

Property

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called their assessment ratio.”

Industrial property is 11.5% and minerals are assessed at 100%. Webber explained that his office only deals with locally assessed properties, not state assessed properties. That does not include minerals, and public utilities, such as electric companies, railroad companies, pipelines, satellite TV, and phone companies.

Webber continued and said, “By law, when we send out those notices, we have to also give an estimate of what next year’s taxes would be using last year’s mill levy... the questions that you’re getting is because we’re taking a new value and using last year’s mill levy and estimating their taxes.”

Webber then referred to some recent reporting where realtor’s in Hot Springs County mentioned the increase in property values across the area. Webber said that the number and what his office assessed is “almost the exact same number,” which is up about 12.5% county

wide. Webber confirmed that the reason property tax estimates have increased is due to the area’s land values increase. There is a limited inventory of properties and a high demand for them, which causes sale prices to increase significantly. Webber added, “it’s gone up because those values went up on average 12 and a half percent countywide... what I’m talking about is residential.”

Notices have been sent out to property owners. In them, it will state the estimated taxes based on the value of the property. The final taxes will come later, after this estimate. Webber said property owners have 30 days from the notice to discuss with the assessor’s office what they think the true value of the property is.

Webber added, “What I’m concerned with is the market value. So when you come in here to talk about it, I know most of the complaints are about their taxes going up, but that’s not really what we deal with. We’re dealing with that

market value. So let’s look at the value I put on it and let’s discuss your problems with that.”

Webber continued and explained the process from setting up estimates to finding the actual tax. He said, “After I get through that 30 days, then there’s a lot more that goes through the process to actually get to the taxes. This is kind of one of the important things that I want to get people to understand is once I set that value, then I get all those state-assessed values. I’m going to get our public utilities. In this county, it’s mainly minerals. That’s the big one. When those numbers come in and I put those in, I will come up with a countywide total assessed value. That value is what entities such as the school districts, the county, the hospital district and weed and pest use. All these are going to take that value and set their mill levy off of it. So that’s where the actual taxes come in.”

Webber then added a call to action where he described how the citizens need to go to the

public meetings where the various entities receive money from mill levies and they decide or discuss their budgets. Webber said, “Hardly anybody goes, and the mill levies hardly ever change... Most of them take the maximum number of mills allowed, which is going to result in an estimate of what’s on their sheets.” However, those particular entities could lower their mill levy to keep their budget the same as last year and not increase taxes. Webber added, “In theory, an increase based value doesn’t necessarily equate to increased taxes.”

In the assessor’s 2022 Value Estimate report, locally assessed values were \$60,076,732. In 2021, the county valuation was \$111,434,456. However, 2022 is \$163,645,226, which is about a 40% increase. Most of the other categories that contribute to the total county valuation include state-assessed utilities, railroads, hard minerals, and oil production, which was \$89,551,920 in 2021.

Land Use

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from agricultural to residential. Bowman presented a letter from a citizen, who had multiple questions about the applicant’s request. In order to summarize her letter and provide accurate information from Bowman, as the answers would be able to address potential public comments, Bowman provided the following data regarding Red Rim Ranch (RRR):

Regarding water lines. “RRR will have buried water lines in the subdivision roads to serve each lot. There will not be another tank. They will intercept the pipeline between you and the tank, run its own internal water lines, and then reconnect north. Bowman said, “I am no water engineer, but suspect this additional looping may improve water service and pressure in Sable Run.”

Regarding roads and dust. RRR will not build the residences; individual owners will. This will space out any surface disturbance. Standard dust control practices will be employed when they construct and maintain the road system. The roads will be compacted gravel, and will ultimately be maintained by the Homeowners’ Association.”

Regarding Building Restrictions. “The developer has indicated that the covenants for this subdivision

will prohibit mobile homes and modular homes, limiting residential construction to stick-built homes with a minimum floor area (perhaps 1,200 square feet). The covenants are still being developed, but once the subdivision plat is recorded, the covenants will be recorded along with the plat.”

Regarding Wyoming Gas lines. “The gas service will extend to all lots.” Bowman said, “I can’t say if Wyoming Gas will extend them to Rimrock, but it would seem smart to do so.”

Regarding Septic/Sewer. “The applicant is exploring the feasibility of extending sewer service from Lane 14, to serve approximately 21 of the proposed lots. The remainder would be served by individual septic systems. The applicant’s engineers have submitted percolation test data and soil data to WY DEQ, to confirm that nearby properties will not be impacted.”

Regarding electric lines. “Wyoming Power will serve the lots. All power lines will be buried.”

