

TOWN OF SARATOGA

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RECCOMENDATION OF RECORD

TOWN OF SARATOGA PLANNING AND ZONING COMMISSION

BENNETT ZONE CHANGE APPLICATION

In the Matter of:)	APPLICATION NUMBER 1-ZC-25
)	
Zone Change Application)	FINDINGS OF FACT
Property owned by Rodney and Lori Bennett)	CONCLUSIONS OF LAW,
<u>Saratoga, Carbon County, Wyoming</u>)	<u>AND RECOMMENDATION</u>

This Matter, came before the Town of Saratoga Planning and Zoning Commission for consideration on October 14, 2025. The Planning and Zoning Commission reviewed the Zoning Change application 1-ZC-25. The petitioner is requesting their property be re-zoned from Light Industrial Zoning to Heavy Industrial Zoning. The purpose of the zone change is to operate the property as a gravel pit, to include the harvesting, storage and processing of materials. The Commission reviewed the materials submitted and considered public testimony. Based on the evidence presented, the Commission makes the following Findings of Fact, Conclusions of Law and Recommendation:

FINDINGS OF FACT

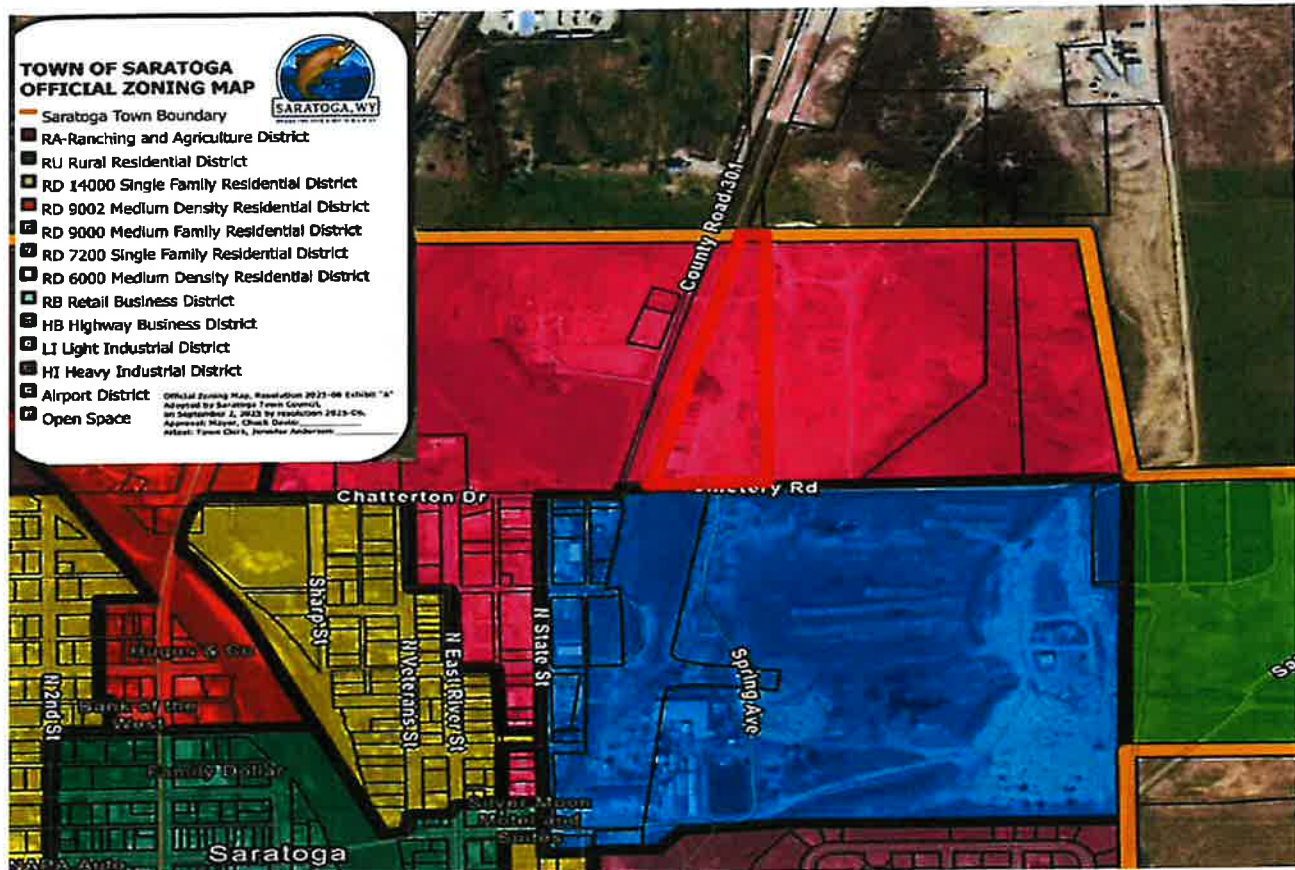
1. The Applicant is: Rodney and Lori Bennett
722 Pic Pike
Saratoga, WY 82331
2. Submitted Documents.
 - a. Application
 - b. Neighboring property signatures
3. The property owner is Rodney and Lori Bennett.
4. The property can generally be described as undeveloped land east of County Road 301, starting at the intersection of Chatterton Dr. and County Road 301, continuing north along the County Road 301 approximately 1000 ft.



