CALL TO ORDER

ROLL CALL

AGENDA  Review and acceptance of the July 8, 2020 meeting agenda.

ACCEPTANCE  Accept staff reports, documents and correspondence into the meeting record.

MINUTES

1) Review and acceptance of the June 10, 2020 meeting minutes. (Report Packet Page 3)

BOARD OF ADJUSTMENT PUBLIC HEARINGS

1) None

NEW BUSINESS

1) Case #2020-003 – Conditional Use Permit – Consideration of request, filed by Sara Allison, for the operation of a Family Child Care Home, at her residence located at 950 Boulder Drive, Green River, Wyoming. (Report Packet Page 8)

2) Case #2020-007 – Home Occupation Conditional Use Permit – Consideration of a request, filed by Kaleb Saccomano, for the operation of a home-based taxidermy business, at his residence located at 1685 Wyoming Drive, Green River, Wyoming. (Report Packet Page 26)

PLANNING & ZONING COMMISSION PUBLIC HEARINGS


OLD BUSINESS

2) None

APPOINTMENTS

1) None

PETITIONS AND COMMUNICATIONS

2) Written Petitions and communications from the floor.
REPORTS AND COMMUNICATIONS FROM STAFF


ADJOURNMENT
MEMBERS PRESENT:
Commissioner Mike Brown, Chair; Commissioner Scott Travis; Commissioner Tim Knight; Commissioner Marriella Slaughter; Commissioner Karl Bozner

MEMBERS ABSENT:
Commissioner Tina Porter

ALSO PRESENT:
Marshall Bart, Variance Applicant; Amy Cox, Planning & Zoning Administrator; Yvonne Olguin, Recording Secretary

CALL TO ORDER
Chair Brown called the meeting to order at 6:30 p.m.

ROLL CALL
After roll call it was determined there was a quorum present to proceed.

AGENDA
1) Review and acceptance of the June 10, 2020 meeting agenda.

Commissioner Travis moved to approve the agenda for June 10, 2020. Commissioner Knight seconded the motion. Motion carried. (5-0)

ACCEPTANCE OF CORRESPONDENCE AND STAFF REPORTS
1) Acceptance of all correspondence and staff reports into the record.

Commissioner Travis moved to approve all correspondence and staff reports into the record. Commissioner Bozner seconded the motion. Motion carried. (5-0)

MINUTES
1) Review and acceptance of the May 13, 2020 meeting minutes.

Commissioner Travis moved to approve the minutes of May 13, 2020. Commissioner Slaughter seconded the motion. Motion carried. (5-0)

BOARD OF ADJUSTMENT PUBLIC HEARINGS
1) Case #2020-005 – Variance Public Hearing on the question of authorizing a side yard setback variance for the construction of an attached garage addition, filed by Marshall Burt, on property addressed as 350 Driftwood Street, Green River, Wyoming.
Chair Brown said the proceedings of this meeting are being recorded. The board will keep a record of the proceedings in its office and copies will be made available to any party at cost. The board will provide a written decision within thirty (30) days of this hearing. A vote in favor of four (4) members of the board is required for approval of a variance. If you want to table your request until more members are present, you may elect to do so. Decisions of the board may be appealed to the District Court in accordance with the applicable provisions of the Green River City Zoning Ordinance, State Statutes and Rules of Appellate Procedures. All witnesses must be sworn in before testifying.

Chair Brown swore in all members of the audience.

Chair Brown requested that each board member who has personally inspected the property identify themselves on the record and generally describe when and how they viewed the property. Each board member should also disclose the details of any conversations with the applicant or any adjoining property owners.

Chair Brown said I drove by the property this morning and I spoke with no one.

Commissioner Travis said I drove by the property yesterday and I spoke with no one.

Commissioner Bozner said I drove by the property today and I spoke with no one.

Commissioner Knight said I drove by the property this morning and I spoke with no one.

Commissioner Slaughter said I drove by the property this afternoon and I spoke with no one.

Chair Brown said we are here to rule on a request of a specific variance and all discussions should center on this issue. When addressing the board please go to the podium, speak your name clearly into the microphone.

Ms. Cox said the petitioner, Marshall Burt, is requesting consideration to authorize a side setback variance of approximately 3 feet, 6 inches for the construction of a new 16’ x 20’ attached garage addition to the existing residence located at 350 Driftwood Street, Green River, Wyoming. Pursuant to Appendix B, Section 2.3.11 of the City of Green River Code of Ordinances, the side yard setback in an R-2 Zoning District shall be a minimum distance of 7.5 feet from the side property line. The proposed addition will be in line with the side of the existing residence, which is located approximately four feet from the side property line (requiring a variance of approximately 3 feet, 6 inches). This property is currently zoned R-2 (Single Family Residential District) which is described as “predominately low density, single-family detached residential areas”. The current use of the property is single family residential. The minimum lot width in the R-2 zoning district is 60 feet with a minimum lot area of 6,000 square feet. The subject property is 78 feet wide by 70 feet deep on the north side and 100 feet deep on the south side. In an R-2 zoning district, 30% of the lot must remain as open space. If approved, total coverage will be 2,144 square feet, or only 29% of the lot. The size of the house with the proposed addition is a reasonable size house for the property.

**MINIMUM CONDITIONS FOR A VARIANCE:**

Each variance authorized shall not be personal to the applicant but shall apply to the specific use or structure for which the variance was granted and shall run with the land. In accordance
with the City of Green River Code of Ordinances, Appendix B, Section 12.3(B), no variance shall be authorized unless the board shall find that all of the following conditions exist:

1) That the variance will not authorize a permitted use other than those enumerated in the zoning district in which the variance is sought.
2) That owing to extraordinary circumstances or conditions relating to the land or building for which the variance is sought, literal enforcement of the provisions of this ordinance will result in unnecessary hardship and deprive the applicant of a reasonable use of his land or building.
3) That the extraordinary circumstances were not created by the owner of the property and do not represent a general condition of the district in which the property is located.
4) That the variance, if granted, will not substantially or permanently injure any adjacent, conforming property.
5) That the variance will not alter the character of the district in which it is located.
6) That the variance, if granted, will not result in an extraordinary gain in use, service or income for the property when compared with adjacent, conforming uses in the same district.
7) That the variance, if granted, is the minimum variance and the least modification that will afford the relief sought.
8) That the variance will be in harmony with the spirit of this ordinance and will not adversely affect the public health, safety or welfare.

Ms. Cox said a Public Hearing Notice was published in the Green River Star on Wednesday, May 27, 2020 and Wednesday, June 3, 2020. A sign was posted on the property in compliance with Appendix B, Chapter 12, Section 12.4(A). In addition, to ensure proper notification to nearby property owners, on May 27, 2020, notification letters were mailed to all property owners within 200’ of the subject property. It was stated in both the Public Hearing Notice and the Property Letter that anyone wishing to submit data or testimony related to the petition may appear at the time and place of the public hearing.

Mr. Burt said I bought the property three years ago. I am looking to expand the garage area so I can keep working so when winter comes I have a warm place to work. I talked to a contractor that put an addition to the house before I bought the house and he said the house and garage were both built all together. I want to expand off the same garage line that currently exists. I will be adding to the two (2) sides of the garage. It will come out level to where our addition is at and to the same level where my current garage is.

Commissioner Slaughter said I drove by to find out how much room would be between your roof and your neighbor and there is sufficient distance between the two (2) houses.

Chair Brown said the garage is already four (4) feet from the fence anyway and you aren’t going to be able to tell from the front or the back after this addition is done.

Commissioner Travis asked is it not going to be too much space for the size of the lot. Ms. Cox said it will still be under the 30% of the lot. It will be 29%. Mr. Burt said I am just trying to extend back roughly 16 feet with the width of 21 feet.

