

SWEETWATER COUNTY GROWTH MANAGEMENT PLAN AND AGREEMENT (GROWTH MANAGEMENT PLAN)

**Revised August 2003
Revised January 2011**

An agreement establishing a planning area comprised of the cities of Rock Springs and Green River, their projected growth areas and other surrounding areas projected to be developed as urban, with public utilities; establishing a joint land use and master transportation plan for the growth management area; adopting development standards for the city growth areas and an implementation process for the city growth areas; and establishing land use policies and design standards for the area under county jurisdiction within the growth management area.

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Table of Contents

Section		Page
Chapter 1.	Growth Management Agreement	1
Section 1.0	Purpose	2
Section 2.0	Definitions	2
Section 3.0	Adoption, Amendment and Termination	3
Section 4.0	Staff	4
Section 5.0	Implementation	4
Section 6.0	Master Transportation Plan	6
Section 7.0	Provisions of Public Water and Sewer Within the Growth Management Area	13
Section 8.0	Required Improvements	16
Section 9.0	Intergovernmental Cooperation	16
Section 10.0	Fee to Amend Plan	16
Section 11.0	Work Program	17
Section 12.0	Signatures	18
Section 13.0	Growth Area Boundary Map	19
Chapter 2.	Tables of Design Standards	20
Table 2.1	Development Permit Criteria – Jurisdiction	21
Table 2.2	Minimum Lot Sizes for Public and Private Water and Sewer	22
Table 2.3	Public and Private Sewer Requirements by Location	22
Table 2.4	Public Water and Sewer Requirements By Distance from Available Service	22

Table 2.5	Water District Extended Service Areas	23
Table 2.6	Roadway Right-of-Way and Easement Requirements by Functional Classification	23
Appendix A	Summary of the Land Use and Transportation Plan Map Development Process	24
Appendix B	Physical Constraints Mapping	24
Appendix C	Table of Actions	25

CHAPTER 1. GROWTH MANAGEMENT AGREEMENT

SWEETWATER COUNTY GROWTH MANAGEMENT AGREEMENT

An agreement between Sweetwater County, Wyoming, the City of Rock Springs, Wyoming and the City of Green River, Wyoming entered into this _____ day of _____, _____, establishing a growth management area plan and management agreement for areas of Sweetwater County designated on the "AREA BOUNDARY MAP", attached hereto and incorporated herein as "EXHIBIT A"; establishing a coordinated planning process in those areas where jurisdiction overlaps and where coordination is necessary to ensure quality and cost efficient development which meets community needs within the Growth Management Area.

The following exhibits, tables, associated appendices and attachments are a part of this agreement:

- Exhibit "A" - Area Boundary Map
 - Exhibit "B" - Existing and Proposed Land Use Patterns
 - Exhibit "C" - (Exhibit C - Repealed by Resolution 03-03-PL-01)
 - Exhibit "D" - Master Transportation Plan
 - Exhibit "E" - Utility Service Districts
 - Exhibit "F" - Fire Protection Districts
 - Exhibit "G" - Proposed Rezoning
- Chapter 2 Tables of Design Standards
- Table 2.1 - Development Permit Criteria – Jurisdiction
 - Table 2.2 - Minimum Lot Sizes for Public and Private Water
And Sewer
 - Table 2.3 - Public and Private Sewer Requirements by Location
 - Table 2.4 - Water District Extended Service Areas
 - Table 2.5 - Roadway Right-of-Way Requirements by
Functional Classification
 - Table 2.6 - Roadway Right-of-Way and Easement
Requirements by Functional Classification
- Appendix "A" - Summary of the Land Use and Master
Transportation Plan Map Development Process
 - Appendix "B" - Physical Constraints Mapping
 - Appendix "C" - Table of Actions

Section 1.0 Purpose

Repealed by **Resolution 02-8-PL-01**

Section 2.0 Definitions

Growth Management Area (GMA): The total area covered by this agreement as shown on the maps attached hereto, incorporated by reference herein, and marked on attached Exhibit “A”.

Cities: The area, as of the date of this agreement, within the corporate limits of the City of Rock Springs, and Green River, Wyoming.

City Growth Areas: The areas around the cities of Rock Springs, Wyoming and Green River, Wyoming into which the cities project necessary growth in the foreseeable future. The boundaries of these areas are established by Exhibit “A”.

Special Planning Areas: Areas of unincorporated existing development outside the cities and city growth areas, which require special consideration in planning in the Growth Management Area.

Development Permit(s): Refers to any and all permits required by the Sweetwater County Zoning and Subdivision Regulations and roadway permits or licenses.

Urbanizing Area: Land outside the cities and the city growth areas which are still within the Growth Management Area.

Growth Management Plan: The Growth Management Area Plan adopted by this agreement addresses issues of land use and transportation (see Exhibits “B” and “D”). The transportation portion of the plan (Exhibit “D” is a combination of the city/county/state transportation plans prepared by the planning departments of the affected jurisdictions and the Wyoming Department of Transportation).

Mid-Line Between Rock Springs and Green River: The north-south center line of Section 3, 10, 15, 22, and 27, T18N, R106W and beginning and ending at the north and south edge of the Growth Management Area.

Master Transportation Plan: The Master Transportation Plan is a part of this agreement and plan, designating roadways as to functional classification – local, collector and arterial. Standards are established in this document for minimum criteria for right-of-way widths and other development standards.

Sweetwater County Zoning and Subdivision Regulations: All reference to these regulations means the most current revision on file in the Sweetwater County Planning Department.

City Growth Area Regulations: All reference to these regulations means the most current revision on file in Green River City Hall or Rock Springs City Hall.

Section 3.0 Adoption, Amendment and Termination

3.1 Adoption

Sweetwater County and the Cities of Rock Springs and Green River shall adopt this agreement by resolution. Those entities that adopt this agreement shall be responsible for its implementation. Initial review and adoption of this agreement shall be upon a recommendation from the Sweetwater County Land Use Task Force and a recommendation from the statutorily designated planning commissions of all three parties to their respective Council or Commission. Sweetwater County shall conduct a public hearing on the agreement prior to adoption.

3.2 Amendment

After adoption, this agreement may be amended as follows: Proposed Amendments which affect the entire Growth Management Area shall be made by written agreement of both City Councils and the County Commission.

Proposed Amendments which affect a specific area shall be made as follows: Amendments affecting lands within the Growth Management Area from the midline between Rock Springs and Green River to the east must be made by written agreement of the Rock Springs City Council and the Sweetwater County Commission. Amendments affecting lands within the Growth Management Area from the midline between Rock Springs and Green River to the west must be made by written agreement of the Green River City Council and the Sweetwater County Commission. Amendments shall be first reviewed by a joint meeting of the respective planning and zoning commissions. After review, the planning and zoning commissions shall forward their recommendations to the joint governing bodies for final action.

If an issue arises which potentially affects the growth of both cities, and which both cities believe warrants the input of all parties, a review committee comprised of the three chairpersons of the Sweetwater County, Green River and Rock Springs Planning Commissions, shall assess the situation and advise both City Councils and the Sweetwater County Commission on the appropriate course of action.

The agreement shall be amended through a public hearing in the affected jurisdictions.

3.3 Review and Update

The parties shall review and update the plan as an entire document within five years of this agreement or as the parties deem necessary.

3.4 Termination Clause

Any party to this agreement may be released from this agreement by the following procedure:

1. For cities to be released from the agreement and/or portions thereof, the requesting city must give one (1) year notice in writing to all parties.

2. For the county to be released from the agreement and/or portions thereof, the county must give one (1) year notice in writing to all parties.
3. If either city is released from the agreement or a portion thereof, city regulations will no longer be in effect and the county regulations will control.

