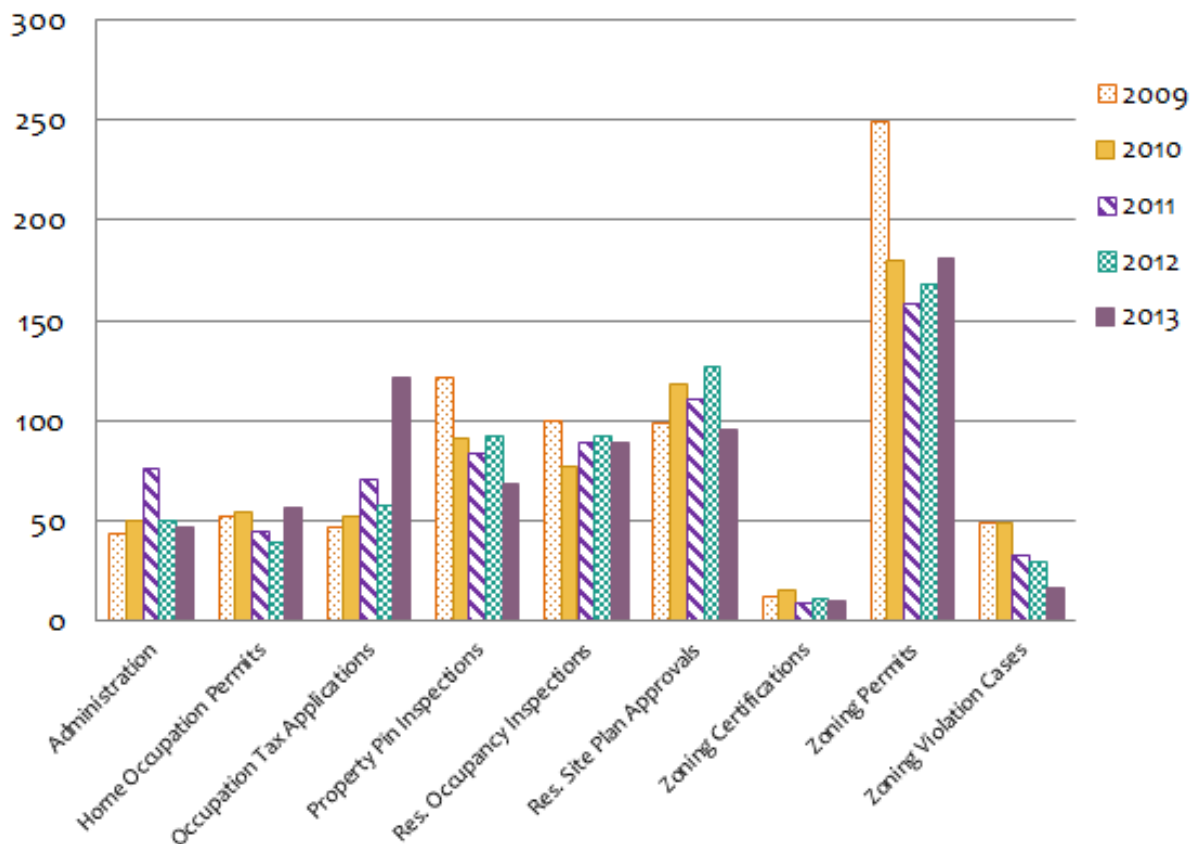
Other Planning Activities 2004-2013

Other Planning Activities:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Administration (research, inquiries, data analysis, etc.)	22	32	26	39	37	43	50	76	50	47
Home Occupation Permits	39	50	50	50	57	52	54	44	39	57
Occupation Tax Applications	not available	not available	not available	12	36	46	52	70	57	121
Property Pin Inspections ¹	-	-	-	218	90	121	91	83	92	68
Residential Occupancy Inspections	not available	not available	not available	294	186	99	77	89	92	89
Residential Site Plan Approvals ²	102	312	252	378	116	98	118	110	126	95
Zoning Certifications	not available	not available	not available	2	4	12	16	9	11	10
Zoning Permits (fences, sheds, retaining walls & driveways)	101	119	178	369	240	249	180	158	167	181
Zoning Violation Cases	2	5	2	18	17	49	49	32	29	17
Total Other Planning Activities:	266	518	508	1380	783	769	687	671	663	685
% Change from Previous Year	17%	95%	-2%	172%	-43%	-2%	-11%	-2%	-1%	3%
Cumulative Change (2004 – 2013)										158%

¹ Property Pin Inspections were not conducted by the Planning Division prior to 2007.

² Duplex = 2 approvals.