Chair Brown asked is the roof overhang within that four (4) foot area going to remain the same as the existing garage. Mr. Burt said yes, there is a walk path between the garage and the property line. I think it is about a foot for the eave to hang over the side. It will be continuous all the way through.
Commissioner Travis asked are you going to redo the roof, continue it through or are you going
to turn it. Mr. Burt said I am going to have an engineer look at it before I do anything because it
will change my roof line with the angles to determine if I need to change the roof line or continue
it back to get a good proper water flow and continue the gutter system in order to be able to flow
it out.

Commissioner Travis said upon finding that the all of the conditions required under the City of
Green River Code of Ordinances, Appendix B, Section 12.3.(B) are satisfied, I move to approve
the side yard setback variance of approximately 3 feet, 6 inches (in line with the side of the
existing residential structure) for the construction of the new 16’ x 20’ attached garage addition,
to be located at 350 Driftwood Street, Green River, Wyoming, as presented on the submitted
site plan. Commissioner Slaughter seconded the motion. Motion carried. (5-0)

**PLANNING & ZONING COMMISSION PUBLIC HEARINGS**
1) None

**NEW BUSINESS**
1) None

**OLD BUSINESS**
1) None

**APPOINTMENTS**
1) Nomination and election of the 2020 Chair

Commissioner Slaughter nominated Commissioner Travis as the 2020 Chair. Commissioner
Bozner seconded the nomination. Motion passed to elect Commissioner Travis as the 2020
Chair. (5-0)

2) Nomination and election of the 2020 Vice-Chair

Commissioner Bozner nominated Chair Brown as the 2020 Vice-Chair. Commissioner
Slaughter seconded the nomination. Motion passed to elect Chair Brown as the 2020 Vice-
Chair. (5-0)

**WRITTEN PETITIONS AND COMMUNICATIONS FROM THE FLOOR**
1) None

**REPORTS AND COMMUNICATIONS FROM STAFF**
1) May 2020 Reports

Ms. Cox presented a brief overview of the May 2020 Building and Business Reports.

(Note: The foregoing is intended as a general summary of the proceedings before the
Commission. It is not a verbatim transcript of the taped proceedings. Digital recordings
are maintained in the Development Services Department).

**ADJOURNMENT**
Commissioner Travis moved to adjourn the meeting at 7:14 p.m. Commissioner Knight
seconded the motion. Motion carried. (5-0)
CASE NUMBER:

2020-003

PETITIONER/OWNER:

Sara Allison

PURPOSE:

Conditional Use Permit - Family Child Care Home

LOCATION:

950 Boulder Drive

ZONING:

R-1 (Single Family Residential)

CURRENT USE:

Single Family Residence

EXHIBITS:

A Location Map
B Zoning Map
C Application & Site Plan
D Adjacent Property Letter #1
E Letters from Neighbors: 1-Support & 2-Concerns
F Adjacent Property Letter #2
G Adjacent Property Letter #3

DISCUSSION:

Conditional Use Permit application filed by Sara Allison requesting approval for the operation of a Family Child Care Home, Subject to State of Wyoming requirements, at her residence located at 950 Boulder Drive, Green River, Wyoming. The proposed daycare will provide child care for a maximum of 10 children at any given time, 5 days a week, from 6 a.m. to 6 p.m.

A Family Child Care Home (FCCH) is defined as, “A state licensed child care facility in which care is provided for three (3) to ten (10) unrelated children from more than one (1) immediate family for part of a day in the home of the provider.

In accordance with Section 9.9.(C) when a Daycare Conditional Use Permit application is submitted, notification letters are mailed to all property owners within two hundred (200) feet of the proposed conditional use property. Affected property owners shall have seven (7) calendar days from the date of the letter to file with community development a written objection to the conditional use permit. If a written objection is received, the application for a conditional use permit will be referred to the planning and zoning commission for action to approve or deny the application.
On March 3, 2020, notification letters were mailed to adjacent property owners. The 7 day waiting period to receive written concerns expired on March 10, 2020. One letter in support of and two opposition letters were received (see attached).

Due to the COVID related restrictions, adjacent property owners were notified twice about the meeting date. First on March 23, 2020, notifying them of meeting being postponed until further notice, then again on June 26, 2020, notifying them that the new meeting date would be held on July 8, 2020. (see attached)

The criterion for consideration of a Conditional Use Permit is found in the Green River Zoning Ordinance, Section 9.9. which is as follows:

Section 9.9 Procedure for conditional use permit approval.

(A) Generally. Certain uses, while generally not suitable in a particular zoning district, may, under certain circumstances, be acceptable. A conditional use permit application may be submitted for those uses listed in this chapter as a conditional use, in the particular district it is to be located in. When certain circumstances exist, a conditional use permit may be granted. The conditional use permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person or firm.

(D) Review and Decision by Planning and Zoning Commission. The Commission shall consider the effect of the proposed Conditional Use on the health, safety, and general welfare of the surrounding properties, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the Comprehensive Master Plan. The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or the application may be denied. A Conditional Use Permit application may be denied by motion of the Commission. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist. A Conditional Use Permit application that has been denied wholly or in part shall not be resubmitted for a period of six (6) months.

(E) Notification of Commission Action. The applicant shall be notified in writing of the action taken by the Planning and Zoning Commission. If the application has been granted, the Conditional Use Permit shall be issued with any conditions stated on said permit.

SAMPLE MOTION:

If acceptable to the Planning and Zoning Commission, the following is a sample motion:

“I move to approve the Conditional Use Permit, filed by Sara Allison of Learning Safari Childcare, for the operation of a Family Child Care Home, Subject to the State of Wyoming requirements, to be located at 950 Boulder Drive, Green River, Wyoming, as described in the submitted application.”

List any other condition as necessary.

PLEASE NOTE: If the Board chooses to deny Conditional Use Permit, please specify the reasons for denial.
Application for –
DAYCARE CONDITIONAL USE PERMIT
Community Development Department
50 East 2nd North, Green River, WY 82935
PH: (307) 872-6140
www.cityofgreenriver.org

Daycare (as a Home Occupation) is regulated by the City of Green River Zoning Ordinance and is permitted only with a conditional use permit approved by the Director of Community Development. Incomplete applications shall be returned.

A. GENERAL INFORMATION
Name of Daycare Business: Learning Safari Childcare
Property Address: 950 Boulder Drive

B. PETITIONER*
Name: Sara Allison
Mailing Address: 950 Boulder Drive
Contact Phone: 3078715008
Email: allison.sara@hotmail.com

PROPERTY OWNER INFORMATION
Name: Sara Allison
Mailing Address: 950 Boulder Drive
Contact Phone: 3078715008
Email: allison.sara@hotmail.com

C. TELL US ABOUT YOUR BUSINESS
1. Which of the following best describes your type of daycare:

☐ Family Child Care Center: A state licensed child care facility in which care is provided for eleven (11) to fifteen (15) unrelated children from more than one (1) immediate family for part of a day which may be in a commercial type structure. *Only allowed as a CUP in R-3 & R-4 Zoning Districts.

☑ Family Child Care Home: A state licensed child care facility in which care is provided for three (3) to eleven (11) unrelated children from more than one (1) immediate family for part of a day in the home of the provider. *Only allowed as a CUP in R-1, R-2, R-3, R-4, & MH Zoning Districts.

2. Maximum number of children to be cared for at any given time: 10

3. Age of children to be cared for: birth to 10

4. Hours of Operation: 6am to 6pm Days of Week: 5

5. Number of employees: 0

6. Does the daycare require any remodeling or alterations to the residence? ☐ YES ☐ NO If yes, contact the City of Green River Building Department to determine any building permits which may be required.
D. CONDITIONAL USE PERMIT REVIEW PROCESS

The following outlines the process that is established by the Ordinances of the City of Green River. Please review for understanding of the process in which your application must follow. For questions regarding the process, please contact the Green River Community Development Department at 307-872-6140.