Section 4.0 Staff

The County and the City Planning Department shall coordinate all subject matter concerning the Growth Management Plan and Agreement for the Board of County Commissioners, City Councils and Planning Commissioners.

Section 5.0 Implementation

The parties agree to implement the Growth Management Plan as follows:

5.1 Zoning Restrictions and Amendments to Exhibit “B”

The parties shall not zone any property in a manner contrary to the land uses identified in Exhibit “B”, Existing and Proposed Land Use Patterns.

5.2 Annexation (Pending)

5.3 Integration with Sweetwater County Zoning and Subdivision Regulations

The Growth Management Plan and Agreement shall be considered an integral part of the Sweetwater County Zoning and Subdivision Regulations.

5.4 Severability

If any part or provision of this Growth Management Plan and Agreement or its application to any person, property, or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its effect to the part, provision, section, or application expressly involved in the controversy, and shall not affect or impair the integrity or validity of the remainder of this plan or its application to other persons, property, or circumstances.

5.5 Violations, Penalties, and Remedies

The Growth Management Plan and Agreement are a part of and enforced through the Zoning and Subdivision Regulations of Sweetwater County. No person shall locate, erect, construct, reconstruct, enlarge, change, maintain, or use any building or use any land in violation of the Growth Management Plan and Agreement. Persons or corporations convicted of violations of the Sweetwater County Zoning and Subdivision Regulations, which are a part of this plan, shall be fined not more than the legal limit allowed by the Sweetwater County Zoning and Subdivision Regulations. Each day of violation constitutes a new offense.

5.6 Administration of Planning Within the Cities (Pending)

The Cities shall administer all present or future planning and zoning activities and enforce all zoning and subdivision regulations within their corporate limits.

5.7 Administration of Planning Within the City Growth Areas (Pending)

5.7.1 Adoption of Zoning, Subdivision Regulations, City Ordinances and other Regulations: Pending

5.7.2 Enforcement: Pending

5.7.3 Sweetwater County Inspection: Pending

5.7.4 Rezoning: Pending

5.7.5 Permit Validation: Pending

5.7.6 Representation of Property Owners within City Growth Areas: Pending

5.7.7 Variance, Exception and Appeal: Pending

5.8 Administration Within Statutory Boundaries: Pending

5.9 Administration of Planning Within the Urbanizing Areas

5.9.1 Enforcement of Zoning, Subdivision and other Regulations

In accordance with this Agreement and Exhibit "A", Sweetwater County shall administer all planning, zoning, subdivision and other code regulations within the county except as such administration is reserved to the cities in Sections 5.7 and 5.8 above.

5.9.2 Re-zoning

Concurrent with the adoption of this agreement, Sweetwater County will re-zone, by separate resolution, areas within the urbanizing areas according to Exhibit "G".

5.9.3 Permit Requirements

To obtain a construction/use permit the parcel or lot for which the permit is requested must meet the requirements of the Growth Management Plan and Agreement, the Sweetwater County Zoning Resolution and the Sweetwater County Subdivision Regulation.

Section 6.0 Master Transportation Plan

6.1 Purpose of Master Transportation Plan

The purpose of the Master Transportation Plan is to:

1. Ensure that transportation development within Sweetwater County serves the greatest possible community/public interest.
2. Ensure responsible use of public funds as they are applied to transportation system development.
3. Support and facilitate community economic development efforts as roads establish the pattern of development.
4. Integrate and create synergies with state and other municipal transportation plans.
5. Engage in planning efforts that not only meet the transportation imperatives of today but will prepare the next generation to meet the transportation challenges of the future.
6. Identify and develop transportation corridors that: support community growth and encourage the future development of streets and highways; provide for the efficient delivery of public emergency service; and, provide for the efficient and safe movement of people, goods and service throughout the community.

The Master Transportation Plan establishes standards and rules for the development and management of transportation corridors, streets and roadways.

6.2 Adoption of Master Transportation Plan for the Growth Management Area

The Master Transportation Plan, Exhibit “D” which is a part of this agreement and plan, designates roadways as to functional classification; minor roadway, local, collector, and arterial. Standards are established in Chapter II of this agreement, for minimum criteria for right-of-way widths. These standards and the policies adopted by the Sweetwater County Engineering Department, as well as the following regulations, apply to both the Urbanizing and City Growth Areas.

6.2.1 Acquisition of Rights-of-Way Within the Growth Management Area

Roadway rights-of-way as shown on Exhibit “D” or as required by the Sweetwater County Engineer are to be acquired through the process of dedication at the time of platting a subdivision or obtaining a development permit for a single parcel.

6.2.2 Adopt Official Map for Each City

The cities shall consider the option of adopting an official map by ordinance which by law gives them the power to require dedication of rights-of-way on the map through the development process.

6.2.3 Functional Classification

Roadways are functionally classified as arterial, collector, local and minor Roadway on Exhibit "D" and accompanying material. Standards for rights-of-way are adopted as in Chapter II of the agreement.

Functional Classifications for the Growth Management Area

Arterial Roadways – provide a network linking cities, towns, and major resort areas for interstate and intercounty service.

Major Collectors – are intra county routes serving larger towns and other similar traffic generators as a connection to cities and higher systems.

Minor Collectors – serve as a route link between smaller communities, local roads and towns or high system roads.

Local Roads – primarily provide access to adjacent land and consist of all rural mileage not classified as Principal Arterial, Minor Arterial, Major Collector or Minor Collector.

Minor Roadways – any roadway which serves three or fewer residential lots may be designated as a minor roadway and the roadway section reduced in accordance with county requirements. The right-of-way may not be reduced. Any roadway which serves more than three residential lots or any commercial or industrial use may not be designated as a minor roadway.

6.2.4 Responsibility for Upgrading a Roadway to a Higher Classification

For Parcels 35 acres or larger within the Growth Management Area, the "Rules Regarding Roads For Obtaining Sweetwater County Construction/Use Permits On Parcels, 35 Acres Or Larger, Located Within The Growth Management Area (GMA) Of Sweetwater County, Wyoming" shall apply (see Zoning Resolution).

For Parcels less than 35 acres within the Growth Management Plan, the provisions of the Growth Management Plan, Section 6, Master Transportation Plan shall apply.

6.2.5 Public Lands for Access

For the purposed of dedicated access, B.L.M. and other federal government or state or other publicly owned lands shall not by their location adjacent to subject property constitute public access. Public access must be within a right-of-way dedicated to Sweetwater County or the State.

6.2.6 Perpetuation of the Sweetwater County Transportation System

6.2.6.1 Rights –of-Way Dedication/Grant of Easement

Before a development permit is approved, Sweetwater County requires dedication of adequate public right-of-way for all public roads shown on the Master Transportation Plan or as required by the Sweetwater County Engineer. Public rights-of-way or roadway easements must comply with adopted standards. Easement grants instead of road right-of-way dedications are required when utilizing “Alternate Roadway Design Standards” outlined in Section 6.2.6.4.

6.2.6.2 Roadway Requirements for a Development Permit

All development permits require construction of roads to county standards and acceptance by Sweetwater County before a development permit will be issued. If a developer is utilizing “Alternate Roadway Design Standards” outlined in Section 6.2.6.4, all development permits require that the standards of Section 6.2.6.4 are met.

6.2.6.3 Roadway Construction Requirements

Roadways shall be constructed to the following standards:

1. The parcel must front on a dedicated road right-of-way which meets the minimum width requirements of Sweetwater County.
2. The minimum frontage for any lot on a public right-of-way is 50 feet, except for mineral/gravel/oil-gas development.
3. Road rights-of-way should be located along existing property lines. Rights-of-way and road development costs should, whenever possible, be shared equally with adjacent property owners.
4. The roadway within the right-of-way must be constructed in accordance with Sweetwater County construction requirements adopted by the Sweetwater County Engineering Department or as established in this section. Engineering Department Standards shall not be less than required in this section. They may be equivalent or superior as the situation requires in the opinion of the County Engineer.
5. The roadway shall also comply with the requirements of the latest edition Uniform Fire Code.
6. The constructed roadway must be approved by Sweetwater County.