Other Planning Activities 2009-2013

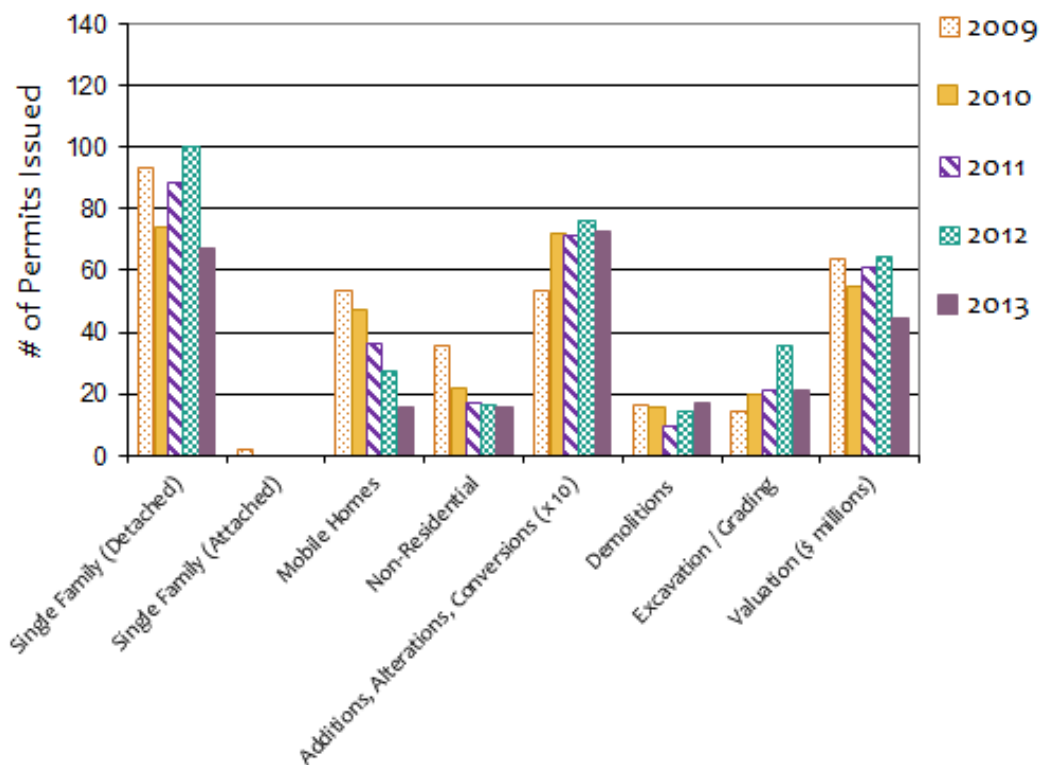




Building Permits 2004-2013

Building Permits:	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Family (Detached)	50	96	116	176	92	93	74	88	100	67
Single Family (Attached)	26	108	68	198	4	2	0	0	0	0
Mobile Homes	111	107	84	50	62	53	47	36	27	16
Non-Residential	34	27	23	21	28	35	22	17	16	16
Additions, Alterations, Conversions	614	664	726	965	573	534	717	707	756	725
Demolitions	19	22	15	10	12	16	16	9	14	17
Excavation / Grading	61	41	24	40	57	14	20	21	35	21
Other Permits	45	66	86	67	169	249	26	25	20	13
Total Building Permits:	960	1131	1142	1527	997	996	922	903	968	875
% Change from Previous Year		18%	1%	34%	-35%	0%	-7%	-2%	7%	-10%
Cumulative Change (2004-2013)										-9%
Valuation (millions):	35.0	86.0	65.0	145.9	104.6	63.2	54.6	60.4	64.0	44.8
% Change from Previous Year		146%	-24%	124%	-28%	40%	14%	11%	6%	-30%
Cumulative Change (2004-2013)										28%

Building Permits 2009-2013





Department of Public Services 2013 Fee Totals

	Building Permits	Building Plan Review Fees	Contractor Registration	P&Z Fees	Sewer Fees	Water Fees	Zoning Permits
January	\$ 7,031.95	\$ 1,987.67	\$ 975.00	\$ 1,830.00	\$ 4,500.00	\$ 1,215.00	\$ 20.00
February	\$ 13,684.19	\$ 2,031.92	\$ 5,875.00	\$ 1,040.00	\$ 7,500.00	\$ 8,220.00	\$ 20.00
March	\$ 16,412.81	\$ 5,554.91	\$ 5,106.41	\$ 220.00	\$ 15,450.00	\$ 15,940.00	\$ 150.00
April	\$ 33,108.00	\$ 5,839.33	\$ 6,600.00	\$ 1,360.00	\$ 6,000.00	\$ 5,575.00	\$ 150.00
May	\$ 31,893.00	\$ 10,703.00	\$ 4,900.00	\$ 4,298.00	\$ 19,500.00	\$ 9,435.00	\$ 390.00
June	\$ 71,677.00	\$ 35,438.00	\$ 4,625.00	\$ 820.00	\$ 42,000.00	\$ 39,691.00	\$ 250.00
July	\$ 34,321.00	\$ 4,460.00	\$ 5,625.00	\$ 2,158.00	\$ 18,000.00	\$ 67,535.00	\$ 310.00
August	\$ 26,279.00	\$ 4,578.00	\$ 5,475.00	\$ 755.00	\$ 19,950.00	\$ 18,870.00	\$ 210.00
September	\$ 17,111.00	\$ 369.00	\$ 3,725.00	\$ 510.00	\$ 15,000.00	\$ 10,220.00	\$ 150.00
October	\$ 24,143.00	\$ 4,625.00	\$ 3,850.00	\$ 1,230.00	\$ 19,645.00	\$ 15,150.00	\$ 80.00
November	\$ 14,325.00	\$ 1,127.00	\$ 2,300.00	\$ 350.00	\$ 10,500.00	\$ 9,935.00	\$ 90.00
December	\$ 19,429.66	\$ 9,141.00	\$ 4,575.00	\$ 70.00	\$ 3,000.00	\$ 70,650.00	0
TOTALS	\$ 309,415.61	\$ 85,854.83	\$ 53,631.41	\$ 14,641.00	\$ 181,045.00	\$ 272,436.00	\$ 1,820.00