- After receipt of a complete application, the required non-refundable filing fee, and a site plan showing all items listed under Section E., the Community Development staff shall contact by letter all property owners within 200 feet of the proposed daycare property. For your convenience, the Community Development Department will obtain the list of affected property owners.

- Property owners shall have seven (7) calendar days from the date of the letter to file with the Community Development Department a written objection to the Conditional Use Permit.

- If no written objections are received within the seven (7) days, the Director of Community Development shall approve the Daycare Conditional Use Application with the following conditions:
  - Provide documentation of approval from the State of Wyoming Department of Family Services.
  - Submit a City of Green River Business License Application and required License Fee of $25.00.

- If any written objections are received, the application will be forwarded to the Planning and Zoning Commission for action to approve or deny the application. You will be notified of the time, date, and location of the Planning and Zoning Commission meeting at which the Commission shall consider the effect of the proposed Conditional Use on the health, safety, and general welfare of the surrounding properties, existing and anticipated traffic conditions including parking. It is required that the applicant attend this meeting.

E. SUBMITTAL REQUIREMENTS

The following items are required for submitting a complete Daycare Conditional Use Application. An incomplete application will not be reviewed and will be returned to the applicant.

- ☑️ Filing Fee ($100.00) made payable to the City of Green River.
- ☑️ Completed City of Green River Daycare Conditional Use Application Form.
- ☑️ Site Plan of the property that shows the following:
  - Name of daycare and business owner.
  - Property street address.
  - Date and north arrow.
  - Property lines and all structures (existing and proposed).
  - Existing and proposed parking and traffic flow (parent drop off and pick up).
  - Areas used for the daycare operation (provide square footage of each designated area).

G. SIGNATURE REQUIRED

I acknowledge that I have read and understand this application and the Green River Daycare Conditional Use regulations. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it the responsibility of the applicant and/or property owner to secure any and all required Local, Federal and State Permits (i.e. Department of Family Services, Building Permits, etc.) and I agree to contact those agencies/departments accordingly.

Applicant Signature: [Signature]
Print Name: Sara Allison
Date: 3/10/2020

Owner Signature: [Signature]
Print Name: Sara Allison
Date: 3/10/2020
March 3, 2020

Re: Family Child Care Home Daycare proposed for 950 Boulder Drive, Green River, Wyoming

Dear Property Owner/Interested Party:

Ms. Sara Allison has submitted a request for conditional use permit approval for property located at 950 Boulder Drive, Green River, Wyoming. Records show that this property is adjacent to or near property you own. The following summarizes the application:

The applicant is requesting Conditional Use Permit approval for the operation of a Family Child Care Home at her residence located at 950 Boulder Drive, Green River, Wyoming. The proposed daycare will provide care for three (3) to eleven (11) children, with the hours of 6:00 a.m. to 6:00 p.m., Monday through Friday.

A Family Child Care Home is defined as “A state licensed child care facility in which care is provided for three (3) to eleven (11) unrelated children from more than one (1) immediate family for part of a day in the home of the provider.”

Property owners shall have seven (7) calendar days from the date of the notification letter to file any written objections with the Development Services Department. Therefore, written objections must be received no later than 5:00 p.m. on Tuesday, March 10, 2020.

Only if written objections are received, this request will be forwarded to the Planning and Zoning Commission for final action on Wednesday, April 8, 2020 at 6:30 p.m. in the Green River City Hall Council Chambers. Notice will be published in the Green River Star on Wednesday, March 25, 2020 if the request must go before the Planning and Zoning Commission.

If you have any questions or concerns about the proposed home daycare, please contact the Development Services Department at (307) 872-6140.

Sincerely,

Yvonne Olguin
Administrative Services Technician
March 9, 2020

TO: City of Green River, Development Services Department

FROM: Brian & Kelly Strampe, 302 Evans Dr. Green River, WY 82935

RE: Comments on Family Child Care Home Daycare proposed for 950 Boulder Drive, Green River, WY.

Green River DSD:

We received your notification letter of 3/3/2020 and have strived to understand what may be involved with the daycare as next door neighbors. What we understand is that the CUP would apply to the Family Child Care Home for a maximum of 10 Birth to 10 year old children, 1 employee (Sara Allison), 1 dedicated off street parking space, operating hours of 6am to 6pm M-F.

Our major concern is of increased traffic on the North end of Boulder Dr. as those turning off of Evans Dr. must turn around in the cul-de-sac and travel back on Boulder to Evans. This essentially doubles the traffic in front of the houses on the North end of Boulder Dr. It may be helpful for a representative from the DSD to visit and get “a visual” on the street and the cul-de-sac.

We also understand that some additional noise would be expected from children being dropped off and picked up, and an increase in dogs barking in the neighborhood.

However, we believe having a day care in the area would be helpful to young families in the Green River community. We would like to request that the CUP be issued with the same renewal requirement as per Green River City Code of Ordinances for Home Occupation Permits, which “expire on March 31st of each year and must be renewed annually.” as per Sec. 9.8#11 “Conditions for Home Occupation Permits.” And that the same timing and notification of neighbors within 200ft of the daycare be completed annually before the CUP approval. Reference Sec. 9.9 “Procedures for CUP Approval #B.

Thank you for the notification and information. We were out of town for a few weeks and were fortunate that your letter came just as we came back home. Otherwise, we would have missed the 7 day comment period.

Sincerely,

Brian & Kelly Strampe

(received)

3.10.2020
Response to City of Green River application for conditional use: Family Child Care Home Daycare proposed for 950 Boulder Drive, Green River, Wyoming.

The neighbors, Cody and Chere Parker of 925 Boulder Drive object to Sara Allison’s application for day care for the following reasons:

1. 6:00 AM and 6:00 PM traffic for up to 11 vehicles at a time will be a strain on a cul-de-sac that is already limited for parking space.
2. Increased risk for children living and playing in the cul-de-sac.
3. Current accommodations for a special needs child in the cul-de-sac requires a bus to pick up and drop off during the school year. This would coincide with the childcare pickup during school hours and increase peak traffic load.
4. There are both piano lessons and childcare taking place in the cul-de-sac currently that adds to the congestion and risk.
5. There are potential negative home value impacts due to the business being in a residential area.

Overall, the reason we chose to live in this neighborhood is for the cul-de-sac layout that provides low traffic due to not being a through street. After 18 years in this neighborhood, this was great for our children growing up and now for our grandchildren.

Cody J. Parker
March 10, 2020

Chere J. Parker
March 10, 2020

received
3.10.2020
hand delivered
To: City of Green River, Development Services Department

From: Mike and Ann Rudoff, Property Owners, 850 Boulder Drive, Green River

Re: Conditional Use Permit for 950 Boulder Drive, Green River

Date: March 8th, 2020

To Whom it may concern:

We are hereby providing written objection for a conditional use permit for a Family Child Care Home, being applied for by Ms. Sara Allison of 950 Boulder Drive, Green River. We present this objection due to the fact that operating a full time day care facility on our street will greatly increase traffic volume and noise on an already congested street. Furthermore, parking at the proposed daycare facility is very limited. Present congestion and other issues include:

- People on our street parking on the street instead of using their driveways or garages.
- People regularly double parking on our street.
- People regularly parking recreational vehicles for several days at a time on the street throughout the year.
- A special needs child on our street who requires additional outside assistance in the forms of special bus service and other health providers who must be able to park.
- A resident on our street providing piano lessons to several children, thus requiring regular drop offs and pick ups.
- A resident on our street who at one time, provided daycare services to several people. If that resident were to resume providing those services, the traffic and noise would further increase.
- A street and cul-de-sac that are narrow to begin with and made much worse by the aforementioned conditions.
- Increased wear and tear on the street and even sidewalks, which are all too often driven on.
- Safety being compromised for many small children playing on and around our street.

