

**REQUESTED CHANGE OF ZONING DISTRICT BOUNDARY FROM AGRICULTURAL TO
GENERAL COMMERCIAL AND LIGHT INDUSTRIAL**

STAFF REPORT: Bart Myers

August 10, 2009

Applicant: Questar Exploration and Production Company

Agent: Worthington, Lenhart and Carpenter/Carney Architects

Request: Change of zoning district boundary approval, pursuant to Chapter VIII, Section 2 of the Sublette County Zoning and Development Regulations, entitled Administration. The application proposes a change of zoning district boundary for 7.79 acres from Agricultural to General Commercial and for 13.41 acres from Agricultural to Light Industrial in order to locate an office building, garage and storage yard on a 206.7 acre parcel owned by Questar Exploration and Production Company.

STAFF RECOMMENDATION

Planning Staff recommends that the Planning Commission take the following action:

Recommend that the Board of County Commissioners **APPROVE** requested change of zoning district boundary on the basis of finding that the request meets all applicable standards set forth in the Sublette County Comprehensive Plan and Zoning and Development Regulations, subject to the following conditions:

1. Architectural design and construction of the proposed structures shall be compatible with the conceptual plans submitted with the change of zoning district boundary application dated July 1, 2009.
2. Building materials shall be earth tone colors and building materials shall be consistent with the materials shown in the conceptual plans submitted with the change of zoning district boundary application dated July 1, 2009.
3. Total floor area for commercial structure(s) shall be limited to a maximum of 30,000 square feet and total floor area for industrial structure(s) shall be limited to a maximum of 10,000 square feet.
4. Sublette County shall not issue a building permit until all necessary permit(s) from the Wyoming Department of Environmental Quality are issued. Necessary Department of Environmental Quality permits shall include, but not be limited to: the permit to construct for the septic system, Storm Water Pollution and Prevention Plan permit and any necessary permit(s) for the wash bays.
5. Materials stored on the industrial portion of the site shall include: pipe, well head components, pre-constructed building(s) utilized on well pads, 500 gallon tank(s) and tank stand(s), a compressed natural gas fueling station, vehicles and equipment and similar materials and equipment. The storage of drilling rigs and hazardous materials shall not be allowed.
6. Commercial use(s) allowed shall be restricted to include the office building proposed in the application submitted July 1, 2009.
7. Industrial use(s) allowed shall be restricted to include the uses and materials detailed in staff recommended condition #5.
8. With the exception of perimeter fencing around the industrial portion of the proposal, all new or replacement fencing shall be wildlife friendly, as per Wyoming Game and Fish Department standards.
9. Prior to occupancy of the proposed office building Questar shall install a north bound left turn lane and a south bound right turn lane on U. S. Highway 191, as recommended by the Wyoming Department of Transportation. A cost estimate for the turn lanes and financial surety for 100% of that cost estimate shall be provided prior to a building permit being issued.
10. Any proposed development for the remaining 185 acres shall be required to go through a public hearing process and be subject to approval of the County Commissioners. This shall include the creation of parcels 35 acres or larger.