Regarding digital/internet/phone. “All services will be buried.” Bowman said, “I can’t tell you if it will be fiber optic or DSL, but I suspect the latter. This should improve internet access on nearby properties, I would think.”

After Bowman presented the letter and additional information, the

vice-chair opened the public hearing. The meeting room was packed with all chairs filled and many people were standing along the walls.

Multiple people spoke during the public hearing and gave many comments. The applicant Brian Hayek was present and answered questions and concerns.

The most common comment that was given during the public hearing was over concerns about the county roads. Many neighbors discussed whether the current existing roads would washboard or become eroded after heavy use. Several subjects said that even if the gravel roads were bladed to smooth them out, it would only be two to three days later they would be back to their original, rough condition. Another concern about roads was dust control.

Bowman noted that Hayek would be responsible for the roads only on his property and that the homeowner’s association fees would help pay for that maintenance. However, for the surrounding county roads, Hayek is not responsible for their maintenance. In the discussion vice-chair, Moeller asked Bowman how many people that are living in an area are the trigger point for the county to decide to pave a gravel or dirt road. Bowman said there

isn’t any specific metric that would be known as the triggering point.

Other comments were about water pressure or how long the development will take. Hayek said the houses on the property would not be spec homes, rather would all be custom-built structures with a medium price of approximately \$250,000 to \$300,000.

The discussion from the public lasted for around an hour and Moeller then closed the public hearing. One commission member motioned to table the application because there were too many factors being brought up and there should be some conditions for the motion to table. However, the vote was split, two for tabling and two against. Chair Adam Estenson was not present at the meeting to provide a tie-breaking vote.

After more discussion, there was a motion to continue the meeting and the applicant’s request and the matter would be discussed further at the next LUPC meeting. That vote was successful to continue the matter.

Moeller and the commission members plan to invite Hot Springs County Road and Bridge foreman Shane Rankin and a representative of the South Thermopolis Water District to answer follow-up questions about the roads and water pressure mat-

ters related to the Red Rim Ranch Subdivision.

Next up at the meeting, in the planner’s report, Bowman said regarding the status of the Steven’s land-use change proposal they are waiting for a court date. The Steven’s have filed an injunction which allows them to continue operating their business and to advertise.

Regarding the Porath proposal, Bowman reported that they have installed electricity on the property and Bowman said he is “waiting for them to do something.”

Regarding the Dufour proposal, Bowman reported that the county commissioner’s approved their land-use change because Dufour was successful in getting an engineer and the DEQ approved their septic system. There will not be tent sites and there will be no RV septic hookups in use.

Regarding the Land Use Plan amendments, Bowman said the document “looks good.” There will be 30 days for the public to review the updated plan and then a public hearing will be next.

The next Land Use Planning Commission hearing will be on Thursday, May 5 at 6 p.m at the Annex building. The Red Rim Ranch Subdivision review will continue at that meeting.

Public notices

STATE OF) IN THE
WYOMING) DISTRICT COURT
) ss.

COUNTY OF) FIFTH JUDICIAL
HOT SPRINGS) DISTRICT

JEREMY McCARTY,)
)
Plaintiff,) Civil No:
) 2021-20
vs.)
)
SHAVONN McCARTY,)
)
Defendant.)

on the south end of a building in Section 23, T46N, R99W PM and protests, if there be, against the issuance of such license will be heard at the hour of 11:00 a.m. on the 3rd day of May 2022. The Hearing will be in the Public Meeting Room in the Hot Springs County Governmental Annex Building, 117 N 4th, Thermopolis, WY 82443.

Becky Kersten
Hot Springs County Clerk
Pub. April 21 & 28, 2022 No. 1085

Public Notice

Notice is hereby given that the Hot Springs County Board of Commissioners will hold a public hearing at their regular meeting Tuesday, May 3, 2022 at 10:30 a.m. in the Public Meeting Room at the Hot Springs County Governmental Annex building, 117 N. 4th Street, Thermopolis, Wyoming, to consider district and precinct boundary changes. A description of the proposed changes is available on the Hot Springs County Website “Public Notices” at <https://hscounty.com>.

Becky Kersten
Hot Springs County
Pub. April 21 & 28, 2022 No. 1088

Notice of Sale

There is a 2005 (Year) Ford (Make) Taurus (Model) Gold (Color), VIN# 1FAH-P56225A217299 will be sold on Sheriff’s public auction on the front steps of the HOT SPRINGS COUNTY Courthouse on May 10, 2022 at 11 a.m.. This sale is to satisfy abandoned vehicle costs against Julio Rangel on the above listed vehicle by Specialty Towing in the amount of \$800.00.