When we moved to our present location on Boulder Drive in May 1991, we did so, in large part, due to our street being a non-thru cul-de-sac, bordering an undeveloped hillside, in a strictly residential neighborhood, thus providing us with less traffic and quieter surroundings. The increase in traffic and noise caused by the operation of any business requiring daily pick ups and drop offs will negate many of the reasons we moved here in the first place. It is for these reasons we present this written objection.

Sincerely,
Michael N. and Ann M. Rudoff

[Handwritten note: received 3/10/2020]
March 23, 2020

Dear Property Owner of Interest:

Re: Postponed Case #2020-003 Family Child Care Home for 950 Boulder Drive, Green River, Wyoming.

Due to recent state restrictions on public gatherings, along with the City of Green River's commitment to keeping the public safe, the public hearing for the following application has been postponed:

#2020-003-Family Child Care Home-Conditional Use Permit, submitted by Sara Allison, located at 950 Boulder Drive, Green River, Wyoming.

Written objections have been received pertaining to the application, and therefore, this application is being forwarded to the Planning and Zoning Commission for review and final decision. A new public hearing date will be set as soon as we determine the necessary measures to reduce risks while still enabling members of the public to participate in the hearing.

Sincerely,

Amy Cox
Planning & Zoning Administrator
City of Green River

cc: Planning and Zoning File
June 26, 2020

Re: Case #2020-003 Family Child Care Home for 950 Boulder Drive, Green River, Wyoming.

Dear Property Owner of Interest:

Ms. Sara Allison submitted a request for conditional use permit approval for property located at 950 Boulder Drive, Green River, Wyoming. Records show that this property is adjacent to or near property you own. Then following summarizes the application:

The applicant is requesting Conditional Use Permit approval for the operation of a Family Child Care Home at her residence located at 950 Boulder Drive, Green River, Wyoming. The proposed daycare will provide care for a maximum of 10 children, 5 days a week, from 6:00 a.m. to 6:00 p.m.

Written objections have been received pertaining to the application, and therefore, this application is being forwarded to the Planning and Zoning Commission for review and final decision.

Planning and Zoning Commission will hold a public meeting for this request on July 8, 2020 at 6:30 p.m., in the Council Chambers at City Hall, 50 East Second North, Green River, Wyoming. During this meeting, interested parties will have the opportunity to submit data or comments relating to the request. Anyone wishing to be heard on the subject of this application may appear at the time and place of the public hearing hereby set forth.

Sincerely,

Amy Cox
Planning & Zoning Administrator
City of Green River

cc: Planning and Zoning File
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City of Green River</th>
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<tbody>
<tr>
<td>Allison Bobby R &amp; Angela M</td>
<td>291 Evans Dr</td>
<td>50 E 2nd North St</td>
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<td>Barker Don D &amp; Susan K</td>
<td>1005 Boulder Dr</td>
<td>Green River, WY 82935-5006</td>
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<td>John R &amp; Connie S</td>
<td>330 Evans Dr</td>
<td>Green River, WY 82935-5012</td>
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<td>Green River, WY 82935</td>
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<td>Craig Shawn Irl &amp; Allison Sara Diann</td>
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<td>Green River, WY 82935-5002</td>
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<td>Green River, WY 82935-5011</td>
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<td>Romango Paul D &amp; Mary Trustees</td>
<td>Green River, WY 82935-5006</td>
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<td>Rudoff Michael N &amp; Ann M</td>
<td>850 Boulder Dr</td>
<td>Green River, WY 82935-5036</td>
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<tr>
<td>Strampe Brian K &amp; Kelly Herr</td>
<td>302 Evans Dr</td>
<td>Green River, WY 82935-5012</td>
</tr>
<tr>
<td>Turpin Kyle J &amp; Reanna M</td>
<td>975 Boulder Dr</td>
<td>Green River, WY 82935-5001</td>
</tr>
</tbody>
</table>
CASE NUMBER: 2020-007

PETITIONER: Kaleb Saccomano (Taxidermy)

PROPERTY OWNER: Justin & Michelle Saccomano

PURPOSE: Conditional Use Approval – Taxidermy Home Occupation

LOCATION: 1685 Wyoming Drive

ZONING: R-2 (Single Family Residential)

CURRENT USE: Single Family Residence

EXHIBITS:

A  Location Map
B  Zoning Map
C  Application
D  Adjacent Property Letter

DISCUSSION:

The petitioner, Kaleb Saccomano, is requesting approval for the operation of a home-based taxidermy at a residence located at 1685 Wyoming Drive, Green River, Wyoming. In accordance with Section 9.8.(A)10 of the Green River Zoning Ordinance, “Taxidermy (as a Home Occupation) is permitted only with a conditional use permit approved by the Planning and Zoning Commission.”

As described on the application, the proposed home occupation taxidermy shop will include mounting fish, birds, and mammals (no tanning). The days of week and hours of operation listed on the application are Monday – Saturday, 3:30 p.m. – 7p.m. Approximately 500 square feet of the residence will be utilized for this purpose and one (1) on-site parking space for customers will be provided in the driveway. Please review the attached application found in Exhibit C.

MINIMUM HOME OCCUPATION CONDITIONS:

In addition to the requirement that the Planning and Zoning Commission must approve Taxidermy Home Occupations, all home occupations operated within the City of Green River shall comply with the following criteria:
1. In addition to family members residing in the dwelling unit, only two (2) persons may be employed by an on-site home occupation. An off-site home occupation may employ no more than five (5) persons, in addition to family members residing in the dwelling unit. In addition to family members residing in the dwelling, more than five (5) employees for an off-site home occupation may be permitted with conditional use permit approval from the Planning and Zoning Commission.

2. The home occupation shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and not change the residential character thereof.

3. There shall be no exterior storage of materials incidental to the home occupation, on the site of the home occupation.

4. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation, including signs.

5. There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

6. All outdoor activities associated with on-site home occupations, and all activities that produce noise, odor or light which is detectible beyond the residence, shall be limited to the hours of 8:00 a.m. to 8:00 p.m.

7. Equipment and motor vehicles:
   a. Mechanical equipment associated with the home occupation shall be stored or contained within the dwelling unit or an accessory building.
   b. Motor vehicles, such as cars, trucks, and semi-tractors without the trailer unit, are permitted but may not be parked on the street or right-of-way.
   c. Construction equipment under six thousand (6,000) pounds G.V.W. are permitted but must be stored within a garage or accessory building.
   d. Equipment and vehicles not specifically mentioned in this section are prohibited.

8. The total area used for such purposes shall not exceed twenty-five (25) percent of the gross floor area of the combined dwelling unit and attached garage.

9. Any parking incidental to a home occupation, whether for customers or employees, shall be provided on the site and must be improved. The street right-of-way may not be used for temporary parking by employees of an off-site home occupation. Home occupations that do not see customers at the residence need not provide additional onsite parking spaces.

10. Under no circumstances shall any of the following activities be considered a home occupation: restaurant, veterinarian's clinic, barber shop or beauty parlor with more than one station, animal kennels, on-site welding, automotive engine repair or service, automotive body shop, health clinic, mortuary, or nursing home. **Taxidermy is permitted only with a conditional use permit approved by the Planning and Zoning Commission.**

11. All home occupation permits shall expire on March 31 of each year and must be renewed annually.

12. The use, storage, or disposal of materials that may affect the health, safety, welfare or character of the residential area must conform to standards set for those materials by the appropriate regulatory agency, and such materials may not be held in such quantities as to adversely affect the health, safety or welfare of the residential area.
PUBLIC COMMENT:

Notification letters were mailed to all property owners within 200’ of the subject property on June 26, 2020. Interested parties or persons were invited to attend the public meeting. At the time this report was written, no comments have been received. Any comments that are received after the preparation of this report shall be entered into the record at the time of the scheduled hearing.

CONDITIONAL USE PERMIT PROCEDURES:

The criteria for consideration of a Conditional Use Permit are found in the Green River Zoning Ordinance, Section 9.9. (Paragraphs A, D, and E) which are as follows:

Section 9.9 Procedure for conditional use permit approval.