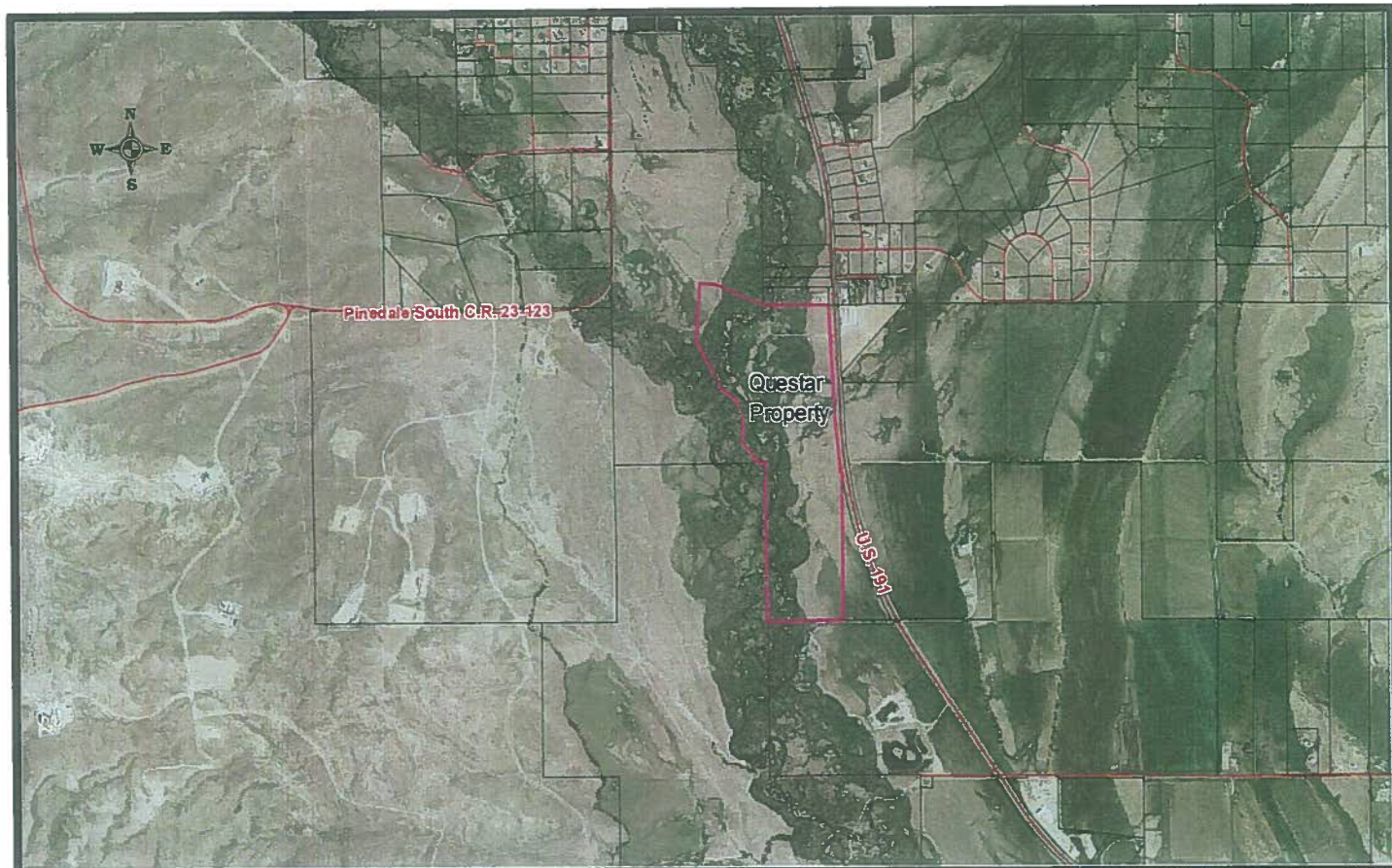
BACKGROUND-PROPOSAL

In late 2008 Questar Exploration and Production Company (Questar) purchased 206 acres from Betty Maytag. Questar is a natural gas focused energy company with core operations in the Rockies and Midcontinent. The mission of Questar Exploration and Production is to acquire, explore for, develop and produce natural gas, oil and natural gas liquids in the Rocky Mountains and Midcontinent. In this application Questar is proposing a change of zoning from Agricultural for 21 acres out of the 206 acre property; with a proposed 7.7 acres to become General Commercial and 13.4 acres to become Light Industrial. The intent of the change of zoning is for Questar to move offices and material/equipment storage to the former Maytag property.

The commercial portion of the property is to be developed with an office building containing offices and meeting/conference rooms. Staff is recommending that development of the commercial portion of the proposal shall

be limited to 30,000 square feet. The industrial portion of the proposal is to be developed with a four bay wash/maintenance building and a warehouse/storage building. The wash bay and maintenance building will be utilized for passenger type vehicles only. Proposed uses for the industrial zoning includes outdoor storage of equipment and materials utilized by Questar for their exploration and production activities to include, but not be limited to: pipe, well head components, pre-constructed building(s) utilized on well pads, 500 gallon tank(s) and tank stand(s). The purpose of the outdoor storage is to have extra inventory on hand. Deliveries will be made to the site on an infrequent basis and the stored materials will not be transported from the site on any kind of regular basis. Most of the materials utilized by Questar arrive in Rock Springs via the rail road. From Rock Springs the materials are transported directly to well pads. The intent of Questar is not to move materials from Rock Springs to the Pinedale site and then handle and transport the materials again to deliver those same materials to a well pad. A limited number of vehicles and equipment (passenger type vehicles, an emergency response trailer and forklift) will also be kept on the proposed industrial portion of the site. In addition, a compressed natural gas fueling station for Questar vehicles is proposed for the industrial portion of the site. Staff is recommending that development of the industrial portion of the site shall be limited to 10,000 square feet.

VICINITY MAP



SITE DESCRIPTION:

Zoning District: Agricultural
Lot Size: 206.7 acres
Property Location: Sections 10 and 15, Township 33N, Range 109W; generally described as 9711 U.S. Highway 191 and being located 1.5 miles south of the Pinedale town boundary.

KEY ISSUES

- Issue 1:** Is the location of the property appropriate for the proposed zoning and use?
- Surrounding Zoning and Uses** One of the necessary findings when reviewing a change of zoning district boundary addresses surrounding zoning and uses. Zoning in the vicinity of Questar parcel includes Industrial, Commercial, Agricultural and Residential. The subject parcel is located along the highway corridor between the airport and the Town of Pinedale, with that corridor being developed with multiple commercial/industrial uses.
- Issue 2:** How does the road easement to the Mesa affect this proposal?
- Link Between Road Easement and Questar** As part of this proposal Questar is granting an easement to the County in order to accommodate a connection from U.S. Highway 191 to the Mesa Road. With the already completed extension of the Mesa Road from Industrial Site Subdivision a connection south of Pinedale provides an alternative route for truck traffic, bypassing Pinedale and thereby reducing gas field traffic impacts in the Town of Pinedale. However, in addition to the easement granted by Questar, easements are also needed to cross River Ranch property and a State section. If those additional easements are obtained, then the connection bypassing

Pinedale can be completed. The easement granted by Questar has no impact on the decision regarding the change of zoning, other than being a factor in the location of the request. If the additional easements are obtained and the connection made Questar would obviously prefer to have the proposed facility be readily accessible to the road and bypass. While this was not the only aspect considered in proposing a location for the change of zoning it did factor into choosing the location.

Issue 3: Can the “community” be certain the uses and design proposed are actually what ends up being built?

County Imposed Conditions Staff is recommending conditions of approval to limit uses and development allowed, including the architecture/construction of the building(s) proposed. Staff believes the conditions adequately address concerns over uses or building(s) design evolving into something not anticipated or proposed in this application.

RELATIONSHIP TO COMPREHENSIVE PLAN

(Excerpts from the Comprehensive Plan are shown in italics – Staff discussion of excerpts identified is shown in bold font)

Land Use and Development

- ✓ *Encourage orderly growth and land use development patterns which:*
 - *provide a compatible/complementary arrangement of various land uses,*
 - *promote the efficient and cost-effective delivery of services,*
 - *protect sensitive areas and the environment, and*
 - *provide for the proper use and conservation of renewable and non-renewable resource*

The location of the proposed change of zoning district boundary is in close proximity to Pinedale, along a major highway corridor, which has been developed with commercial/industrial zoning and uses. The proposed location provides for compatible land uses and efficient delivery of services. The proposed location is on a bench area adjacent to the highway, with no protected resources or environmentally sensitive being present.

- ✓ *Encourage the development of commercial and industrial zoning districts to support diversification of the land and regional economy;*

Questar is a major producer of natural gas in Sublette County and as such there are economic benefits to the County. This proposal provides the opportunity for a stable business, which is in the County for the long term, to develop a facility to better meet current and increasing future needs for office and storage space.