7. In the event a party is required to begin a public roadway or drainage facility not yet in place, but identified on a County Master Plan or required by the Sweetwater County Engineer, or when required to extend an existing roadway or drainage facility, the improvements shall be made to the farthest boundary of the subject property in order to perpetuate the public system. If using the "Alternate Roadway Design Standards", the rules stated in Section 6.2.6.4 shall be followed.

6.2.6.4 Roadway Standards Necessary to Obtain a Development Permit for a 35-Acre Minimum Lot Size, Zoned Single Family Residential, and Located Outside of Any Subdivision.

To obtain a development permit, a parcel meeting the above lot criteria must comply with the following roadway requirements. If any time after obtaining a development permit the parcel no longer meets any of the above criteria, any road rights-of-way or granted easements created under this section must be upgraded to full Sweetwater County standards.

1. Roadway Dedication/Easement Reservation:

- a) The parcel must front on a dedicated road right-of-way (R.O.W.) or an easement granted to Sweetwater County. The minimum frontage for any parcel is 50 feet. If a developer utilizes "Alternate Roadway Design Standards", outlined in Section 6.2.6.4, the developer must grant easements instead of dedicate road R.O.W. to Sweetwater County.
- b) All rights-of-way and easements required by the Sweetwater County Master Transportation Plan or by the Sweetwater County Engineer must be dedicated or granted to Sweetwater County by the developer. The R.O.W. or granted easement shall meet the total width requirements of Sweetwater County outlined in Table 2.2.6 of the Sweetwater County Growth Management Plan and Agreement. Within the easement, ten (10) feet along the outer edges of the easement should be granted for utility purposes.
- c) The easement location and point of access onto an existing county road must be approved by the Sweetwater County Engineer and correlate with the Master Transportation Plan.
- d) The easements should be located along property lines and in a manner that does not divide a parcel into separate tracts. It is advised that adjoining property owners cooperate in granting an easement along their

property lines. If an adjoining property owner is unwilling to participate in granting an easement or dedicating a roadway, the entire easement or right-of-way must be carved out of the applicant's property. Exceptions will be made at the discretion of the Sweetwater County Engineer.

- e) The easement or right-of-way must extend along the applicant's entire property.
- f) The Grant of Easement to Sweetwater County shall include a legal description which is acceptable to the Sweetwater County Surveyor. The applicant shall bear all costs and responsibility related to locating, surveying, and granting the easement. Where road rights-of-way are dedicated to Sweetwater County, they must be dedicated and surveyed according to the standards of the Sweetwater County Engineering and Surveying Departments.

2. Access

- a) **Access:** The location of the intersection or access point of granted easements or dedicated rights-of-way with a federal, state or county roadway must be approved by the Wyoming Highway Department or the Sweetwater County Engineer.

3. Construction Requirements:

- a) The roadway within a granted easement or dedicated right-of-way must be designed and constructed to one of the following standards:
 - 1) **Sweetwater County Standards:** The roadway must be constructed to Sweetwater County Road Standards. If required by the Master Transportation Plan or by the Sweetwater County Engineer the roadway must be constructed to the furthest extent of the property. Plans and specifications for this road must be prepared and certified by a professional engineer licensed in the State of Wyoming as required by Sweetwater County.

OR

- 2) **Alternate Roadway Design Standards:** In lieu of constructing a roadway to Sweetwater County Standards, the developer must have a Professional Engineer Licensed in the State of

Wyoming design a roadway that meets the standards of the Uniform Fire Code. The engineer must submit plans and specifications of this alternate design to the Sweetwater County Engineer and the Sweetwater County Fire Warden for review and approval. If using Sweetwater County Standards the Sweetwater County Engineer may waive Professional Engineer requirements.

The roadway shall be designated to accommodate drainage as required by the Sweetwater County Engineering Department.

After review and approval by the Sweetwater County Fire Warden and the Sweetwater County Engineer, the developer may construct the roadway and drainage structures as designed.

The roadway must be constructed within the granted easement beginning at the access point and extending to the entrance of the developer's driveway or 100 feet onto the property whichever is greater.

If the constructed roadway does not terminate with a dedicated road, the roadway shall end in a cul-de-sac with a 50-foot minimum radius.

- b) A Professional Engineer Licensed in the State of Wyoming must certify that the roadway was constructed to the approved design plans and specifications or to Sweetwater County Standards. This certification must be presented to the Sweetwater County Engineer for review.
- c) The total costs for all roadway design, construction and inspection shall be paid for by the developer.

4. Roadway Maintenance Requirements:

- a) Developers who construct their required roadway to the "Alternate Design Standards" must sign a Sweetwater County Road Maintenance Waiver that Sweetwater County will not provide roadway maintenance. This acknowledgment shall be recorded with the property in the records of the Sweetwater County Clerk. Sweetwater County Road Maintenance will only be considered on those roadways designed, surveyed,

constructed and accepted to the full requirements of the Sweetwater County Master Transportation Plan.

5. Development Permit Requirements:

- a) Development Permits for any structure, uses or improvements to be established on the property will only be issued after all Master Transportation requirements have been met.

6.2.6.5 Roadway Requirements for Parcel Division and Subdivision

A developer who divides any parcel shall be responsible for the full requirements of the Master Transportation Plan. The developer shall upgrade to Sweetwater County Standards from the point of access of a dedicated county road all required roadways, including those built to “Alternate Design Standards”, to the furthest extent of the property lines of all parcels created or to the extent required by the Sweetwater County Engineer. All cost for design, construction and inspection shall be paid by the developer. This requirement applies to any parcel created through the subdivision process.

6.2.6.6 Improvement Services District and Maintenance

From the date of adoption of this agreement, Sweetwater County reserves the right not to maintain roads required for any development permit. The developer may be required to form an improvement and services district as spelled out by state statutes for the operation and maintenance of roadways, drainage and other associated public improvements which may be required.

6.2.6.7 Sweetwater County Road Maintenance Waiver

Developers who construct their required roadway to the “Alternate Design Standards” must sign a Sweetwater County Road Maintenance Waiver that Sweetwater County will not provide roadway maintenance. This acknowledgment shall be recorded with the property in the records of the Sweetwater County Clerk. This agreement shall bind all future property owners, unless the roadway is adopted as a Sweetwater County Road and accepted by the Sweetwater County Commissioners for maintenance. Sweetwater County Road Maintenance will only be considered on those roadways designed, surveyed, constructed and accepted to the full requirements of the Sweetwater County Master Transportation Plan.

6.2.7 Restricted Access Roadways

All county roadways are designated as controlled access roadways, with every access permit or license issued in compliance with the roadway plan included in this agreement and other transportation policies adopted by Sweetwater County.

6.2.8 Access Intended Within Subdivisions

All lots within subdivisions will be designated to access the roadways developed within that subdivision's boundaries.

6.2.9 Parcel and Access Permit Requirements

Only one access permit shall be issued to any parcel. The number of accesses required per subdivision shall be determined by the requirements of the Sweetwater County Engineer, Fire Marshal and/or other emergency service providers.

6.2.10 Perpetuation of Public/County Infrastructure Within the Urbanizing Area

In the event a party is required to extend/or construct a public roadway and/drainage facility or utility system, identified on the Sweetwater County Master Transportation Plan, said improvement shall be extended to the farthest boundary of the subject property in order to perpetuate the public system. All cost for design, construction and inspection along the entire length of the roadway, drainage or utility system that must be upgraded shall be paid by the developer and/or subdivider. If using alternate standards, the requirements for public infrastructure must meet the stipulations of Section 6.2.6.4 of this plan.