5. The subject property is 7.7 acres
6. The proposed property is currently zoned LI-Light Industrial
7. The property is in the floodplain.
 - a. The Town has on file a HEC-RAS model showing that the placement of excessive amount of fill will not cause an increase in Base Flood Elevations the property exists in an ineffective flow area.
8. The property is not a wetland.



9. The property is not a historical site.
10. The property has no sewer but has access to water via onsite pond.
11. The property has access to power.
12. Access to the lot is from County Road 301.



13. Surrounding uses and Zoning are:

- a. North- Residential/empty ground
- b. West-Residential/Electrical Utility Company Yards
- c. South-Empty ground, Equipment Storage, Laydown Yards, Sawmill
- d. East-Automotive shop/wrecking yard

14. The development is not in conflict with the operation of the local municipal airport.

15. Property has a shop and currently used as heavy equipment laydown yard.

16. No written complaints have been received concerning the existing uses of the property.

17. On October 14, 2025, a public hearing before the Planning and Zoning Commission was held.

18. Notices for the hearing were published in accordance with Wyoming Code

- i. Newspaper notices September 11th, 2025 (Legal #9241)
- September 18th, 2025 (Legal #9241)

Zone Change Application, Rodney Bennett 1-ZC-25

#1 Cemetery Rd.

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19. On site notice was published by staff on September 19, 2025.



20. Signatures of approval were received from of neighboring property owners within 300 ft.

ZONE CHANGE PROPERTY OWNER CONSENT LIST 1-ZC-25			APPROVE Y/N
ANDERSON TODD W TRUSTEE	991 LANE 11	POWELL, WY 82435-9224	yes
ARNOLD STERLING L AND	BOX 945	SARATOGA, WY 82331	yes
CARBON POWER & LIGHT INC	110 E SPRING	SARATOGA, WY 82331	yes
LITTLE TREE LOGGING INC	BOX 1155	SARATOGA, WY 82331	yes
MCGUIRE DANIEL P	PO BOX 1476	SARATOGA, WY 82331-1476	yes
SARATOGA INVESTMENTS LLC (SAWMILL)	BOX 1209	SARATOGA, WY 82331	yes
YOUNGBERG ALLEN AND BARBARA	BOX 337	SARATOGA, WY 82331	yes

21. Written Comments were received from:

22. Agency Comments were received from:

23. Public Testimony in favor received from:
Rodney Bennett

24. Public Testimony neutral received from:

25. Public Testimony against received from:

26. The following sections of the Wyoming State Code, Saratoga Town Code, and Saratoga Comprehensive Master Plan that apply to this proposal:

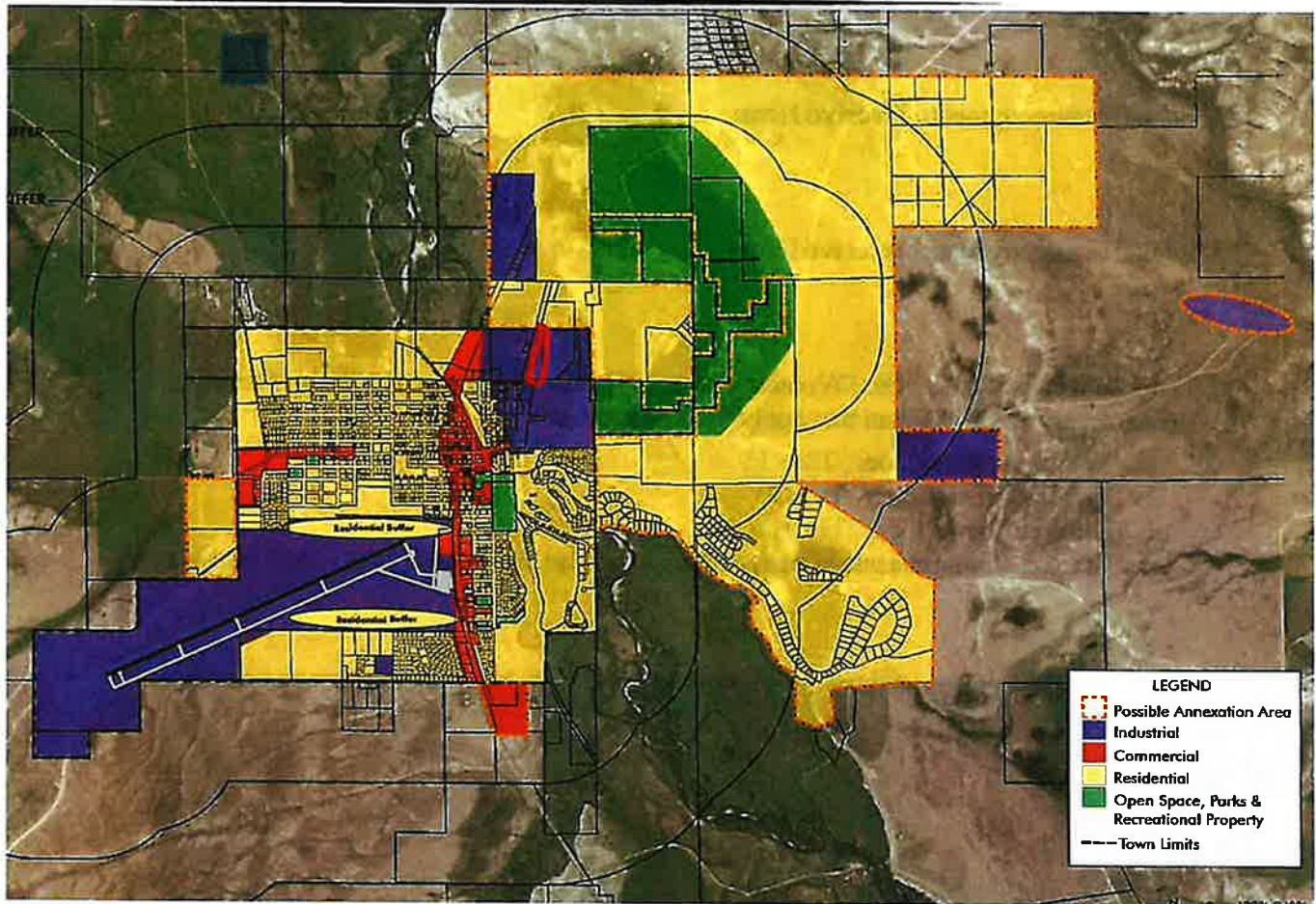
- a. Wyoming State Code, Title 15
- b. Saratoga Town Code, Title 17
- c. Saratoga Town Code, Title 18
- d. Saratoga Comprehensive Master Plan Land Use Goals and Future Land Use Map