- ✓ *Encourage new development in manner that minimizes environmental pollution and distribution of natural resources;*

The proposed location of the change of zoning has taken environmental and natural resource concerns into account. All development will be outside of the wetlands and riparian area(s) present on the property. Swales and detention basins are incorporated into the plan to prevent storm water runoff from entering the wetland and riparian area(s). Disturbance of more than one acre, which will occur with this proposal, also requires submittal and approval of a Storm Water Pollution and Prevention Plan through the Wyoming Department of Environmental Quality.

- ✓ *Require developers to provide legal right-of-ways and easements for roads and public utilities;*
- Questar is including an easement for a future connection to the Mesa Road in this proposal. Such a connection would allow gas field traffic to by-pass streets within the Town of Pinedale. The easement granted by Questar does not complete the connection, but does bring the goal of a connection and by-pass one step closer to becoming a reality.**

- ✓ *Encourage architectural designs and styles that complement the County's character and are consistent with the areas rural setting and landscape;*

Carney Architects has been hired to design the structures associated with this proposal. Design and construction of the structures will be consistent with the rural and western character of the County.

- ✓ *Encourage development which preserves open vistas*

The river corridor is not visible from the highway, therefore any view of the river is not impacted. Scenic views associated with the Wind River mountains are not impacted by this proposal. Foreground views are minimally impacted given the development pattern along the highway between Boulder and Pinedale.

- ✓ *Evaluate development of irrigated and non-irrigated lands for impact on the amount of grazing and crop lands lost to the local agricultural community;*

The 21 acres slated for the proposed change of zoning and development is not currently irrigated and has no crop land value and minimal grazing value.

- ✓ *Locate commercial properties in or near existing towns and or other commercial properties;*

The proposed location is approximately 1.5 miles south of Pinedale and approximately 2 miles north of the airport; with the highway corridor between the airport and Pinedale being developed with numerous commercial/industrial uses.

✓ *Encourage commercial property development along major thoroughfares;*

The location of the change of zoning is immediately adjacent to a major highway corridor.

✓ *Ensure commercial land uses take priority in commercially zoned properties;*

This proposal is somewhat unique in that the request is for a change of zoning to commercial and industrial. In this proposal staff identified the need for “dual” zoning, as the office use proposed is only allowed within the commercial zoning district and the storage uses proposed are only allowed within the industrial zoning district. It is critical to determine what zoning district is required for uses proposed, in order to comply with the provisions established by the Zoning and Development Regulations.

✓ *Require commercial properties to be maintained and provide adequate parking, taking into consideration the type of business;*

✓ *Encourage appropriate landscaping of commercial properties, taking into consideration the type of business;*

The site planning for this proposal takes into account parking and screening.

✓ *Encourage clustering of commercial development, as appropriate;*

The highway corridor into Pinedale from the south is developed with numerous commercial and industrial uses. In this case the needs of Questar dictated commercial and industrial zoning with a common boundary in order to accommodate the dual uses proposed. It would be difficult if not impossible to find a location where adjacent commercial and industrial zoning could be accommodated, without the need for a change of zoning district boundary.

✓ *Identify and recommend areas appropriate for industrial land uses;*

Staff believes that this location is appropriate for the storage use(s) proposed, as the impacts will be minimal. The recommended conditions are intended to prevent more intense industrial uses from being developed.

✓ *Encourage diversified industrial development;*

✓ *Encourage the recruitment and development of value added industries to stimulate economic activity;*

✓ *Encourage appropriate and diversified industrial use when doing so does not conflict with other County goals and policies;*

This is a unique proposal, given the need for office and storage use. Questar is seeking to construct a facility to meet this need. The design and construction, along with the expense involved, is not what one normally associates with such uses and development. In this case Questar is seeking to develop an attractive, well designed facility to suit their needs. This proposal and facility is unique and certainly out of character for commercial/industrial uses. Because of Questar’s role in energy development in the County this facility is to be a kind of “Sublette County Headquarters” for Questar. As such Questar wants a facility the company and community can be proud of.

Natural Hazards/Environmental Considerations

✓ *Consider site specific environmental features as part of land use planning decisions*

✓ *In the review of development proposals factors to consider include: topography, soil types, wildlife habitat and migrations routes, culinary water sources, riparian areas, wetlands, depth to water table, surface drainage patterns, ground water issues, floodplains and areas with high wildfire potential*

✓ *Generate and provide data on development limitations*

✓ *Require persons/interests wishing to develop land to demonstrate the suitability of such ground for development*

While there are protected resources present on the 206 acre Questar property this proposal has been located so as to not impact upon those resources. A wetlands delineation has been performed to assure the proposed development is not located in wetland area(s). The topography of the 21 acres proposed for development is flat and outside of the riparian area and associated floodplain. Test holes dug on the site in conjunction with the septic requirements did not identify soils types that would hinder or prohibit the development proposed. Depth to ground water is greater than the six foot hole(s) dug. Drainage has been addressed by the swales and detention basins, which will serve to control storm water runoff. An engineered design is required for the septic system, to include the gray water associated with the proposed wash bays. The septic system will be subject to review and permitting by the Wyoming Department of Environmental Quality. The Wyoming Game and Fish Department indicated to staff that wildlife movement and use of the proposed location is minimal and limited primarily to mule deer. Game and Fish recommends that any new or replacement fencing should be wildlife. County standards require a fence with a minimum height of six feet for the industrial portion of the property. Game and Fish indicated that such a fence around the industrial portion will not hinder mule deer movement, provided the remainder of the property adheres to the wildlife friendly standard.

Facilities and Services

✓ *Include the following public utility/service considerations when reviewing land use and development plans:*

- *The proposed developments proximity to available facilities and services,*

- *The anticipated demand for County provided services*

- *The developers plans for the provision and maintenance of required services*

The location proposed is in close proximity to the fire, EMT and police services found in Pinedale. Access is directly onto U. S. Highway 191, with an easement being provided for a potential connection and by-pass

of Pinedale for gas field related traffic. With the recommended conditions limiting uses allowed with this proposal the demand for County provided services should be minimal. The increased tax revenue generated by the proposed use vs. existing agricultural use will be substantial, providing additional revenue to fund County provided services.

✓ *Require development proposals to identify potential impacts to existing irrigation systems, as relevant;*

Water rights associated with the property will be utilized for the landscaping proposed.