6.2.11 Amendments and Changes to Transportation Policy and Regulations

Outside of the city limits and the city growth areas, the County Engineer, in conjunction with the Board of County Commissioners, shall have the authority to revise or change the Master Transportation Plan including Exhibit "D", associated charts and tables, and to establish or change any transportation policy or regulation. Any changes must meet the public hearing requirements required by Wyoming Statutes for changing a plan.

Section 7.0 Provision of Public Water and Sewer Within the Growth Management Area

7.1 Goals and Objectives for Providing Public Water and Sewer Within the Growth Management Area

7.1.1 Coordination of Public Water and Sewer Service

Coordinate the development and provision of public water and sewer service among the existing water and sewer districts.

7.1.2 Public Water Objectives

Require that all lands within the Growth Management Area be developed as “urban” with public potable water provided, except as designated. These designated areas include lands where topographical, physical constraints and distance make the delivery of public potable water impractical. In these cases, a variance may be applied for. All parcels shall have safe and sufficient potable water supplies and systems which meet the Potable Water Standards of the Sweetwater County Health Department.

7.1.3 Public Sewer Objectives

Encourage lands within the Growth Management Area to be developed as urban with public sewer, except where topographical, physical constraints, and distance make the delivery of public sewer impractical. In these cases, a variance may be applied for. All parcels shall have safe sewage disposal systems.

7.2 Public Water Requirements

Within the Growth Management Area, public potable water will be required for parcel development and approval of all development applications.

7.2.1 Waiver of Public Water requirements

The Planning Department Staff may waive the requirement for public water for individual, non-Provisional Construction Use Permits, with concurrence with local Cities or Boards. Staff may also have authority to defer this waiver to the Planning and Zoning Commission.

This waiver shall be issued with the following conditions: 1) that the property owner must connect into a public system if a public system comes to within 400 feet of the subject property; 2) to ensure sufficient quality and quantity of potable water, the applicant is required to provide a description of the proposed water source, proof of a legal right to develop that source, and submit certified water test results from a Wyoming-Certified Professional Engineer; 3) the waiver is specific to the applicant.

In addition, prior to the issuance of any development permit, the applicant must submit the following:

- a: All samples collected and measurements taken for quantity and quality of available potable groundwater should be performed by a Wyoming Registered Professional Engineer, or a Wyoming Certified Water Operator Level II or above.
- b: All analysis of bacteriological and chemical parameters should be performed by an EPA-certified laboratory.

- c: Chemical parameters should include analysis for nitrates, sulfates, total dissolved solids, carbonate hardness and sodium. Parameters should meet suitability guidelines used by the Wyoming Department of Agriculture. These guidelines are used by Sweetwater County Environmental Health Services for home loan water samples.
- d: Bacteriological samples should be collected and analyzed for the presence of total coliform and fecal coliform bacteria. The suitable level for the presence of these bacteria is zero (EPA Limit).
- e: The minimum flow rate for a private water supply should be fifteen (15) gallons per minute. This guideline is established by the Wyoming Department of Environmental Quality for public water supplies.
- f: Source water that does not meet bacteriological or chemical suitability requirements must be treated prior to distribution to the portion of the residence where it could be used for human consumption (bathroom sink and kitchen at a minimum).

The treatment method used must be capable of continually providing water that meets the requirements established for bacteriological and chemical suitability parameters. Samples for suitability analysis must be collected after the installation of the treatment system. All sample collection for this requirement must be performed by a Wyoming Registered Professional Engineer or a Wyoming Certified Water Operator Level II or above. (Resolution 10-09-CC-04)

7.3 Public Sewer Requirements

Within the Growth Management Area, public sewer will be required for approval of development applications under the following circumstances:

7.3.1 Locations where public sewer is required

All development permits require public sewer within following locations: City Limits, City Growth Areas, and Water and Sewer Districts and Extended Service Areas of Districts which require public sewer.

7.3.2 Locations where public sewer is governed by Tables 2.1, 2.2, 2.3, 2.4, 2.5

All development, outside of a City, City Growth Area, or within Water and Sewer Districts or Extended Service Areas which do not require public sewer shall require public sewer in accordance with Tables 2.1, 2.2, 2.3, 2.4, 2.5.

7.3.3 Standards for Sewage Disposal Systems

All parcels shall have safe sewage disposal systems acceptable to the Sweetwater County Health Department.

7.3.4 Public Sewer Requirements

Within the Growth Management Area, the Planning Department Staff may waive the requirement for public sewer for individual, non-Provisional Construction / Use Permits, with concurrence with local Cities or Boards.

This waiver shall be issued with the following conditions:

- a. Mandatory connection when public sewer comes within 400 feet of lot;
- b. Alternative to a public system must be approved by the Health Department or Wyoming DEQ. Staff may also have authority to defer this waiver to the Planning and Zoning Commission;
- c. The waiver is specific to the applicant. (Resolution 10-09-CC-04)

7.4 Variance

Where location, topography, physical constraints and distance make the delivery of public water and/or sewer impractical a variance maybe granted. A consideration in approving a variance for a private potable water system will be the available groundwater which meets the Sweetwater County Health Department potable water quantity and quality standards. Where septic tanks are allowed by variance, Sweetwater County Health Department standards for soil capability and geological factors will be a consideration. Also, the comments of Water and Sewer Districts, Boards and Cities will be a consideration in any Variance.

7.5 Installation of Water and Sewer Line

Every person who obtains a development permit and who is required to provide public water and/or sewer service shall provide easements and install public water and/or sewer lines in accordance with the regulations of Sweetwater County and the governing district, board, or city.

7.6 Utility Crossing of County Roads

Any utility crossing of a dedicated subdivision roadway or county roadway shall require a permit/license from Sweetwater County. Said permit/license shall be applied for by the utility company or district which is providing the utility service.

7.7 Utility Placement Within County Roads

Any utility line placed within and along a county road shall require a Sweetwater County License. The utility will be placed in the utility corridor 10 feet from the roadway right-of-way line.

7.8 Adoption of Extended Service Areas

Exhibit “E” to this agreement indicates extended service areas of the various water and water and sewer districts, including the cities, within the Growth Management Area. These service areas are officially established by this agreement.

7.9 Application of Extended Service Areas

The extended service areas are defined as the areas within which the district, board or city of record shall have first right to require water and sewer services and apply its requirements to any development permit application. The district may waive its requirements given documentation by the applicant of reasonable extenuating circumstances that make compliance with regulations impracticable. The district may set conditions on any waiver granted. Also, the district of record shall have the option to contract for services with another district, board or city in the interest of cost effective and efficient provision of services.

Within an extended service area, a developer/applicant must meet the minimum Sweetwater County zoning and subdivision standards for water and sewer. If a district, board or city cannot provide required public water and sewer service the developer may be required to form and provide these services through an improvement and services district.

7.10 Single Lots/Parcels

All single lots/parcels shall be required to hook on to public water and/or sewer service line in compliance with the regulations of Sweetwater County and the governing district, city or board, unless a variance is granted from those regulations.

7.11 Subdivisions

All subdivisions shall be required to hook on public water and sewer according to the requirements of Sweetwater County and the governing district, city or board.

7.12 Formation of Improvement Services District

If not district, board or governing body can provide for the delivery and maintenance of required public utilities which are required for lot development or subdivision the developer may be required to form an improvement and services district in accordance with Wyoming statutes for the provision of required public services.

Section 8.0 Required Improvements

Design standards require various levels of public improvements within the Growth Management Area based on the size of the lot and the location of the proposed development in relation to

existing services and utility districts. These Design Standards are shown in Chapter II of this plan and agreement.