27.



On site picture of shop

TOWN OF SARATOGA FUTURE LAND USE MAP 2016



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29. The Town of Saratoga Planning and Zoning Commission has made the following findings:

Findings
<p>Finding: Wyoming State Code has granted authority to the Town of Saratoga to regulate development including this proposal.</p> <p>Fact: Authority is granted cities and towns by Wyo. Stat. Sections 15-1-502 through 512 to establish a planning commission to assist the governing body with a review and recommendation process concerning land and transportation planning and development, and public improvements. Further authority pursuant to Wyo. Stat. Section 15-1-101(a)(v) allows for the establishment of planning regulations and policies through city ordinances, resolutions and rules and regulations.</p>
<p>Finding: Saratoga Town Code requires that: Gravel pits be located in Heavy Industrial Zoning</p> <p>Fact: The proposed use of the property would be in compliance with the proposed zoning.</p>
<p>Finding: Zoning change(s) will not create situations where potentials uses are incompatible with existing uses.</p> <p>Fact: The proposed zoning change wouldn't be incompatible with surrounding uses because all of the surrounding zoning is compatible with existing zoning. It fits the normal progression of Heavy Industrial abutting light industrial.</p>
<p>Finding: Saratoga Town Master Plan has a future land use map that should be used to guide long term land use decisions.</p> <p>Fact: The proposal will not create the need for a major update to the Future Land Use Map as it still maintain the use areas as they are currently defined. It is a minor adjustment of a current boundary between two zoning districts. See attached future land use map.</p>

Finding: Possible road damage due to the nature of the use.

Fact: The use will increase the number of heavy trucks on the road, but the ability to identify the damage may be difficult.

Finding: Saratoga Town Master Plan has a future land use map that should be used to guide long term land use decisions.

Fact: There is a possible concern with future land compatibility. As the future land use map identifies land adjacent to the bordering light industrial residential.

Finding: Re-zoning the property opens up the property for any use inside the new heavy industrial district.

Fact:
There is concern some future uses may be incompatible with the residential uses adjacent to the property.

Finding: The property to the north is property outside the municipal boundary. The county has zoned that land.

Fact:
That property is zoned RAM which allows gravel pits as a permitted use.

Finding: Gravel pits could create large changes in Geography.

Fact:
These operations are permitted by DEQ and regulated by DEQ. Measures need to ensure public safety and the following of all applicable regulations. Concern that the property needs to be reclaimed to a useful dimensions.

Finding: Development may cause more noise that currently exists.

Fact: Zone change could cause excess noise to the area. All development must comply with Town's noise ordinance. This could be problematic.

CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application in regard to, the Town of Saratoga Zoning Ordinance Title 17 and Title 18, The Town of Saratoga Master Plan, Wyoming State Code and based on the conditions required herein, concludes that it was unable to verify that the proposed zone change was in compliance with all three documents.

RECOMMENDATION

A motion was made to approve zone change application number 1-ZC-25 for the zone change of the property described herein from LI-Light Industrial District to HI-Heavy Industrial District. The vote on the motion resulted in a tie vote (3-3). The application is hereby moved forward to the Saratoga Town Council for final determination.

 Date: 11/11/25
Planning and Zoning Commission Chairman