✓ *Require development proposals to provide a specific water supply system for year-round fire suppression purposes;*

The use and size of the commercial structure proposed will require review by the State Fire Marshall and because of the use and size of the structure a sprinkler system will be required by the State for fire suppression.

Transportation

✓ *Develop and maintain a master transportation plan to identify and accommodate the current and future transportation needs of the County,*

Access to the parcel will be from U. S. Highway 191, with the Wyoming Department of Transportation strongly recommending north and south bound turn lanes. The access from Highway 191 also requires a permit from the Department of Transportation. With respect to transportation planning, a road connection allowing for gas field traffic to by-pass Pinedale has been a priority for the County Commissioners. The easement granted by Questar does not complete that by-pass connection, but does bring the possibility of a by-pass one step closer to becoming a possibility.

Recreation

✓ *Coordinate with the Wyoming Game and Fish Department to encourage the appropriate management of game and non-game fish and wildlife resources*

Staff provides the opportunity for the Game and Fish Department to review all development plan applications. For this proposal Game and Fish had no comments or concerns, with the exception of wildlife friendly fencing.

✓ *Maintain view sheds in areas of high scenic value*

View sheds along the Highway 191 corridor are already impacted by existing development and a case could certainly be made that view sheds were never taken into account with development that has already occurred along the Highway 191 corridor. With the Questar proposal the office building associated with the commercial zoning will be visible from the highway. This building is designed to fit the rural character associated with Sublette County, serving to minimize visual impacts. The industrial portion of the proposal, as viewed from the highway is screened by the commercial development and extensive landscaping.

Natural Resources

✓ *Ensure that all land use and development proceeds in accordance with local, state and federal laws and regulations;*

The location of the proposed change of zoning and development does not contain wetlands, the 100 year floodplain or other resources protected by state or federal regulations.

✓ *Recognize the importance and strength of a diversified economy;*

✓ *Recognize and value the contribution the oil and gas industry makes to Sublette County, both in terms of tax revenue and the creation of jobs for a significant number of Sublette County residents;*

This proposal affords the opportunity for Questar to continue to provide a long term and stable business presence in Sublette County.

✓ *Maintain and protect our high quality water resources;*

✓ *Consider the potential effects on surface and underground water quality/resources when land uses are planned or proposed, particularly near watercourses and lakes;*

This proposal contains extensive provisions to control storm water run-off into nearby wetlands and riparian areas.

✓ *Consider wildlife habitat values as part of any new development proposal;*

The Wyoming Game and Fish Department was provided the opportunity to review and comment on this proposal. Wildlife concerns are limited to sporadic use of the property by mule deer. Staff is recommending a condition requiring wildlife friendly fencing, to address mule deer use of the property.

RELATIONSHIP TO APPLICABLE LAND DEVELOPMENT REGULATIONS

Zoning Districts, Chapter II, Section 3. i. and l.—Authorized Uses in the General Commercial and Light Industrial Zoning District

Staff is recommending that with a change of zoning development is limited to the uses proposed in this application and not all of the uses identified in the Section of the Zoning and Development Regulations.

Development Standards, Chapter III

All future development of the proposed commercial/industrial site shall comply with the standards (i.e.-setbacks, building height, parking, landscaping, screening, parking, erosion control and drainage guidelines), as set forth in this Chapter of the Zoning and Development Regulations.

Zoning and Development Permits, Chapter IV

All proposed land development, uses, construction and site improvements associated with the proposed development shall be subject to review and only be authorized upon the granting of a zoning and development permit. This includes the necessary permit(s) for construction of structure(s).

Administration-Change of Zoning District Boundary, Chapter VIII, Section 2

This chapter requires that substantial development on the site subject to the change of zoning occur within two years. In the case of this proposal substantial development means initiation and progress towards completion of the structures and uses proposed. This chapter of the Zoning and Development Regulations also provides the authority for conditions to be attached to a change of zoning district boundary.

OUTSIDE AGENCY REVIEW

This application was provided to the Wyoming Game and Fish Department, County Weed and Pest, County Fire Board, County Sanitarian, County Sheriff's Department, County EMS, County Rural Health Care District, County Road and Bridge Department, Sublette County School District #1, County Conservation District and the Wyoming Department of Transportation. As of the date of this staff report (August 10, 2009) written comments have been received from the Fire Board and Wyoming Department of Transportation. Verbal comments have been received from the Wyoming Game and Fish Department.