Section 9.0 Intergovernmental Cooperation

Sweetwater County, Wyoming; the City of Rock Springs, Wyoming; and the City of Green River, Wyoming agree to invite the State and Federal land management agencies to periodic meetings to discuss and seek solutions to land planning issues and problems that may arise within the Growth Management Area.

Section 10.0 Fee to Amend Plan

The minimum fee to amend this plan or any of the maps considered a part of this plan, by any private individual or group, is \$150 plus advertising costs.

Section 11.0 Work Program

Within this agreement, Sweetwater County may appoint an ad hoc committee or committees, to study and make recommendations on the following issues. The study period for these issues is initially set at three years beginning on the adoption date of this agreement. The Sweetwater County Planning Department has the option to extend these times if necessary. The topics under study during this three-year period include, but are not limited to, the following:

- Revision of zoning districts which allow or prohibit private raising of animals such that areas within the county may be designated to allow or prohibit animals.
- Development, review and recommendation on possible adoption of the FEMA program and flood regulations for the unincorporated areas of the Growth Management Area.
- Development, review and recommendation on possible adoption of the Uniform Building Code within the county and enforcement of the code within the Growth Management Area.
- Completion of a drainage study for the Growth Management Area.
- Amendment of Sweetwater County Zoning and Subdivision Regulations to reflect the policies of this agreement and plan.
- Initiate a committee to review public water and sewer policies of this plan and to make recommendations on new rules or potential changes, if necessary.
- Initiate a study of the mine subsidence hazards and potentials within the Growth Management Area.
- Establish a review committee to track the progress of the plan to make recommendation on new goals and objectives and any proposed language or map amendments.

Section 12.0 Signatures

IN WITNESS WHEREOF, the parties hereto have executed this Sweetwater County Growth Management Agreement:

ATTEST:

CITY OF GREEN RIVER

Green River City Clerk Date

Mayor, City of Green River Date

ATTEST:

CITY OF ROCK SPRINGS

Rock Springs City Clerk Date

Mayor, City of Rock Springs Date

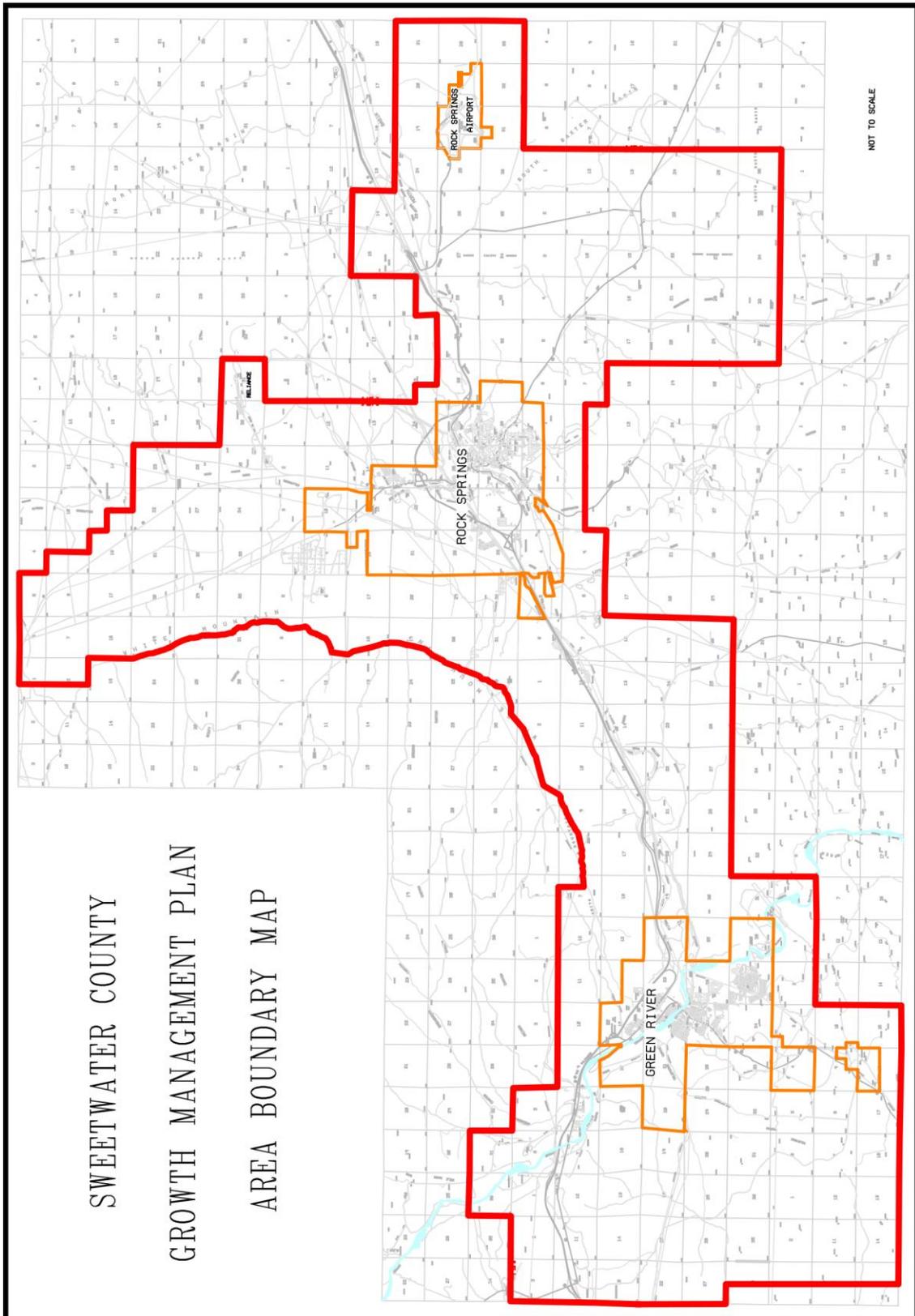
ATTEST:

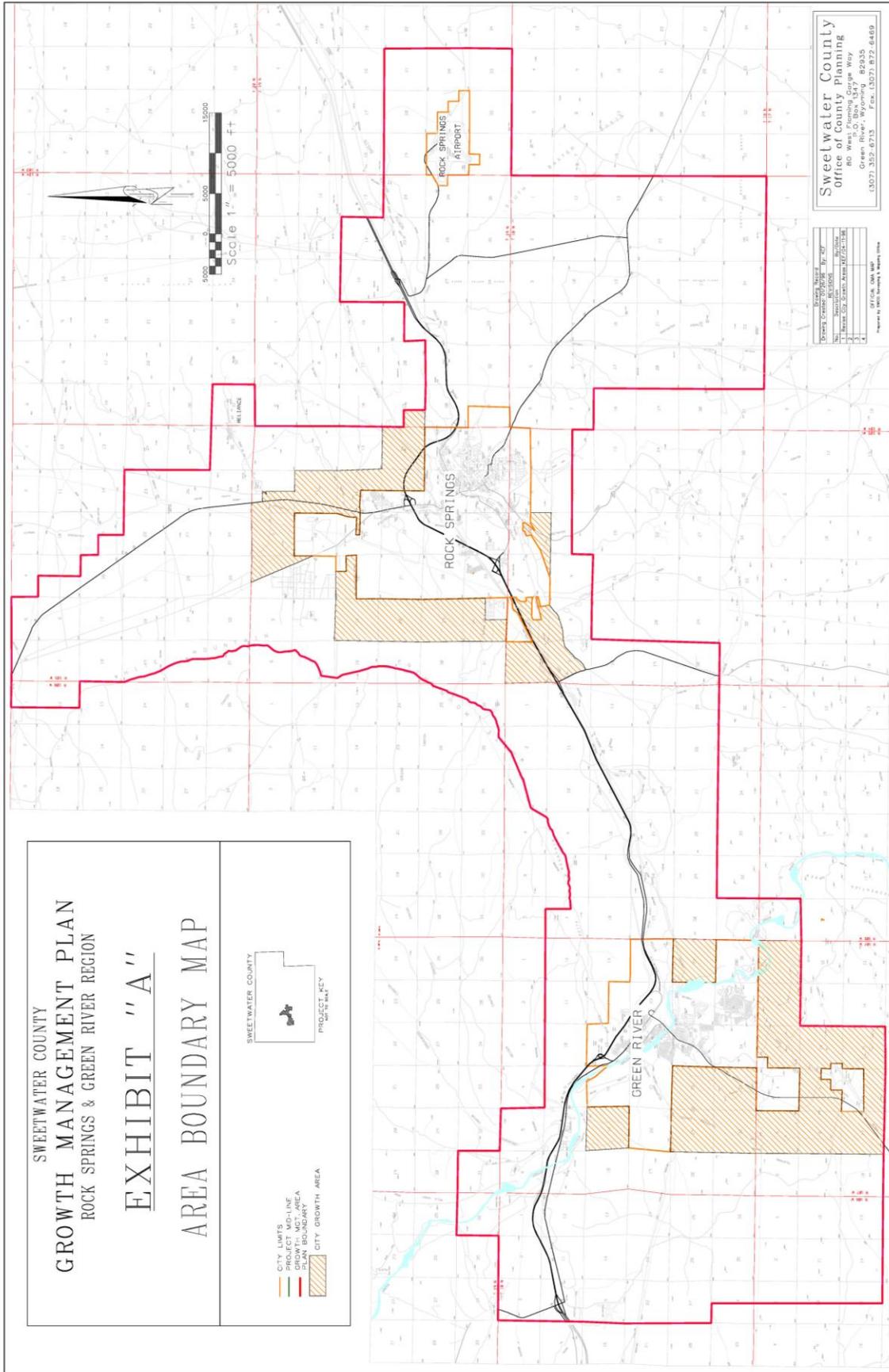
SWEETWATER COUNTY

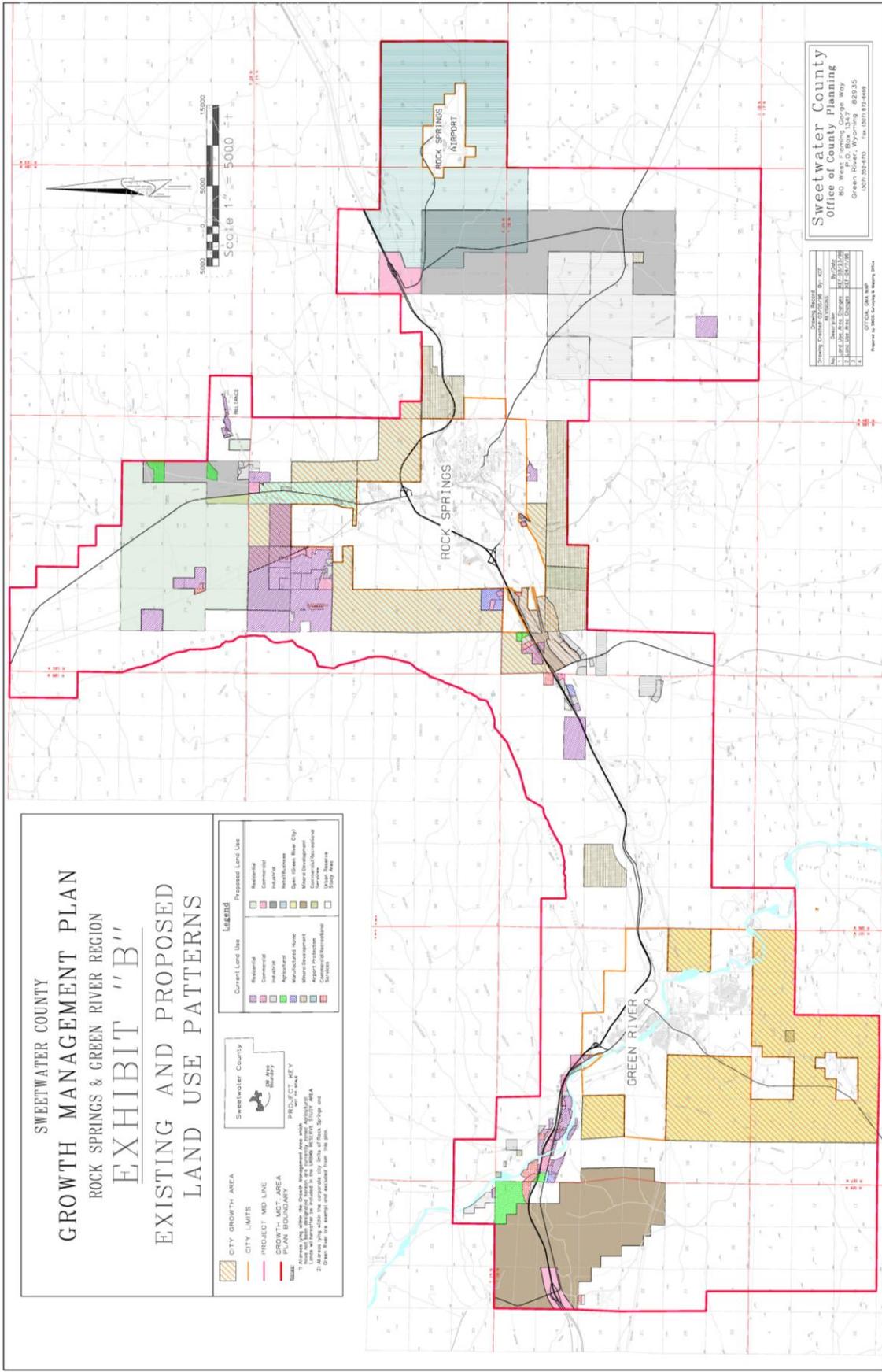
Sweetwater County Clerk Date

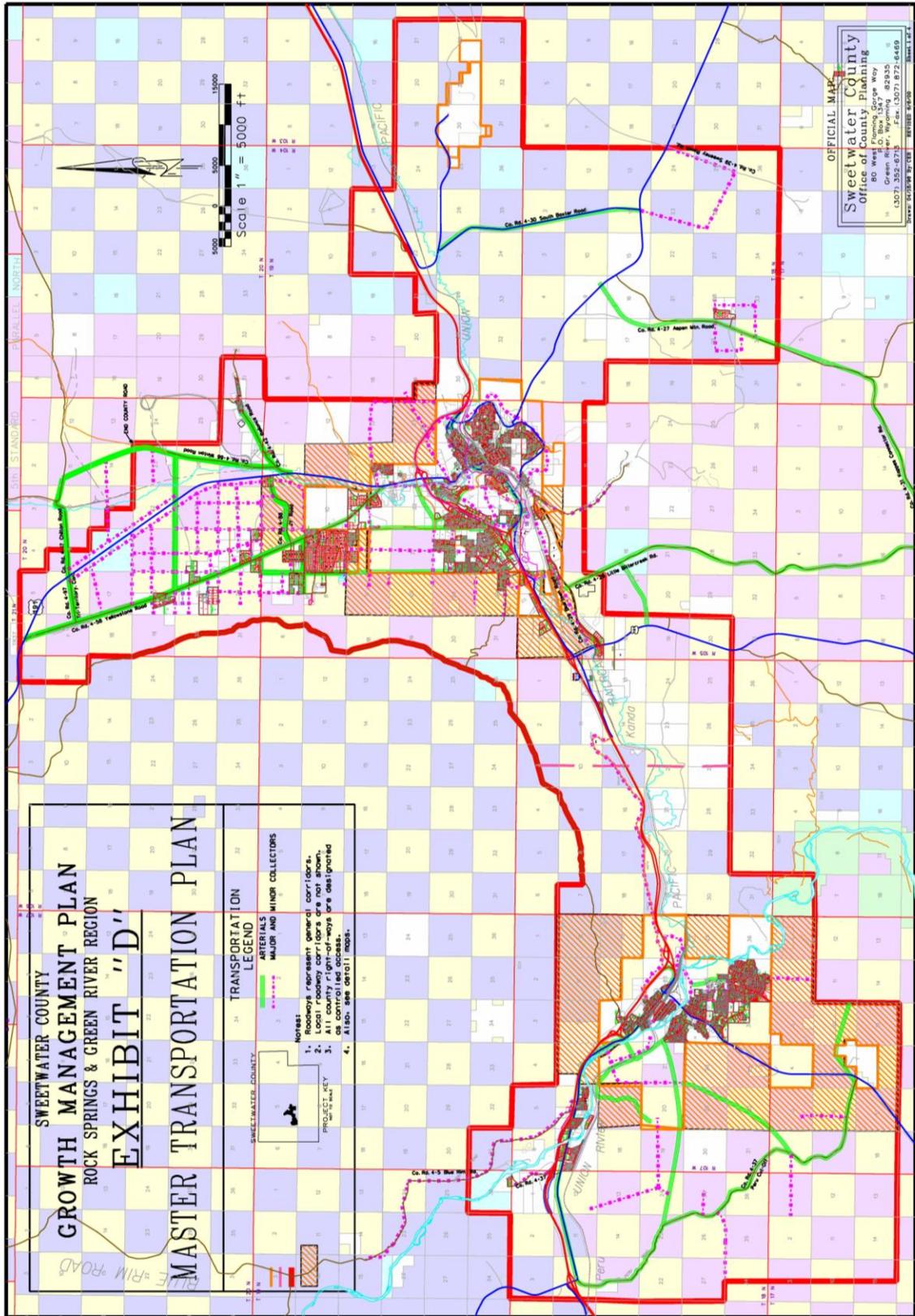
Chairman, Board of County Date
Commissioners

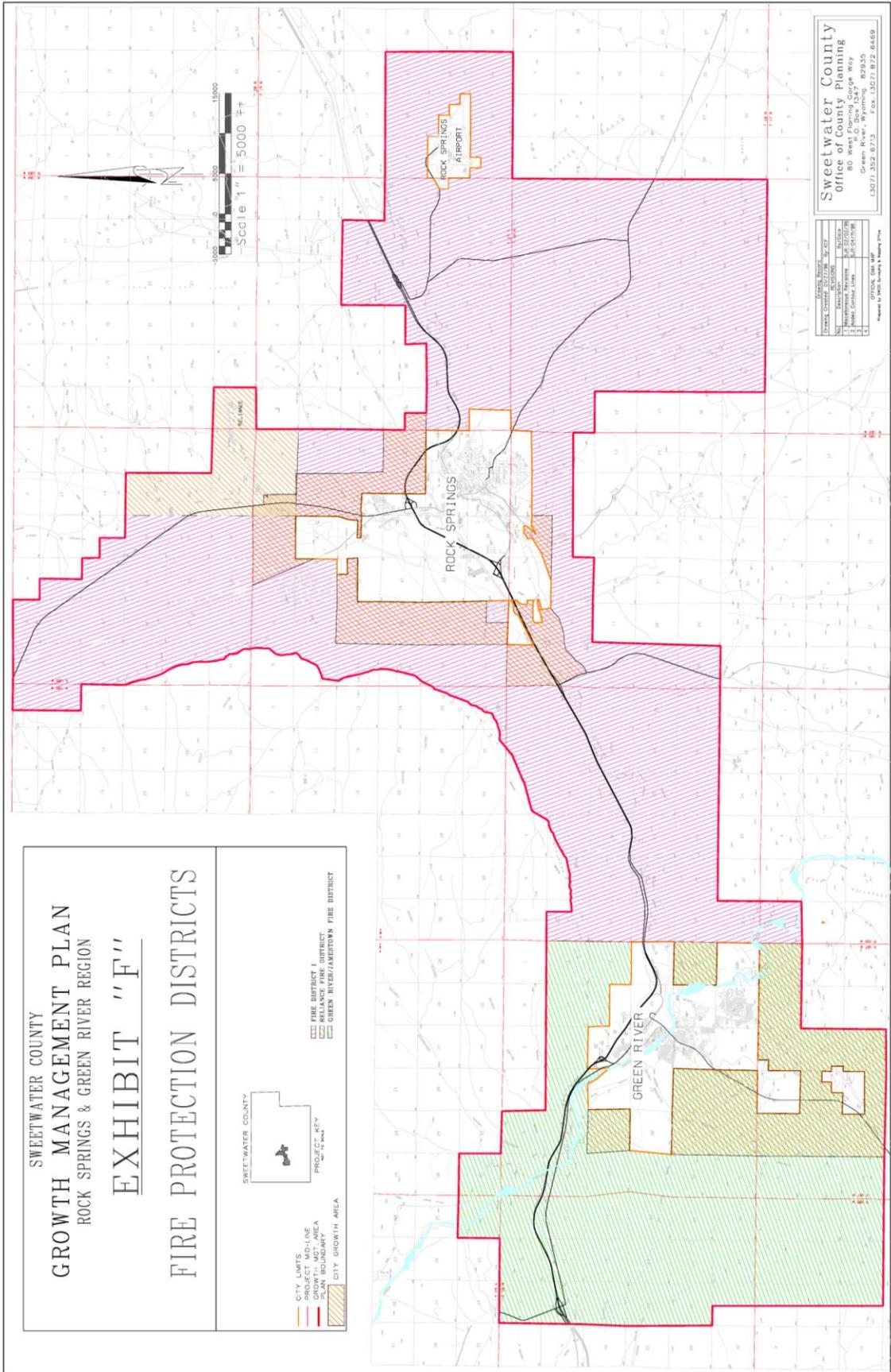
Section 13.0 Growth Area Boundary Map (See Exhibit “A”)











SWEETWATER COUNTY
GROWTH MANAGEMENT PLAN
 ROCK SPRINGS & GREEN RIVER REGION
EXHIBIT "F"
FIRE PROTECTION DISTRICTS

CITY LIMITS
 GROWTH AREA
 PLAN BOUNDARY
 CITY GROWTH AREA
 FIRE DISTRICT 1
 RELIANCE FIRE DISTRICT
 GREEN RIVER/DOWNTOWN FIRE DISTRICT

SWEETWATER COUNTY
 PROJECT KEY
 10/10/2003

SWEETWATER COUNTY
 Office of County Planning
 1000 W. 13th St., Suite 200
 Rock Springs, WY 82901
 Phone: (307) 352-8713 Fax: (307) 872-6469

DATE	DESCRIPTION	BY
10/10/2003	PROJECT KEY	...
10/10/2003
10/10/2003
10/10/2003
10/10/2003
10/10/2003

APPROVED BY: [Signature]
 DATE: 10/10/2003

CHAPTER 2. TABLES OF DESIGN STANDARDS

The following tables, containing development design standards, are hereby adopted as part of the growth management agreement and apply to lands within the growth management area as specifically outlined.

The tables below indicate development design requirements which are drawn for the land use policies. The tables represent the interpretation of the policies that are the requirements of development in the growth management area, which supplement the adopted subdivision and zoning regulations. All tables are to be used in conjunction with one another and not used separately. All tables must consider the most current regulations in Sweetwater County and the cities of green river and rock springs and established water/sewer districts and boards.