(A) Generally. Certain uses, while generally not suitable in a particular zoning district, may, under certain circumstances, be acceptable. A conditional use permit application may be submitted for those uses listed in this chapter as a conditional use, in the particular district it is to be located in. When certain circumstances exist, a conditional use permit may be granted. The conditional use permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person or firm.

(D) Review and Decision by Planning and Zoning Commission. The Commission shall consider the effect of the proposed Conditional Use on the health, safety, and general welfare of the surrounding properties, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the Comprehensive Master Plan. The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or the application may be denied. A Conditional Use Permit application may be denied by motion of the Commission. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist. A Conditional Use Permit application that has been denied wholly or in part shall not be resubmitted for a period of six (6) months.

(E) Notification of Commission Action. The applicant shall be notified in writing of the action taken by the Planning & Zoning Commission. If the application has been granted, the Conditional Use Permit shall be issued with any conditions stated on said permit.

STAFF RECOMMENDED MOTION:

If acceptable to the Planning and Zoning Commission, the following is a sample motion:

“I move to approve the request for Home Occupation Permit approval, filed by Kaleb Saccomano, of Kaleb’s Creation, for the operation of a home taxidermy business, located at 1685 Wyoming Drive, Green River, Wyoming.”

List any other condition as necessary.

PLEASE NOTE: If the Board chooses to deny Conditional Use Permit, please specify the reasons for denial.
EXHIBIT C

--- Application for ---

TAXIDERMY CONDITIONAL USE PERMIT

Community Development Department
50 East 2nd North, Green River, WY 82935
PH: (307) 872-6140
www.cityofgreenriver.org

Taxidermy (as a Home Occupation) is regulated by the City of Green River Zoning Ordinance and is permitted only with a conditional use permit approved by the Planning and Zoning Commission. Incomplete applications shall be returned.

<table>
<thead>
<tr>
<th>A. GENERAL INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Home Occupation: Kalebo’s Creation</td>
</tr>
<tr>
<td>Property Address: 1685 Wyoming Dr. Green River, WY 82935</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. PETITIONER*</th>
<th>PROPERTY OWNER INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Kalebo Saccomano</td>
<td>Name: Justin or Michelle Saccomano</td>
</tr>
<tr>
<td>Mailing Address: 1685 Wyoming Dr. Green River, WY 82935</td>
<td>Mailing Address: 1685 Wyoming Dr. Green River, WY 82935</td>
</tr>
<tr>
<td>Contact Phone: 307-871-4277</td>
<td>Contact Phone: 307-889-2839*</td>
</tr>
<tr>
<td>Email: <a href="mailto:saccomano@gmail.com">saccomano@gmail.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. TELL US ABOUT YOUR BUSINESS <em>Refer to the General Conditions in Section D.</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Describe Your Business in Detail: (Your description will be included in the notification letter to adjacent property owners). Taxidermy shop, mount fish, birds, and mammals</td>
</tr>
<tr>
<td>(No tanning)</td>
</tr>
<tr>
<td>2. Hours of Operation: 9:00 AM - 7:00 PM Days of Week: Mon-Saturday</td>
</tr>
<tr>
<td>3. Will your proposed business have more than 2 persons employed that are not family members residing in the dwelling unit? ☑️ Yes ☐ No If yes, please explain</td>
</tr>
<tr>
<td>4. Will the area being used for the Home Occupation be equal to or less than 25% of the floor area of the dwelling unit, including attached garage? ☑️ Yes ☐ No If yes, please list square footage of your residence and square footage to be used for your business: 2900 and 500</td>
</tr>
<tr>
<td>5. Will there be off street parking provided for customers and employees? ☑️ Yes ☐ No If yes, how many spaces and where are they located? Driveway</td>
</tr>
<tr>
<td>6. Will there be equipment or commercial vehicles, used in conjunction with your Home Occupation be stored or parked at the dwelling unit? ☑️ Yes ☐ No If yes, please list types, and G.V.W. of each and where they will be stored or parked:</td>
</tr>
</tbody>
</table>
7. Does the Home Occupation require any remodeling or alterations to the residence? □ Yes □ No
   If yes, contact the City of Green River Building Department to determine any building permits which may be required.

D. COMPLIANCE CERTIFICATION

Home Occupations (including taxidermy) are subject to the conditions listed in Section 9.8(A) of the Green River City Zoning Ordinances. Please review the following conditions and initial on the line provided to verify understanding and compliance of your application.

General Conditions:

KS In addition to family members residing in the dwelling unit, only two (2) persons may be employed by an on-site home occupation. An off-site home occupation may employ no more than five (5) persons, in addition to family members residing in the dwelling unit. In addition to family members residing in the dwelling, more than five (5) employees for an off-site home occupation may be permitted with conditional use permit approval from the Planning and Zoning Commission.

KS The home occupation shall be clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and not change the residential character thereof.

KS There shall be no exterior storage of materials incidental to the home occupation, on the site of the home occupation.

KS There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation, including signs.

KS There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

KS All outdoor activities associated with on-site home occupations, and all activities that produce noise, odor or light which is detectible beyond the residence, shall be limited to the hours of 8:00 a.m. to 8:00 p.m.

KS Equipment and motor vehicles:
   • Mechanical equipment associated with the home occupation shall be stored or contained within the dwelling unit or an accessory building.
   • Motor vehicles, such as cars, trucks, and semi-tractors without the trailer unit, are permitted but may not be parked on the street or right-of-way.
   • Construction equipment under six thousand (6,000) pounds G.V.W. are permitted but must be stored within a garage or accessory building.
   • Equipment and vehicles not specifically mentioned in this section are prohibited.

KS The total area used for the Home Occupation shall not exceed twenty-five (25) percent of the gross floor area of the combined dwelling unit and attached garage.

KS Any parking incidental to a home occupation, whether for customers or employees, shall be provided on the site and must be improved. The street right-of-way may not be used for temporary parking by employees of an off-site home occupation. Home occupations that do not see customers at the residence need not provide additional on-site parking spaces.

KS Under no circumstances shall any of the following activities be considered a home occupation: restaurant, veterinarian's clinic, barber shop or beauty parlor with more than one station, animal kennels, on-site welding, automotive engine repair or service, automotive body shop, health clinic, mortuary, or nursing home. Taxidermy is permitted only with a conditional use permit approved by the Planning and Zoning Commission.

KS All home occupation permits shall expire on March 31st of each year and must be renewed annually.
The use, storage, or disposal of materials that may affect the health, safety, welfare or character of the residential area must conform to standards set for those materials by the appropriate regulatory agency, and such materials may not be held in such quantities as to adversely affect the health, safety or welfare of the residential area.

Enforcement:

All persons conducting a taxidermy home occupation shall be required to apply for and receive a Home Occupation Conditional Use Permit prior to commencing any activities related to the home occupation.

The designated Community Development Staff may periodically inspect on-site and off-site home occupations to ensure compliance with the provisions of this Section. If the designated Community Development staff determines that the applicant has not complied with the requirements of this section, or if a signed written complaint about the home occupation is received, the home occupation permittee shall be brought before the Planning and Zoning Commission for further review.

If the applicant cannot meet the requirements for a home occupation, the application shall be denied.

The Planning and Zoning Commission has the authority to continue, suspend, revoke or amend the home occupation permit at anytime.

In the event the Community Development Department deems it necessary and appropriate; he/she may request and/or require additional information and place additional conditions in the Home Occupation Permit.

If there are any changes in the conditions or operation of the home occupation described in the application, as approved by either Community Development or the Planning and Zoning Commission, the applicant shall submit a new application and obtain approval of said changes in accordance with the requirements of this section.

E. CONDITIONAL USE PERMIT REVIEW PROCESS

The following outlines the process that is established by the Ordinances of the City of Green River. Please review for understanding of the process in which your application must follow. For questions regarding the process, please contact the Green River Community Development Department at 307-872-6140.