PUBLIC COMMENT

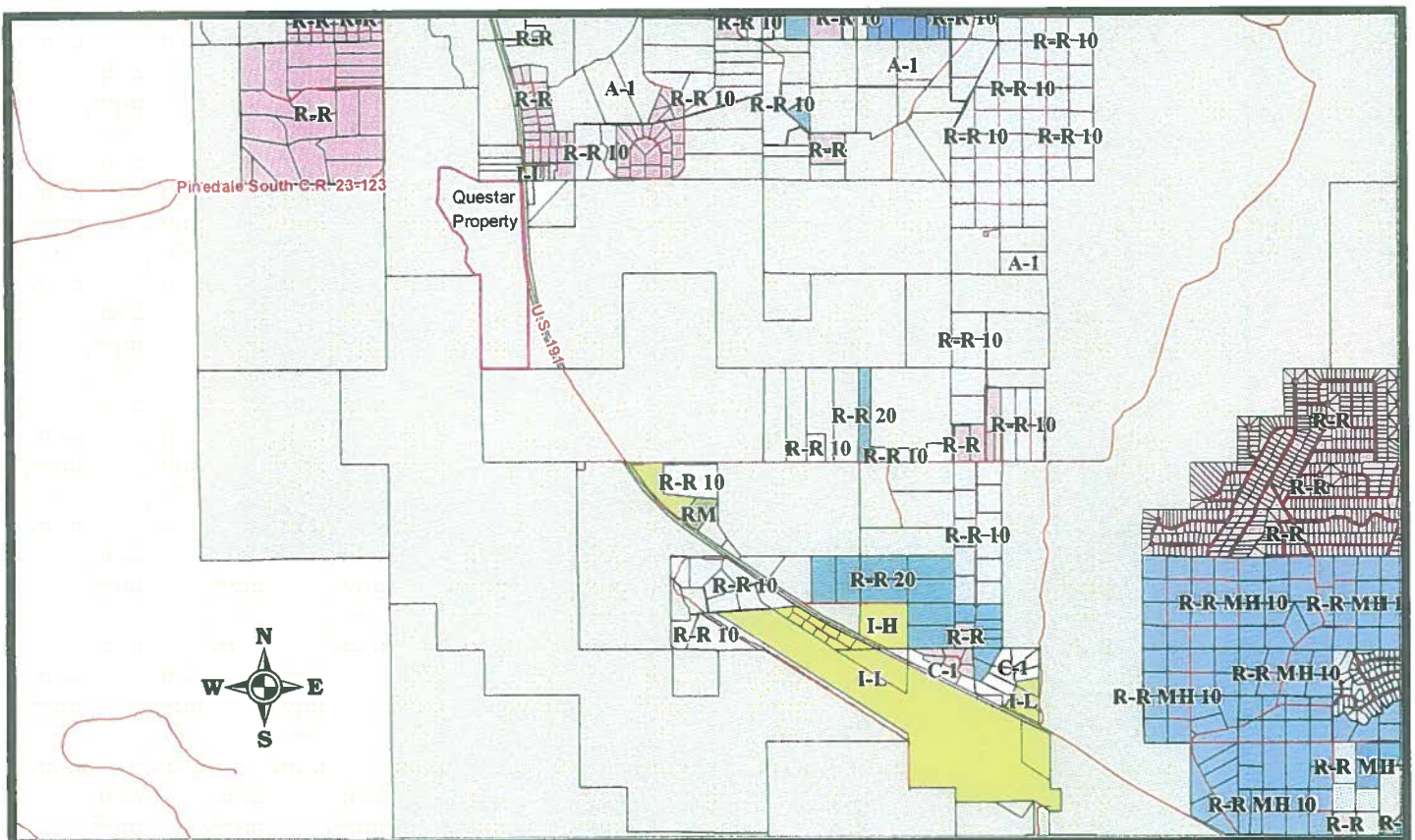
This application was published as a legal advertisement in the Sublette Examiner and sent to all neighboring property owners within a 1,000 foot radius of the Questar property. As of the date of this staff report (August 10, 2009) three neighboring property owners have contacted staff to offer verbal comments. Susan Ziegler expressed concerns over commercial and industrial uses moving further north, towards Pinedale. Hulon Anderson discussed concerns over this proposal negatively impacting his property values in Old Brazzill Ranch. Mr. Anderson stated that if property values were not reduced he was not opposed to this proposal. Cliff Berg, owner of River Ranch, expressed opposition to the change of zoning based upon the location.

FINDINGS TO BE CONSIDERED FOR APPROVAL OF A CHANGE OF ZONING DISTRICT BOUNDARY

1. The use and zoning of nearby property;

Zoning of nearby properties includes a mix of agricultural, higher density residential, commercial and industrial zoning. The Zoning Map below shows zoning in the area of the Questar property. Nearby uses include agricultural (including two gravel operations), residential, commercial and industrial.

ZONING MAP



2. The effect of the zoning district boundary change on property values;

In order to address this finding staff contracted with Ann Fear Appraisal for a determination on the effect of this proposal on surrounding property values. Ann reviewed the Questar proposal and compared surrounding zoning and uses. The opinion of Ann is that this proposal will not have an impact upon surrounding property values. Comments from Ann are attached.

3. The extent to which the reduced value of affected property promotes the public welfare;

As discussed in finding #2 above, property values will not be reduced by this proposal.

4. The public gain compared to the owner's hardship;

Public gain is linked to limited development of the site, in a style consistent with the rural and western nature of Sublette County. This proposal is not for a metal, box type structure and industrial storage yard with unlimited uses. The development proposed for this site allows Questar to better meet current and future demands for office and storage space. Existing lots in industrial subdivisions, such as Sand Draw are not able to meet the needs of Questar, as the office use proposed is not allowed in the industrial zoning district. This proposal is for the development of 21 acres from a 206 acre parcel; leaving 185 acres free of development. The proposed development area is immediately adjacent to Highway 191, serving to mitigate impacts to wetland and riparian areas.

5. The suitability of the affected property for it's zoned use;

When zoning was established in Sublette County agricultural zoning was the "default" zoning for a majority of parcels in the County; with it being understood that changes in zoning district boundaries would be given consideration. The current Agricultural zoning would allow for five lots to be created from the 206 acre parcel with no County approvals being necessary. In addition, the current Agricultural zoning does not take wetland/riparian protection into consideration. With the staff recommended condition regarding future development this proposal creates less impacts than would be possible with the current Agricultural zoning.

6. The time the property has been vacant as zoned;

The northern portion of the property contains the ranch house and compound, with the remainder of the property being vacant. It would appear that over half of the 206 acres is either within the 100 year floodplain or jurisdictional wetlands, including the existing ranch complex. Current regulations would make development within the floodplain or wetland areas difficult at best.

7. The community need for the proposed use;

Numerous goals and policies from the Comprehensive Plan address the development of uses that encourage and sustain economic growth and development. In addition, the Comprehensive Plan encourages commercial and industrial development along major highways and in close proximity to Town(s). Given these goals and policies community need is linked to development of a facility that meets the current and future needs of Questar in a manner and location found to be appropriate. The staff recommended conditions are aimed towards allowing development of the proposed facility, while still taking community concerns into account. This development proposal is not typical of commercial/industrial development, as thought has been given to creativity and design of the proposed structures and site.

