

AN ORDINANCE AMENDING THE ZONING DESIGNATION FOR A PORTION OF LAND WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF SARATOGA AS DESCRIBED HEREIN FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL, AS WELL AS AUTHORIZING THE AMENDING OF THE TOWN'S OFFICIAL ZONING MAP AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, Rodney and Lori Bennett have submitted an application to Saratoga Planning and Zoning Commission proposing a zoning designation amendment of their property from Light Industrial to Heavy Industrial, non-exclusively but primarily for the purpose of operating a gravel pit upon the property.

WHEREAS, The Town of Saratoga Planning Commission held a public hearing on October 14, 2025, and delivered adopted findings to the Saratoga Town Council concerning the proposed amendment. The adopted findings being attached hereto as Exhibit "A".

WHEREAS, The Town Council held a public hearing on the proposed amendment on November 19, 2025, receiving no public comment and considering the findings delivered by the Saratoga Planning Commission (Exhibit "A"), the Town Council made a determination to approve the proposed amendment.

WHEREAS, The Town Council has determined the proposed amendment is not in conflict with the Saratoga Comprehensive Masterplan nor the Saratoga Town Zoning Ordinance.

WHEREAS, In the spirit of supporting industrial development in the appropriate areas of the community The Town Council as well as the Mayor of the Town of Saratoga, has determined that in the best interest of its residents that the zoning designation for the property described herein be amended.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Saratoga, Carbon County, Wyoming.

SECTION 1: That below described property's zoning designation be changed from Light Industrial (LI) to Heavy Industrial (HI).

"That portion of the W2NW4 of Section 12, T17N, R84W, Carbon County, Wyoming lying Easterly of the Easterly right of way of the Saratoga and Encampment Railroad as described in Book 86, Page 557, Records of Carbon County, Wyoming."

And;

A parcel of land in the W $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, T17N, R84W, 6th P.M., Saratoga, Carbon County, Wyoming, more completely described as follows: Beginning at a point on the East-West centerline of Section 12 which is the intersection with the Westerly right of way of the abandoned Wyoming Colorado Railroad, Inc., said point bears S89°05'56"E, 822.60 feet from the West $\frac{1}{4}$ corner of said Section 12; Thence S89°05'56"E, 102.05 feet along said East-West centerline of Section 12 to the intersection of the Easterly right of way of the abandoned Wyoming Colorado Railroad, Inc.; Thence following said Easterly right of way along the arc of a non tangent curve an arc distance of 712.99 feet on a radius of 11409.16 feet through a central angle of 3°34'50", with a chord bearing and distance of N14°12'24"E, 712.87 feet; Thence N15°59'48"E, 675.54 feet along said Easterly right of way to a point; Thence N89°58'19"W, 104.02 feet to a point on said Westerly right of way; Thence S15°59'48"W, 646.92 feet along the Westerly right of way of the abandoned Wyoming Colorado Railroad, Inc., to the beginning of a tangent curve to the left; Thence following said Westerly right of way along the arc of said curve an arc distance of 739.60 feet on a radius of 11509.16 feet through a central angle of 3°40'55", with a chord bearing and distance of S14°09'21 "W, 739.47 feet to the point of beginning. The Parcel Identification Numbers on the County GIS System are 17841220009100 17841220008400. The property can generally be described as undeveloped land east of County Road 301, starting at the intersection of Chatterton Dr. and County Road 301, continuing north along the County Road 301 approximately 1000 ft." The property is approximately 7.7 acres.

SECTION 2: That Official Town of Saratoga Zoning map is hereby amended to reflect the zoning designation change described in Section 1 of this ordinance.

SECTION 3: REPEALED

All other prior Ordinances or Parts Thereof that are in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, or its application to any Person or circumstances is held invalid, the remaining portion of this Ordinance shall remain in full force and effect, and the application of the provision to other persons or circumstances shall not be affected.

SECTION 5: This ordinance shall be in full force and effect upon passage, approval, and publication.

PASSED ON FIRST READING on the 3rd day of December 2025.

PASSED ON SECOND READING on the 17th day of December 2025.

PASSED, AND ADOPTED ON THIRD READING on the 21st day of January 2026.

ATTEST:

Jennifer Anderson, Town Clerk

APPROVED:

Chuck Davis, Mayor