- After receipt of a complete application, the required non-refundable filing fee, a site plan showing all items listed under Section F., and 14 days prior to the Planning and Zoning Commission meeting, the Community Development Staff shall contact by letter, all adjacent property owners within 200 feet of the proposed taxidermy home occupation property. For your convenience, the Community Development Department will obtain the list of affected property owners.

- The letter shall indicate the time, date, and location of the public meeting at which the application will be considered.

- Adjacent property owners have fourteen (14) calendar days from the date of the letter to file with the Community Development Department a written objection to the home occupation.

- The applicant will be notified of the time, date and location of the Planning and Zoning Commission meeting at which the Commission shall consider the effect of the proposed Conditional Use on the health, safety, and general welfare of the surrounding properties, existing and anticipated traffic conditions including parking. The Commission may grant or deny by motion. The applicant shall be notified in writing of the action taken by the Planning and Zoning Commission. It is required that the applicant attend this meeting.

- If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist. A Conditional Use Permit application that has been denied wholly or in part shall not be resubmitted for a period of six (6) months.
F. SUBMITTAL REQUIREMENTS

The following items are required for submitting a complete Home Occupation Conditional Use Application. An incomplete application will not be reviewed and will be returned to the applicant.

☒ Filing Fee ($100.00) made payable to the City of Green River.

☒ Completed City of Green River Home Occupation Conditional Use Application Form.

☒ Site Plan of the property that shows the following:
  ☒ Name of business and business owner.
  ☒ Property street address.
  ☒ Date and north arrow.
  ☒ Property lines and all structures (existing and proposed).
  ☒ Existing and proposed parking and traffic flow (customer parking and employee parking).
  ☒ Areas used for the business operation (provide square footage of each designated area).

G. SIGNATURE REQUIRED

I acknowledge that I have read and understand this application and the Green River Occupation Conditional Use regulations. I certify that the information provided with this application is true and correct and false or inaccurate information used by an applicant to secure compliance with the Zoning Ordinance shall be reason to deny or revoke any application or permit. I understand that it's the responsibility of the applicant and/or property owner to secure any and all required Local, Federal and State Permits (i.e. State Permits, DEQ, Building Permits, etc.) and I agree to contact those agencies/departments accordingly.

Applicant Signature: Kalevo Saccomano  
Print Name: Kalevo Saccomano  
Date: 6-18-2020

Owner Signature: Justin Saccomano  
Print Name: Justin T. Saccomano  
Date: 6-18-2020
June 26, 2020

Dear Property Owner/Interested Party:

This letter serves as notification to adjacent property owners / interested parties that a Home Occupation Permit application has been filed by Kaleb Saccomamo requesting approval for the operation of a home-based taxidermy (Kaleb’s Creation) at a residence located at 1685 Wyoming Drive, Green River, Wyoming. Records show that this property is within 200 feet of property you own.

As described on the application, the proposed home occupation taxidermy will include mounting fish, birds, and mammals (no tanning). The days of week and hours of operation listed on the application are Monday – Saturday, 3:30 p.m. – 7p.m. Approximately 500 square feet of the residence will be utilized for this purpose and one (1) on-site parking space for customers will be provided in the driveway. Please review the attached application for the full list of conditions that Home Occupations within the City of Green River shall comply with.

In accordance with Section 9.8(A)10 of the Green River Zoning Ordinance, taxidermy (as a Home Occupation) is permitted only with a conditional use permit approved by the Planning and Zoning Commission.

The Planning and Zoning Commission will hold a public meeting for this request on July 8, 2020 at 6:30 p.m., in the Council Chambers at City Hall, 50 East Second North, Green River, Wyoming. During this meeting, interested parties have the opportunity to submit data or comments relating to the request. Anyone wishing to be heard on the subject of this application may appear at the time and place of the public hearing hereby set forth.

Sincerely,

Amy Cox
Planning Technician
Development Services Department

Enc.
BAYLES CARL A & LISA M
1445 OREGON CIR
GREEN RIVER, WY 82935-5949

DOHERTY BRANDYN C
1480 E TETON BLVD
GREEN RIVER, WY 82935-5854

FULLERTON GREGORY T & KRISTA R
1665 WYOMING DR
GREEN RIVER, WY 82935-5958

JONES TIMOTHY JAMES & SUZANNA DIANE
1515 E TETON BLVD
GREEN RIVER, WY 82935-5843

KALAN BRAUNSON M
1470 E TETON BLVD
GREEN RIVER, WY 82935-5854

KAML MYRON P & SHARLENE K
1690 WYOMING DR
GREEN RIVER, WY 82935-5956

KING JOEL D & JANINE E
1670 WYOMING DR
GREEN RIVER, WY 82935-5956

MENEGASSI SERGIO L
1455 OREGON CIR
GREEN RIVER, WY 82935-5949

MONTOYA ANTHONY T
1465 E TETON BLVD
GREEN RIVER, WY 82935-5841

OLSON TODD O
1475 E TETON BLVD
GREEN RIVER, WY 82935-5841

PLOOF JOSEPH
1455 E TETON BLVD
GREEN RIVER, WY 82935

PORENTA LIVING TRUST
PORENTA FRANK L & LONDA R TRUSTEES
1675 WYOMING DR
GREEN RIVER, WY 82935-5958

PRICE TRAVIS G
1680 WYOMING DR
GREEN RIVER, WY 82935-5956

ROBINSON DON C & SHERRY D
1485 E TETON BLVD
GREEN RIVER, WY 82935-5841

ROCK BUTTE HOUSING LP
C/O SYRINGA PROPERTY MANAGEMENT
1277 SHORELINE LN
BOISE, ID 83702-6870

SACCOMANO JUSTIN T & MICHELLE
1685 WYOMING DR
GREEN RIVER, WY 82935-5958

STINCHCOMB PETER F
1500 E TETON BLVD
GREEN RIVER, WY 82935-5844

WILKINS LARRY T & KIMBERLY
1460 E TETON BLVD
GREEN RIVER, WY 82935-5871
CASE NUMBER: 2020-006

PETITIONER: City of Green River Staff

PURPOSE: Language Amendment - Family Child Care Center in R-1 & R-2 Zoning Districts

EXHIBITS: A Current Zoning Ordinance with Proposed Changes
B Public Hearing Notice

DISCUSSION:

Public Hearing - Review of a proposed Language Amendment to the City of Green River Code Book of Ordinances amending Appendix B. Zoning, Chapter 9. Use Regulations, adding Family Child Care Center, subject to the State of Wyoming Requirements (1.311) as a Conditional Use Permit in the R-1 and R-2 Zoning Districts (Single-Family Residential Districts).

Staff received an inquiry from a local child care provider, licensed with the State of Wyoming, who would like to increase the number of children she currently provides child care for in her home, from ten (10) children to a maximum of fifteen (15) children. The State of Wyoming would allow for her to do this but our ordinance only allows for a maximum of ten (10) children to be provided for in an R-1 and R-2 Zoning District. For current zoning ordinance, please refer to EXHIBIT A.

On June 9, 2020 a workshop was held to discuss ordinance changes regarding Family Child Care Homes & Centers. Council expressed an openness to consider changes to the ordinance pending input from the Planning and Zoning Commission. Staff was then directed to prepare language for the Planning and Zoning Commission to review.

Attached as Exhibits A, you will find a copy of the following sections from the current zoning ordinance. The proposed changes are in red.

- 1.7.(B) – Definitions
- 9.2. – Table of Uses
- 9.8.(D) – Conditions for home occupation permits
- 9.9. – Procedures for conditional use permit approval

PUBLIC COMMENT:

A Public Hearing Notice was published in the Green River Star on Wednesday, June 24, 2020 and Wednesday, July 1, 2020. Anyone wishing to submit data or testimony regarding this item was encouraged to attend the public hearing.
Section 1.7. - Definitions.