8. Whether the property is zoned in conformity with surrounding uses and if those uses are uniform and established;

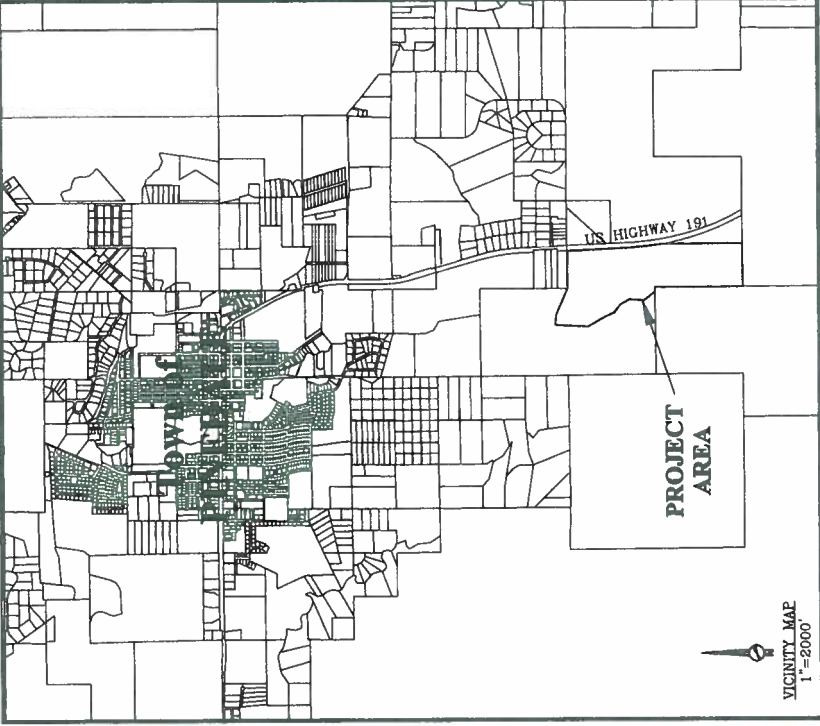
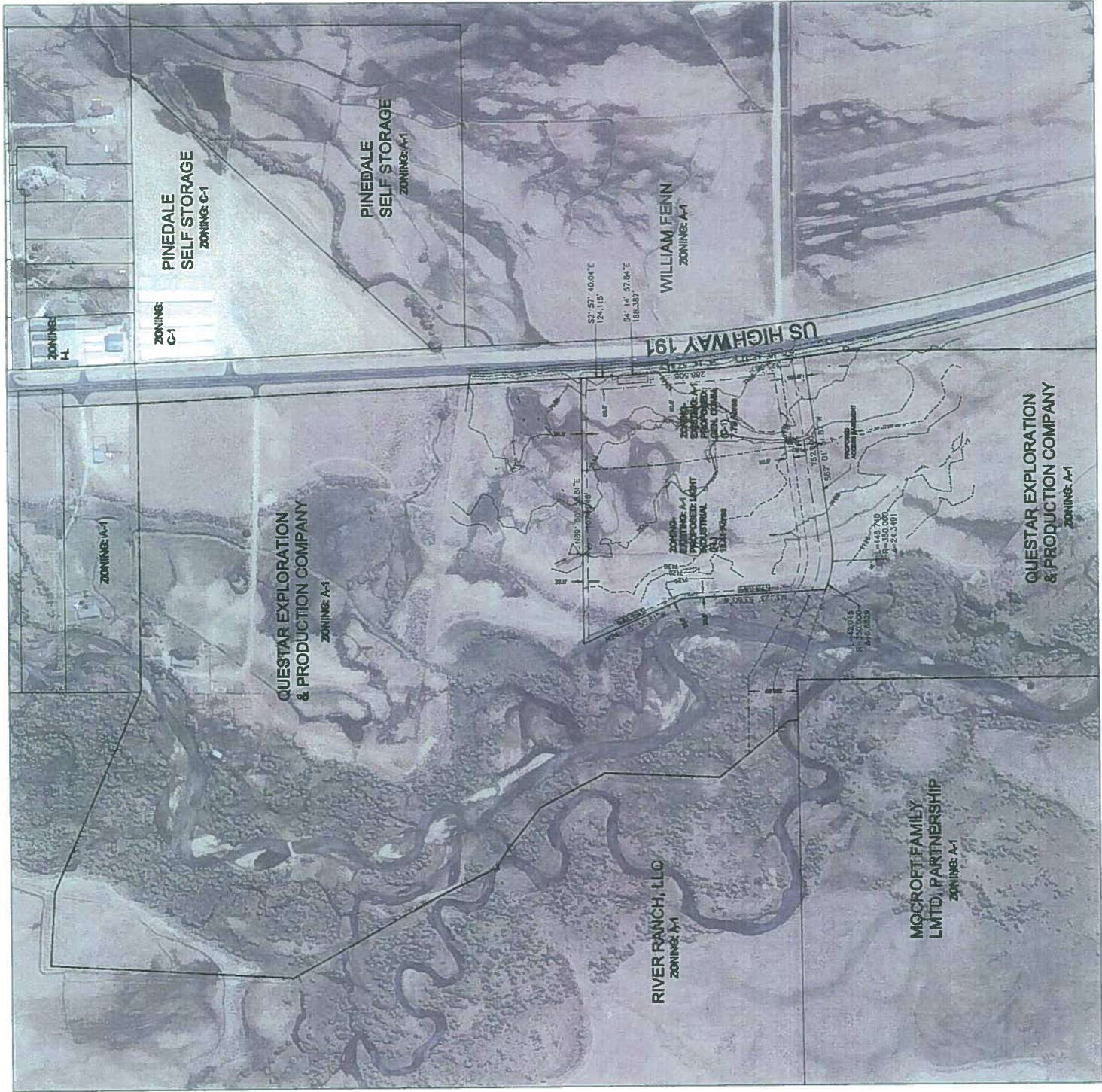
Agricultural zoning for the Questar property is certainly not out of character for the area. However, agricultural zoning was established as the "default" zoning for much of the County, with changes of zoning being allowed. When looking at development along the Highway 191 corridor from the airport, north to Pinedale it is fairly obvious that this corridor has been deemed appropriate for commercial/industrial type development. The existing and established development pattern is consistent with numerous goals and policies found in the Comprehensive Plan.

9. The availability of water for the proposed use;

Water for the development proposed will be obtained from a ground well, subject to permitting by the State Engineer's Office. Water from the well will not be utilized for irrigation purposes, making water usage very similar to a single family use.

