

CARBON COUNTY PLANNING & DEVELOPMENT DEPARTMENT

PHONE: (307) 328-2651

CARBON BUILDING
215 W. BUFFALO STREET, #317
RAWLINS, WYOMING 82301
WEBSITE: www.carbonwy.com

FAX: (307) 328-2735

August 7, 2023

Adjacent Property Owner

Re: Notice to Adjacent Property Owners

The purpose of this notice is to inform you that there has been a land use proposal submitted to Carbon County.

PUBLIC HEARINGS AND REVIEWS:**

- Carbon County Planning & Zoning Commission (Commission) will hold public hearings on **Monday, September 11, 2023, at 10:00 A.M., Carbon Building, 3rd Floor-Room 332 "Ferris Room", located at 215 West Buffalo Street, Rawlins, Wyoming.**

****=NOTE: In the event that the Commission's meeting is held by ZOOM only, visit the Carbon County's website – www.carbonwy.com for the ZOOM Information and Access Code for participation found under the Agenda & Minutes Tab – Planning Agendas for the Planning and Zoning Commission.**

Z.C. Case File #2023-08: Request for a Zone Change from Residential (RD-3.89) to Residential (RD-2.84) for Lot 1A, Two Dot Acres Minor Subdivision Replat. The RD Zone is to provide land for residential development that is typically single family detached and located within Town Expansion Areas and within or nearby Rural Centers. Residential single family zones are intended to be located in areas planned for residential development that are easily accessible and infrastructure already exists or is readily available.

Z.C. Case File #2023-09: Request for a Zone Change from Rural Residential Agricultural (RRA-6.98) to Rural Residential Agriculture (RRA-8.03) for Lot 2A, Two Dot Acres Minor Subdivision Replat. The RRA Zone is intended to be applied in areas of the County which are particularly suited to large-lot development that allow both agricultural and residential uses intermingled.

REPLAT SUB Case File #2023-01: Request for a Replat of the "Two Dot Acres Minor Subdivision Replat" located in a portion of Section 25, T17N, R84W. The purpose of the replat is to adjust the boundary line between Lots 1A and 2A. The applicants and land owners are also applying for zone changes – see above.

Replat Subdivision Name: Two Dot Acres Minor Subdivision Replat

Petitioners: Hal S. Alcorn and Kirby Berger (Applicants and Land Owners)

Parcel Identification Numbers: 17842520006200 and 17842520008900

General Site Location: Two Dot Acres Minor Subdivision is located approximately 2 miles south of Saratoga off Carbon County Road #387 (South Spring Lake Road) on the north side.

Legal Description: Lots 1A and 2A, Two Dot Acres Minor Subdivision Replat, located in a portion of Section 25, T17N, R84W, Carbon County, Wyoming. A complete legal description is available upon request.

You may attend the public hearings and comment, or you may provide written comments prior to the Carbon County Planning & Zoning Commission's hearing date. The Carbon County Planning & Zoning Commission's recommendations will be forwarded to the Carbon County Board of County Commissioners who will schedule public hearings to consider the applications.

Your attendance and comments regarding the request are welcome. Please respond by **August 21, 2023**, so that your written comments can be incorporate into the Staff Reports. If written comments are received after the deadline, comments will be provided to the Carbon County Planning & Zoning Commission and the Carbon County Board of County Commissioners and made part of the hearing process. Please call this office if you have any questions.

Sincerely,



Kristy R. Rowan
Office Manager & Deputy Zoning Administrator