(B) Definitions:

(19) Child care center. Any private person, partnership, association or corporation that is operating a state licensed business for profit or otherwise, where sixteen (16) or more children receive care for part of the day.

(44) Family Child Care Center: A state licensed child care facility in which care is provided for eleven (11) to fifteen (15) unrelated children from more than one (1) immediate family for part of a day which may be in a commercial type structure.

(45) Family Child Care Home: A state licensed child care facility in which care is provided for three (3) to ten (10) unrelated children from more than one (1) immediate family for part of a day in the home of the provider.

Section 9.2. - Table of uses.

The following tables list uses that are regulated through the zoning ordinance. The uses are listed and a corresponding letter is printed for each zoning district. The letter "X" means the use is prohibited for that particular district. The letter "P" designates uses that are permitted in that particular district. The letter "S" means that a use may be permitted in a particular district, subject to approval by special review. The letters "CUP" mean that a conditional use permit must be obtained before the use is permitted in a that particular district.

The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district. Therefore, because the list of permissible uses set forth cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses. Notwithstanding, all uses that are not listed, even given the liberal interpretation mandated, are prohibited.

In the event that disagreements exist regarding the interpretation of a particular permissible use, appeals may be heard by the planning and zoning commission.

### APPENDIX B ZONING LAND USE TABLE

<table>
<thead>
<tr>
<th>Land Use Description</th>
<th>O</th>
<th>GBC</th>
<th>BBC</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>MH</th>
<th>RC</th>
<th>PB</th>
<th>B-1</th>
<th>B-2</th>
<th>I-1</th>
<th>I-2</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.310 Family Child Care Home, subject to State of Wyoming requirements</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>1/600 Sq. Ft.</td>
</tr>
<tr>
<td>1.311 Family Child Care Center, subject to State of Wyoming Requirements</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>X</td>
<td>X</td>
<td>P</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>1/600 Sq. Ft.</td>
</tr>
<tr>
<td>1.312 Child Care Center, subject to State of Wyoming Requirements</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>1/600 Sq. Ft.</td>
</tr>
</tbody>
</table>

* Family Child Care Center, subject to State of Wyoming Requirements, in zone districts R-1 and R-2 are permitted only with a conditional use permit approved by the Planning and Zoning Commission.
Section 9.8. - Conditions for home occupation permits.

(D) Special Requirements for Child Care Home and Child Care Center. All child care centers, family child care centers, and family child care homes located within a residential district shall be exempt from the requirement of obtaining a home occupation permit and instead shall be required to obtain a conditional use permit as set forth in section 9.9 herein. In addition, said businesses shall obtain all required licenses from the State of Wyoming Department of Family Services and a city business license.

Section 9.9. - Procedure for conditional use permit approval.

(A) Generally. Certain uses, while generally not suitable in a particular zoning district, may, under certain circumstances, be acceptable. A conditional use permit application may be submitted for those uses listed in this chapter as a conditional use, in the particular district it is to be located in. When certain circumstances exist, a conditional use permit may be granted. The conditional use permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the permit and periodic review may be required. The permit shall be granted for a particular use and not for a particular person or firm.

(B) Application for Conditional Use. The applicant for a conditional use permit shall complete and submit: (1) an application form, along with the required fee; (2) a site plan, prepared in accordance with Section 1.6(F) of Appendix B to the Green River Code; and (3) the names and mailing addresses of all property owners within two hundred (200) feet of the subject property. An application for conditional use permit shall be filed a minimum of fourteen (14) days prior to the Planning and Zoning Commission meeting at which it will be heard.

(C) Notification of Conditional Use Permit Review. After reviewing the application, the director of community development shall contact by letter all property owners within two hundred (200) feet of the proposed conditional use property. The letter shall indicate that an applicant has filed for a conditional use permit. Affected property owners shall have seven (7) calendar days from the date of the letter to file with community development a written objection to the conditional use permit. If a written objection is received, the application for a conditional use permit will be referred to the planning and zoning commission for action to approve or deny the application. If a written objection is not received, the director of community development shall approve the conditional use permit application.

(D) Review and Decision by Planning and Zoning Commission. The Commission shall consider the effect of the proposed Conditional Use on the health, safety, and general welfare of the surrounding properties, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the Comprehensive Master Plan. The Commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary; or the application may be denied. A Conditional Use Permit application may be denied by motion of the Commission. If an application is denied, the denial shall constitute a finding that the applicant has not shown that the conditions required for approval exist. A Conditional Use Permit application that has been denied wholly or in part shall not be resubmitted for a period of six (6) months.

(E) Notification of Commission Action. The applicant shall be notified in writing of the action taken by the Planning and Zoning Commission. If the application has been granted, the Conditional Use Permit shall be issued with any conditions stated on said permit.
CITY OF GREEN RIVER
PUBLIC HEARING LEGAL NOTICE

TAKE NOTICE, on Wednesday, July 8, 2020, the City of Green River Planning and Zoning Commission, will hold a public hearing at 6:30 p.m. in the City Hall Council Chambers, 50 East 2nd North, Green River, Wyoming, to consider the following:

Review of a proposed Language Amendment to the City of Green River Code Book of Ordinances amending Appendix B. Zoning, Chapter 9. Use Regulations, adding Family Child Care Center, subject to the State of Wyoming Requirements (1.311) as a Conditional Use Permit in the R-1 and R-2 Zoning Districts (Single-Family Residential Districts).

Anyone wishing to submit data or testimony related to this petition may appear at the time and place of the public hearing hereby set forth. Please contact Amy Cox, in the Development Services Department at 307-872-6106 with any questions regarding the proposed language amendment.

(s) Yvonne Olguin, Recording Secretary

Publish: 6/24/20 and 7/1/20
### Number of Building Permits Issued

<table>
<thead>
<tr>
<th></th>
<th>Jan</th>
<th>Feb</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
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<th>Aug</th>
<th>Sept</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
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### Building Permit Fees Collected

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<td>$8,777</td>
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<td>$13,369</td>
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The chart above shows the monthly building permit fees collected from January 2016 to December 2020.
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New Business Licenses Issued
(Does not Include Annual License Renewals)
*Includes Contractor Licenses & Home Occupations
## New Contractor Licenses
*(Not Included Annual License Renewals)*

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New Home Occupation Permits
(Does Not Include Annual License Renewals)