ATTACHMENTS

- 1) Site plan and conceptual building plans
- 2) Reviewing Agency comments:
 - County Fire Board
 - Wyoming Department of Transportation
 - Ann Fear Comments



REZONE AREA SUMMARY

EXISTING:	
AGRICULTURE	21.20 Ac.
PROPOSED:	
GENERAL COMMERCIAL	7.79 Ac.
LIGHT INDUSTRIAL	13.41 Ac.
TOTAL	21.20 Ac.
ROAD EASEMENT IN REZONE AREA	(2.19 Ac.)
NET DEVELOPABLE AREA	19.01 Ac.

LEGEND

- PROPERTY BOUNDARY
- ROAD CENTERLINE (Prop.)
- ZONING BOUNDARY
- SETBACK LINE
- REZONE BOUNDARY
- ACCESS EASEMENT

OWNER INFORMATION

QUESTAR EXPLORATION & PRODUCTION COMPANY
 180 East 100 South
 Salt Lake City, UT 84111

QUESTAR - PINES END RANCH
 SECTIONS 10 & 15, TOWNSHIP 33 NORTH, RANGE 109 WEST

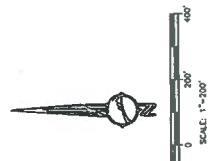
PINES END RANCH
QUESTAR PROPERTY
MAP PRODUCED BY:



ENGINEERING • SURVEYING • PLANNING
 PO BOX 1519 PINEDALE, WY 82941

JUNE 30, 2009

QUESTAR PINES END RANCH-6-30-09.DWG
 3006 PHOTO PROVIDED BY SECTE



LEGEND

- A OFFICE
- B WAREHOUSE/YARD HOUSE
- C WASH BAYS/SHOP
- D CORPORATE EVENT LAWN
- E1 68 PARKING SPACES - ASPHALT
- E2 52 PARKING SPACES - GRAVEL
- F CORPORATE SIGN
- G PIPE STORAGE
- H PRODUCTION EQUIPMENT BUILDINGS
- I METER BUILDINGS
- J "TREE" STORAGE
- K RE-FUELING STATION
- L EQUIPMENT YARD - GRAVEL
- M WELL
- N SEPTIC
- O DETENTION BASIN
- P CULVERT
- Q FENCE
- R COTTONWOOD/WILLOW SCREEN AND BIOSWALE



ZONING-
EXISTING: A-1
PROPOSED: LIGHT
INDUSTRIAL
(I-L)
13.41 Acres

ZONING-
EXISTING: A-1
PROPOSED:
GEN. COMM.
(C-1)
7.79 Acres

Questar - Pine's End

Questar at Pine's End Ranch - Pinedale, WY
01 July 2009
Change of Zoning District Boundary Application
CARNEY ARCHITECTS
307 7 733 4000 F 733 1147
www.comeyarchitects.com
design@comeyarchitects.com
215 South King Street PO Box 1218 Jackson, Wyoming 83002
HERSHBERGERDESIGN





VIEW FROM U.S. HWY 191 - LOOKING SOUTHWEST



VIEW FROM U.S. HWY 191 - LOOKING NORTHWEST

BUILDING CHARACTER SKETCHES

Questar - Pine's End

Questar at Pine's End Ranch - Pinedale, WY
01 July 2009
Change of Zoning District Boundary Application

CARNEY ARCHITECTS

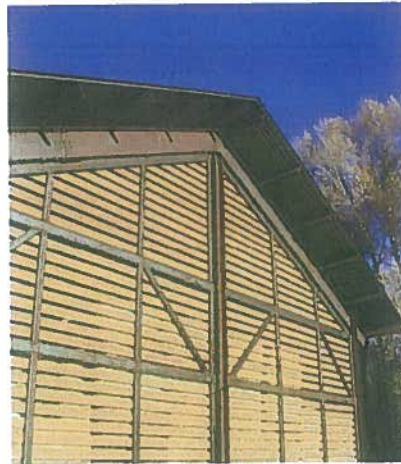
307.1.733.4000 F. 733.1142
www.carneyarchitect.com
design@carneyarchitects.com
215 South King Street PO Box 9218 Jackson, Wyoming 83002

BOARD & BATTEN SIDING



STONE PAVING

METAL FRAMING

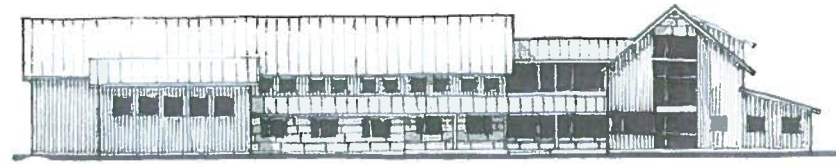


WOOD SCREEN SLATS

CORRUGATED METAL



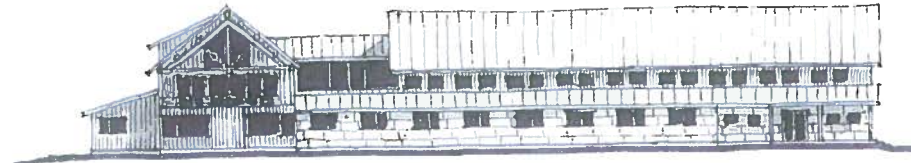
VERTICAL WOOD SIDING



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



EXPOSED WOOD FRAMING

OXIDIZED STEEL SIDING

BUILDING ELEVATIONS & MATERIALS

Questar - Pine's End

Questar at Pine's End Ranch - Pinedale, WY
01 July 2009
Change of Zoning District Boundary Application
CARNEY ARCHITECTS
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design@carneyarchitects.com
215 South King Street PO Box 9218 Jackson, Wyoming 83002

Bart Myers

To: Tory Thomas
Subject: RE: Questar

From: Tory Thomas [mailto:Tory.Thomas@dot.state.wy.us]
Sent: Friday, August 07, 2009 10:49 AM
To: Bart Myers
Cc: kevin.williams@questar.com
Subject: Re: Questar

Bart and Kevin,

Thanks for the additional information with regards to the proposed Questar development. Analyzing the numbers for left turn lane warrants yields;

Average Daily Traffic, US 191, Milepost 97 = 3900 vehicles per day

Design Hour Volume is 13% of ADT; $0.13 \times 3900 = 507$

Assume 50 / 50 split northbound and southbound; $507 / 2 = 254$ vehicles per hour each direction

Assume that at the peak hour, 30 of the 90 employees make a left turn. This yields approximately 12% of the design hour directional volume making a left turn. $((30 / 254) \times 100) = 11.8\%$

Plugging these numbers into the WYDOT left turn warrant chart yields that the left turn warrant is met and a left turn lane should be constructed. Plugging the numbers into the AASHTO left turn warrant yields that the left turn warrant is not met but is very close. The only difference between the AASHTO warrant and the WYDOT warrant is that the WYDOT warrant reduces the advancing volumes by 50%. Please see attached left turn warrant graphs.