Pub. April 28 & May 5, 2022 No. 1089

NOTICE OF PUBLIC HEARING

The Hot Springs County Natural Resource Planning Committee is announcing a 30-day Public Review Period for the draft of the 2022 Hot Springs County Natural Resource Management Plan, from Thursday April 28, 2022 to May 27, 2022. Members of the public are invited to comment, in writing or orally. Copies of the draft Plan are available for review in the following locations and formats:

- Hot Springs County Courthouse: County Clerk’s Office and County Planning Office (hard copy), 415 Arapahoe St.;
- Hot Springs County Library (hard copy), 344 Arapahoe St.
- Online – Hot Springs County Website, www.hscounty.com;

Written comments on the plan may be submitted to: County Planning, 415 Arapahoe St., Thermopolis, WY 82443, or by e-mail at hscplanner@hscounty.com. Written comments will be received until 5:00 p.m. on May 27th.

The Natural Resource Planning Committee will hold a Public Hearing at 5:30 p.m. on Wednesday May 25th, 2022 in the Commissioners’ Meeting Room of the County Annex Building, to take oral comments on the Plan. Anyone requiring additional information should call the County Planning Office at 864-2961.

Pub. April 28 & May 5, 2022 No. 1092

NOTICE OF PUBLIC HEARING

Douglas Lindamood, on behalf of Sonrise Operations LLC, has requested a Land Use Change from the agricultural category to the commercial category, to allow a meat processing facility. The subject property is a 3.87 acre parcel located in the southeast quarter of the northeast quarter, Section 24, T46N, R99W. It is addressed as 3673 Grass Creek Rd.

A public hearing on this matter will be held before the Hot Springs County Board of County Commissioners at 10:45 a.m. on Tuesday, May 3, 2022 in the Commissioners’ Meeting Room of the County Annex Building. Anyone requiring additional information should call the County Planning Office at 864-2961. Those unable to attend are invited to comment in writing to: County Planning, 415 Arapahoe St., Thermopolis, WY 82443, or by e-mail at hscplanner@hscounty.com.

Pub. April 28, 2022 No. 1091

NOTICE OF ELECTION FOR THE THERMOPOLIS-HOT SPRINGS CHAMBER OF COMMERCE

The Thermopolis-Hot Springs Chamber of Commerce has four (4) open positions on the Board of Directors. The term limits for these positions will be from July 1, 2022 to June 30, 2025. According to the Chamber of Commerce Bylaws, the vote for the new Board Members will go to the membership. We have received interested from the individuals listed below:

- Jennifer Arends, Black Bear Café
- Karissa Nichols, Gottsche Rehabilitation Center
- Pastor Sam Needham, St. Paul Lutheran Church
- Robin Griffin, Thermopolis Rehabilitation & Wellness
- Scott Alwin, Hot Springs Health
- Shelly Burrows, The Shoppe Floral

and Gift

If you are interested in becoming a candidate for the Board of Directors, a petition bearing the genuine signature of ten (10) voting members of the Chamber of Commerce is required. Such petition shall be filed with the nominating committee on or before 5:00pm, Thursday, May 12, 2022.

Thermopolis-Hot Springs Chamber of Commerce P.O. Box 768 Thermopolis, WY 82443

Pub. April 28, 2022 No. 1094

Hot Springs County Memorial Hospital Special Board of Trustees Meeting 7:00 AM May 5, 2022 Conference Room/Zoom

I. Approval of Agenda
II. Executive Session
In accordance with Wyoming Statute 16-4-405(a) Executive Session is held for:

- (ii) Considering the appointment, employment, right to practice, dismissal complaints or charges against a public officer, professional person or employee
- (iii) On matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party
- (ix) Considering information classified as confidential by law

III. CEO Candidate Selection – action item
IV. Adjournment

Next Board of Trustees Meeting May 31, 2022 at 6:30pm, Conference Room

Pub. April 28, 2022 No. 1094

Public Notice

The Bureau of Reclamation intends to execute a water service contract with Bluff Irrigation District in accordance with Sec. 9(e) of the Act of August 4, 1939 (53 Stat. 1187). This contract will furnish up to 1,800 acre-feet annually of supplemental irrigation water from Boysen Dam and Reservoir.

To provide written comments, to request additional information, or to view a copy of the proposed contract, please contact Cathy Johnston at 307-261-5649, or write to: Cathy Johnston, Bureau of Reclamation, Wyoming Area Office, P.O. Box 1630, Mills, WY 82644.

Written comments will be accepted for a period of 60 days from the initial date of this notice.

Pub. April 28, 2022 No. 1090