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<td>CITY</td>
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<td>OWNER FIRST</td>
<td>PHONE NUMBER</td>
<td>CATEGORY</td>
<td>HOME</td>
<td>AMT PAID</td>
<td>EMPLOYEES</td>
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<td>6/12/2020</td>
<td>Unistrut International Corporation</td>
<td>2171 Executive Drive, Suite 100</td>
<td>Addison, IL 60101</td>
<td>Corporation</td>
<td>Unistrut International</td>
<td>(630) 773-3460</td>
<td>Contractor</td>
<td>B</td>
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<td>180F</td>
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<td>6/17/2020</td>
<td>The Mainifesting Lifestyle, LLC</td>
<td>1225 Fawn Circle</td>
<td>Green River WY 82935</td>
<td>Ferrell</td>
<td>Tara</td>
<td>(307) 689-1466</td>
<td>Service</td>
<td>MO</td>
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<td>Peak Behavioral Services, LLC</td>
<td>2632 Foothill Blvd</td>
<td>Rock Springs WY 82901</td>
<td>Jessica Freeman</td>
<td>Brad Dickey, Alana</td>
<td>(307) 257-5487</td>
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<td>A to Z Lawn Company</td>
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<td>Alan</td>
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<td>Warren Winner,</td>
<td>(307) 371-0724</td>
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<td>Cece Cleaning</td>
<td>624 Ludvig Street</td>
<td>Rock Springs WY 82901</td>
<td>Valadez</td>
<td>Cecilia</td>
<td>(307) 354-8302</td>
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<td>1P</td>
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<td>JAK Construction</td>
<td>106 Reed Street</td>
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<td>Zambrano</td>
<td>Juan C.</td>
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AMT PAID TOTAL: $400.00
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<th>Address #</th>
<th>Street Address</th>
<th>Contractor</th>
<th>Report Code</th>
<th>Valuation</th>
<th>Fee</th>
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<td>6/1/2020</td>
<td>Siding &amp; windows.</td>
<td>539</td>
<td>W Flaming Gorge Way</td>
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<td>434</td>
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<tr>
<td>6/2/2020</td>
<td>Furnace &amp; AC unit installation.</td>
<td>371</td>
<td>Sunset St</td>
<td>Rocky Mountain Climate Control</td>
<td>434</td>
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<td>6/2/2020</td>
<td>Re-roof.</td>
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<td>Barnhart St</td>
<td>Handy Maurice</td>
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<td>Change two (2) entry doors.</td>
<td>205</td>
<td>Monroe Ave</td>
<td>Bennett Paint &amp; Glass</td>
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<td>$45.00</td>
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<td>Alaska Dr</td>
<td>Fireside Construction, Inc. dba Champio</td>
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<td>$5,500.00</td>
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<td>Doe Dr</td>
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<td>$81.00</td>
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<td>Keith Dr</td>
<td>Fireside Construction, Inc. dba Champio</td>
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<td>Install 4.16 kw solar on roof.</td>
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<td>Mansface St</td>
<td>Creative Energies</td>
<td>434</td>
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<td>6/5/2020</td>
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<td>W 2nd S</td>
<td>Control Temperature Specialists, Inc.</td>
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<td>Wilkes Dr</td>
<td>Control Temperature Specialists, Inc.</td>
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<td>Vista Pl</td>
<td>Owner</td>
<td>434</td>
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<td>Washington St</td>
<td>Control Temperature Specialists, Inc.</td>
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<td>$54.00</td>
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<td>Re-roof garage two (2) &amp; three (3).</td>
<td>700</td>
<td>Shoshone Ave</td>
<td>DJ’s Glass Plus, Inc.</td>
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<td>$3,145.00</td>
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<td>Siding &amp; replacing two (2) windows.</td>
<td>2335</td>
<td>Pennsylvania Blvd</td>
<td>Bennett Paint &amp; Glass</td>
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<td>$15,000.00</td>
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<td>Hutton St</td>
<td>Rowdy Construction</td>
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<td>$1,000.00</td>
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<td>New concrete pad.</td>
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<td>Elm St</td>
<td>JJC Fabrication &amp; Mine Maintenance</td>
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<td>Stucco.</td>
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<td>Removal &amp; installation of new sign (non-lit.).</td>
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<td>310</td>
<td>N 3rd E</td>
<td>Joy Exteriors</td>
<td>434</td>
<td>$13,000.00</td>
<td>$144.00</td>
</tr>
<tr>
<td>6/15/2020</td>
<td>Re-roof.</td>
<td>760</td>
<td>Ironwood St</td>
<td>Blatter Construction</td>
<td>434</td>
<td>$23,930.00</td>
<td>$243.00</td>
</tr>
<tr>
<td>6/15/2020</td>
<td>Re-roof.</td>
<td>555</td>
<td>Jensen St</td>
<td>Monte Vista Construction</td>
<td>434</td>
<td>$15,661.00</td>
<td>$171.00</td>
</tr>
<tr>
<td>6/15/2020</td>
<td>Bedroom/laundry addition on existing house.</td>
<td>1410</td>
<td>Citadel St</td>
<td>Owner</td>
<td>434</td>
<td>$50,000.00</td>
<td>$420.75</td>
</tr>
<tr>
<td>6/16/2020</td>
<td>Install new drain &amp; water supply lines. Install insulation in walls</td>
<td>190</td>
<td>Castle Rock Ct</td>
<td>Owner</td>
<td>434</td>
<td>$6,579.00</td>
<td>$90.00</td>
</tr>
<tr>
<td>Date Issued</td>
<td>Description of Work</td>
<td>Address #</td>
<td>Street Address</td>
<td>Contractor</td>
<td>Report Code</td>
<td>Valuation</td>
<td>Fee</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------------------------------------------------------------------</td>
<td>-----------</td>
<td>--------------------</td>
<td>-----------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-------</td>
</tr>
<tr>
<td>6/17/2020</td>
<td>Constructing a front porch with a roof.</td>
<td>385</td>
<td>Stage Pl</td>
<td>Owner</td>
<td>434</td>
<td>$500.00</td>
<td>$15.00</td>
</tr>
<tr>
<td>6/17/2020</td>
<td>Install two (2) egress windows.</td>
<td>540</td>
<td>Juniper St</td>
<td>Owner</td>
<td>434</td>
<td>$2,500.00</td>
<td>$54.00</td>
</tr>
<tr>
<td>6/18/2020</td>
<td>Build a 4' x 8' attached deck.</td>
<td>915</td>
<td>Iowa Cir</td>
<td>Owner</td>
<td>434</td>
<td>$3,500.00</td>
<td>$63.00</td>
</tr>
<tr>
<td>6/19/2020</td>
<td>AC unit installation.</td>
<td>1025</td>
<td>Washakie Ave</td>
<td>Control Temperature Specialists, Inc.</td>
<td>434</td>
<td>$3,300.00</td>
<td>$63.00</td>
</tr>
<tr>
<td>6/19/2020</td>
<td>Re-roof.</td>
<td>390</td>
<td>River View Dr</td>
<td>T&amp;J Roofing</td>
<td>434</td>
<td>$10,400.00</td>
<td>$126.00</td>
</tr>
<tr>
<td>6/22/2020</td>
<td>AC unit installation.</td>
<td>320</td>
<td>N 3rd E</td>
<td>Rocky Mountain Climate Control</td>
<td>434</td>
<td>$3,800.00</td>
<td>$63.00</td>
</tr>
<tr>
<td>6/23/2020</td>
<td>Siding.</td>
<td>295</td>
<td>N 1st E</td>
<td>Joy Exteriors</td>
<td>434</td>
<td>$9,500.00</td>
<td>$117.00</td>
</tr>
<tr>
<td>6/24/2020</td>
<td>Curb stop replacement.</td>
<td>1145</td>
<td>Maine Way</td>
<td>Rowdy Construction</td>
<td>434</td>
<td>$1,000.00</td>
<td>$30.00</td>
</tr>
<tr>
<td>6/25/2020</td>
<td>Remodeling bathroom &amp; kitchen with plumbing, electrical, wind.</td>
<td>160</td>
<td>N 5th W</td>
<td>Owner</td>
<td>434</td>
<td>$15,000.00</td>
<td>$162.00</td>
</tr>
<tr>
<td>6/30/2020</td>
<td>Re-roof.</td>
<td>2375</td>
<td>Pennsylvania Blvd</td>
<td>1st Place Construction</td>
<td>434</td>
<td>$2,500.00</td>
<td>$54.00</td>
</tr>
<tr>
<td>6/30/2020</td>
<td>Water heater installation.</td>
<td>135</td>
<td>Collier Cir</td>
<td>Control Temperature Specialists, Inc.</td>
<td>434</td>
<td>$1,650.00</td>
<td>$45.00</td>
</tr>
<tr>
<td>6/30/2020</td>
<td>Re-roof &amp; stucco.</td>
<td>335</td>
<td>Powell St</td>
<td>Owner</td>
<td>434</td>
<td>$9,000.00</td>
<td>$108.00</td>
</tr>
<tr>
<td>6/30/2020</td>
<td>Furnace &amp; AC unit installation.</td>
<td>2140</td>
<td>Colorado Dr</td>
<td>Vaughn's Plumbing &amp; Heating</td>
<td>434</td>
<td>$9,230.00</td>
<td>$117.00</td>
</tr>
</tbody>
</table>

Fee Total: $4,209.00
Valuation Total: $340,325.00