Tables:

Table 2.1	Development Permit Criteria – Jurisdiction
Table 2.2	Minimum Lot Sizes for Public and Private Water and Sewer
Table 2.3	Public and Private Sewer Requirements by Location
Table 2.4	Public Water and Sewer Requirements by Distance From Available Service
Table 2.5	Water/Sewer Districts Extended Service Areas
Table 2.6	Roadway Right-of-Way and Easement Requirement by Functional Classification

TABLE 2.1 – DEVELOPMENT PERMIT CRITERIA - JURISDICTION

AREA	CITY		CITY GROWTH AREA		W/S DISTRICTS AND EXTENDED SERVICE AREAS		INSIDE THE GMA AND OUTSIDE W/S DISTRICTS AND EXTENDED SERVICE AREAS	
	PERMIT	WHO	WHAT	WHO	WHAT	WHO	WHAT	WHO
ACCESS PERMIT	CITY (STATE)	COUNTY (STATE)	COUNTY (STATE)	COUNTY STDS	COUNTY (STATE)	COUNTY STDS	COUNTY (STATE)	COUNTY STDS
CONSTRUCTION PERMIT	CITY	CITY STDS	CITY	CITY STDS	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER (if required)	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER - Depending on lot size and location)
LOT DEVELOPMENT	CITY	CITY STDS	CITY	CITY STDS	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER (if required)	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER - Depending on lot size and location)
SUBDIVISION	CITY	CITY STDS	CITY	CITY STDS	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER (if required)	COUNTY DEQ/WQD	1) ACCESS 2) PUBLIC WATER 3) PUBLIC SEWER - Depending on lot size and location)

SUBDIVISION POLICY:
 1) Subdivisions in GMA must have public water.
 2) Must annex to W/S District or form an improvement services district and buy water from an existing supplier.

*** **Water Districts** are: Rock Springs, Green River, White Mountain, Ten Mile, Inter City, Jamestown-Rio Vista & JPB Regional. Growth Management Plan designates all areas within the Growth Management Boundary as in a district service area.

TABLE 2.2 – MINIMUM LOT SIZES FOR PUBLIC AND PRIVATE WATER AND SEWER		
Lot Size	MINIMUM REQUIREMENTS	
	Water	Sewer
1.9 acres or less	Public Water	Public Sewer
2 – 4.9 acres	Public Water	Public if Required
Over 5 acres	Public Water	Public if Required

TABLE 2.3 – PUBLIC AND PRIVATE SEWER REQUIREMENTS BY LOCATION WITHIN THE GROWTH MANAGEMENT AREA				
UTILITY	CITY	CITY GROWTH AREAS	W/S DISTRICT OR EXTENDED SERVICE AREA	OUTSIDE W/S DISTRICT OR EXTENDED SERVICE AREA
INDIVIDUAL LOT				
WATER	PUBLIC	PUBLIC	PUBLIC	PUBLIC – FROM DISTRICT
SEWER	PUBLIC	PUBLIC	PUBLIC (IF REQUIRED)	PUBLIC (IF REQUIRED)
SUBDIVISION				
WATER	PUBLIC	PUBLIC	PUBLIC	PUBLIC
SEWER	PUBLIC	PUBLIC	PUBLIC (IF REQUIRED)	PUBLIC (IF REQUIRED)

TABLE 2.4 PUBLIC WATER AND SEWER REQUIREMENTS BY DISTANCE FROM AVAILABLE SERVICE				
Distance from Available Public Water and/or Sewer Service	300 feet or less	500 feet or less	½ mile or less by gravity flow	Over ½ mile
INDIVIDUAL LOT	Must hook on to public service	Must hook on to public service if required	Public if required	Public if required
SUBDIVISION	Must hook on to public service	Must hook on to public service	Must hook on to public service	Public if required

TABLE 2.5 – WATER/SEWER DISTRICT EXTENDED SERVICE AREAS (REFER TO EXHIBIT “E”)	
EXTENDED SERVICE AREAS – PRIORITY TO THE DISTRICT NAMED	
DISTRICT	AREA
Rock Springs	City limits and Growth Area – Water and Sewer
Green River	City limits and Growth Area – Water and Sewer
Ten Mile	Existing area and area on Exhibit “E”
White Mountain	Existing area and area on Exhibit “E”
Inter City	Existing area and area on Exhibit “E”
Jamestown – Rio Vista	Existing area and area on Exhibit “E”
Regional Joint Powers Water Board	All lands not within another district area for water

TABLE 2.6 – ROADWAY RIGHT-OF-WAY AND EASEMENT REQUIREMENTS BY FUNCTIONAL CLASSIFICATION (REFER TO EXHIBIT “D”)				
ROADWAY	APPLICATION	PUBLIC ROAD RIGHT-OF-WAY WIDTH	PUBLIC DRAINAGE AND UTILITY EASEMENT	TOTAL RIGHT-OF-WAY DEDICATED TO SWCO.
Minor	Three or less residential or agricultural lots	60 feet	10 feet on both sides of road R.O.W.	80 feet
Local	All others	60 feet	10 feet on both sides of road R.O.W.	80 feet
Collector	All others	80 feet	10 feet on both sides of road R.O.W.	100 feet
Arterial	All others	100 feet	10 feet on both sides of road R.O.W.	120 feet

APPENDICES

Appendix “A” Summary Of The Land Use And Transportation Planning Process

The process of developing the Land Use Plan and Transportation Plan which are a part of the Growth Management Agreement was as follows:

The county delineated a growth management area. Physical characteristics of the Growth Management Area were mapped from existing data, including slopes, soils, subsidence, flooding, etc. to develop a constraints mapping set for the area. An overall map was developed indicating what areas were suitable for “urban” city density development. Availability of utilities and access and other features were added to the maps to determine the best locations for development.

Population projections were developed to determine how much growth will occur over the next twenty years, using the Regional Water District projections of 1.5 percent. The current city plans were reviewed and the city planners assisted in developing the land demands for the cities over the twenty-year period. The areas needed for city growth were designated as “City Growth Areas”, as shown on the maps. There were political factors included in these decisions. Once the growth areas were determined a land use plan and a transportation plan were created using the current city land use plan maps and transportation plans. Existing and established land use patterns were accounted for and the county proposals for the unincorporated areas were based on policies of keeping development within the Growth Management Area, keeping it urban, and having a logical land use pattern that provides for efficient development and provides for a variety of land uses.

Appendix “B” Physical Constraints Mapping

Sweetwater County has complied Physical Constraints Mapping for use in development review within the Growth Management Area. These maps are housed at the County Planning Department and are available for use by the public and are used by the Planning Department in review of development proposals. They include:

1. Slopes mapping.
2. Soils suitability for urban development.
3. Flood Plain Mapping.
4. Land Ownership – Federal, State and UP lands available for disposal.
5. Subsidence mapping.
6. Overall suitability mapping.
7. Others.

Appendix “C” Table of Actions and Resolutions

TABLE OF ACTIONS AND RESOLUTIONS		
DATE	ACTION	RESOLUTION #
April 23, 1996	SWCO Commissioners Adopt Plan	SWCO: 96-04-PL-02(a)
September 4, 1996	SWCO Commissioners Amend Transportation Plan, Allow for Alternate Road Standards	SWCO 96-09-PL-01
December 4, 1996	SWCO Commissioners Amend Section 3, 4 and 5. Adopt legal revisions.	SWCO 96-12-PL-02
December 4, 1996	SWCO Commissioners Amend Plan. Change plan amendment fee.	SWCO 96-12-PL-03
April 20, 1999	SWCO Commissioners extend work program	SWCO 99-04-ZO-01(a)
July 16, 2002	Amend Section 6.2.4	SWCO 02-07-PL-02
March 4, 2003	Study Area Language Revisions	SWCO 03-03-PL-01
September 20, 2010	SWCO Commissioners amend Section 7.2 and 7.3	SWCO 10-09-CC-04