In conclusion, WYDOT would highly recommend that a northbound left turn lane and a southbound right turn lane be installed for this development for the safety of the employees and the traveling public, although they are not required. A WYDOT access permit is required.

If you have any questions or wish to discuss this please contact me.

Thanks,

Tory L. Thomas, P.E.
District Traffic Engineer
Rock Springs, Wyoming
(307)352-3033 office
(307)352-3150 fax
Tory.Thomas@dot.state.wy.us

8/7/2009

Sublette County Planning and Zoning
21 South Tyler Avenue
P.O. Box 506
Pinedale, Wyoming 82941
Phone: 307-367-4375
FAX: 307-367-6813

*No problem, on high ground
everything should be good.*

S.E.Z.

Transmittal Memo

To: Sublette County Fire Board, T J Hunt
Wyoming Game and Fish Department, Scott Smith
Sheriff's Department
Wyoming Department of Transportation, Tory Thomas
Sublette County School District #1, Doris Woodbury
Sublette County Weed and Pest, Adrienne Peterson
County Sanitarian, Keith Raney
Sublette County EMS, Will Gay
Sublette County Rural Health Care District, Administrator
County Road and Bridge Department, Butch Penton
Sublette County Conservation District, Darrell Walker

From: Bart Myers, Planning and Zoning Administrator

Date: June 3, 2009

Re: Review of Questar requested change of zoning district boundary

Enclosed for your review is a proposal seeking a change of zoning district boundary. The application proposes a change of zoning district boundary for 7.79 acres from Agricultural to General Commercial and for 13.41 acres from Agricultural to Light Industrial in order to locate an office building, garage and storage yard on a 206.7 acre parcel owned by Questar Exploration and Production Company. The parcel subject to the proposed change of zoning district boundary is located in Sections 10 and 15, Township 33N, Range 109W; generally described as 9711 U.S. Highway 191 and being located 1.5 miles south of the Pinedale town boundary.

Please review the proposal and submit your comments to this office by August 4, 2009 and feel free to contact me for additional information or questions you may have.

Bart Myers

From: Ann Fear [afear@wyoming.com]
Sent: Friday, August 14, 2009 9:56 AM
To: bartm@sublettewyo.com
Subject: Questar proposed zone change

Hello Bart, Per your request I reviewed the zone change proposed by Questar @ Pine's Edge, part of Sections 10, & 15, T33N,R109W. The subject property does not border existing improved residential acreage. I could find no data in the past 20 years of sale data that shows that there would be a negative impact on property values to the adjoining parcels which are all currently zoned A-1, C-1 & I-L by the zoning map provided by you or any negative impact on property values of the general neighborhood if the property were to be improved as proposed.

If you have any other questions please contact me.

Thank you for the opportunity to assist you in this matter.

Sincerely,
Ann Fear
Wyoming Certified General Real Estate Appraiser
Permit No. 249

8/14/2009

QUESTAR ISSUE TABLED

By DEREK FARR, DFARR@SUBLETTEEXAMINER.COM

The proposed zoning change of a portion of the Pine's End Ranch south of Pinedale was tabled Thursday during a Sublette County Planning and Zoning Commission meeting.

Questar, which purchased the ranch last year, requested commercial zoning for an office building and industrial zoning for an equipment yard. Currently the entire prop-

erty is zoned for agriculture.

If built, the facility would occupy about 19 acres on the raised bench area between U.S. Highway 191 and Pine Creek.

But the proposal has spurred objections from neighbors, and about 25 of them shared their comments during last week's commissioners' meeting.

While none of the public's comments favored the facility, the commercially zoned office area was less opposed than the industrially zoned equipment yard.

The commission will revisit the issue at its next meeting at the Commissioners' Room in the courthouse Sept. 17 at 6:30 p.m.

FAMILY NAMES WYOMING RESIDENT KILLED BY SWINE FLU

ASSOCIATED PRESS

The young woman who last week became the first Wyoming resident to die of swine flu has been identified by her family as Irene F. Warren.

The 21-year-old from Riverton died

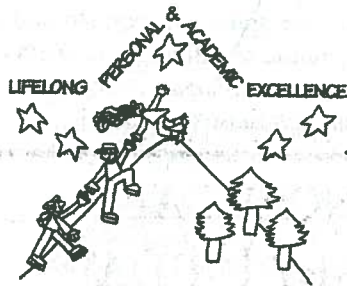
Tuesday at Wyoming Medical Center in Casper.

Warren's father, Mike Warren, of Arapahoe, said Friday that the family is not sure where she contracted swine flu.

He says his daughter had been in the hospital for about two weeks after becoming sick and then developing pneumonia.

He says no one else in the family has come down with the virus.

Wyoming health officials have confirmed 164 cases of the virus in the state. They expect the actual number of cases to be much higher, because not all infected people are tested.



Sublette County School District #1

P.O. Box 549 • Pinedale, Wyoming 82941
www.pinedaleschools.org

CALENDAR

Subject to change

Thursday, August 27
Freshmen &
New Student Orientation
High School Gym - 1:00 pm

Friday, August 28

Elementary School Supply List

- Non-marking gym shoes

Middle School Supply List

General Supplies:

- Notebooks
- Folders
- Pencils
- Erasers
- Highlighters

PINEDALE HIGH SCHOOL REGISTRATION

Freshman and new student orientation

will be held on:

Thursday, August 27th at 1:00 PM

in the High School Gym