

**2018
ANNUAL REPORT**

**CARBON COUNTY
PLANNING & ZONING
COMMISSION**

**PREPARED & PRESENTED BY:
PLANNING & DEVELOPMENT STAFF**

**Sid Fox, AICP, Planning Director
Sarah Hutchins, Planner/GIS Specialist
Kristy R. Rowan, Commission's Secretary**

2018 ANNUAL REPORT

CARBON COUNTY

PLANNING & ZONING COMMISSION

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CARBON COUNTY

PLANNING & ZONING COMMISSION

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Planning & Zoning Commission
Richard “Rich” Wilson, Chairman
Jay Grabow, Vice Chairman
Sean Gravier, Member
O.R. Wille, Member

Planning & Development Dept.
Sid Fox, AICP, Planning Director
Sarah Hutchins, Planner/GIS Specialist
Kristy R. Rowan, Sec. to the Commission

February 2019

We are pleased to submit the 2018 Annual Report on behalf of the Carbon County Planning and Zoning Commission and the Planning Staff.

For 2018, the Planning and Zoning Commission elected Rich Wilson as Chairman and Jay Grabow as the Vice-Chairman. O.R. Willie was reappointed for a second term through 2020. Both Byron Barkhurst and Joan McGraw ended their terms in December, 2018. The Planning Director initiated a Memorandum of Understanding with the City of Rawlins to cost share the GIS Specialist position. The MOU is intended to coordinate and improve GIS services for the City and reduce the cost of providing services to both the City and County. The GIS cost share MOU was approved by the City Council and County Commissioners in January, 2018.

Ninety-three (93) Building Permits were issued in 2018 as compared to 75 issued in 2017. A breakdown of the type of structure built is contained in the attached overview of construction activity. Building permit fees collected in 2018 increased by \$20,150 or 180%.

There were 26 case files opened and processed in 2018; including conditional use permits, conditional use permits-wind, subdivisions, zone changes, and text amendments. The 2018 case file activity report summary is included at the end of this annual report. Monthly activity reports for each case file are included in the regular monthly meeting packets provided to the Commission and are available upon request. This report also contains yearly comparisons of development activity for the past ten (10) years which can be used to identify and monitor longer term development trends and characteristics.

In 2018, the staff and the Planning and Zoning Commission continued to work on drafting proposed amendments to the Zoning Resolution which were adopted on March, 2018. As recommended in the Plan, the staff, with the assistance of the County Attorney’s Office, will continue to prepare and recommend amendments to the Zoning Resolution and Subdivision Regulations in 2019.

A goal of the Carbon County Comprehensive Land Use Plan is to “Enhance the County government’s capacity to monitor, comment on, and influence state and federal decisions on energy development projects.” The County has been a “cooperating agency” and participating with the USFS and BLM on the following NEPA-federal actions\projects:

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- BLM, Viridis Eolia Wind Energy EIS
 - Proposed 601 Turbines
- USDA-USFS, Medicine Bow National Forest
 - LaVA-Large Area Vegetation Analysis
- BLM, Rawlins Resource Management Plan Amendment
 - Municipal Water Source Protection-Rawlins
- BLM, Rawlins Resource Management Plan Amendment
 - Visual Resources
- BLM, Site Specific EA's for Chokecherry and Sierra Madre (CCSM) Wind Energy Project
- USF&WS, EIS for the CCSM "Eagle Take Permit"
 - Approved for first 500 wind energy turbines
- Transmission Line: Trans-West Express EIS
 - County approved in December, 2018
- Transmission Line: Gateway West EIS
 - County approved in September, 2018

The Planning & Development staff continues to support the efforts of the Carbon County Economic Development Corporation (CCEDC). The Planning Director is an Ex-officio board member and the staff routinely provides land use, zoning and mapping assistance to enhance economic development efforts.

The Planning Director continues to serve on the Urban Systems Committee and is a Board member of the Great Divide Economic Development Coalition (GDED). The GDED is the economic development district for Carbon and Sweetwater Counties. The GDED Board recently entered into a contract with Joe Coyne, Community Builders Inc., to update the 2012 Comprehensive Economic Development Strategy. Maintaining a current Economic Development Plan is critical to remaining eligible for Federal Economic Development Grants. The Urban Systems Committee is primarily involved with transportation planning in and around Rawlins and making transportation project recommendations to local officials. In 2018, the Urban Systems Committee made project recommendations to the City Council which focused on safe pedestrian crossing of the Higley Blvd.\US 287 bypass and improvements to Airport Road.

There continues to be a demand for GIS-mapping data. The Department received 12 requests for GIS data that contributed \$3,090 in revenue. The staff continues to support GIS needs of the various County departments, City of Rawlins, and the Economic Development Corporation.

Wind energy production taxes received in 2018 decreased by \$32,931.46 or approximately 6%.

Wind Energy Production Taxes				
2014	2015	2016	2017	2018
\$480,198.25	\$580,921.30	\$455,276.00	\$563,126.22	\$530,194.76

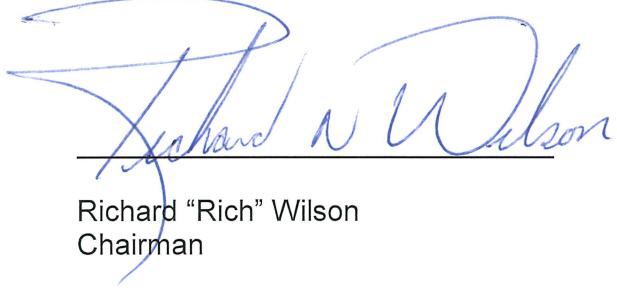
The Carbon County Council of Governments (CCCOG) recently approved a resolution (see attached Resolution No. 2019-001 and cover letter from Ms. Amy Bach on behalf of CCCOG) expressing support for continued growth of the wind energy industry in Carbon County and opposition to any proposed increase in the wind energy production tax.

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The Planning and Zoning Commission is confident that its development review work in 2018 has contributed to the protection of our treasured community resources while encouraging economic development in a consistent and predictable manner. We look forward to working with the staff and the Carbon County Board of County Commissioners as we move forward into 2019.

If you have any questions concerning the information contained herein, please let me know or you may contact Sid Fox, Planning Director or Kristy R. Rowan, Office Manager/Deputy Zoning Administrator, at the above listed number.

Respectfully Submitted,



Richard "Rich" Wilson
Chairman



S. Fox

Sid Fox, AICP
Planning Director

2018 ANNUAL REPORT OVERVIEW OF DEVELOPMENT ACTIVITY

CONSTRUCTION ACTIVITY: The Planning Department issued 93 Permits.

- 25 Residential Permits (Primary and Secondary):
 - 17 Primary
 - 8 Secondary
- 21 Accessory Structures Permits
- 10 Other Structures Permits
- 6 Commercial Development Permits
- 31 Industrial Development Permits

CASE FILES:

26 case files were opened in 2018 requesting the following: conditional use permits, conditional use permits-wind, planned unit developments, subdivisions (major, minor, and replat), variances, zone changes, and text amendments.

ZONE CHANGE REQUESTS:

6 Zone Change Requests were processed and were approved in 2018.

- 1 case file was request from RRA to RRA:
 - Z.C. Case #2018-02 – Marcus Rohrer and Daniel and Darla Mack
- 3 case files were requests from RAM to RRA:
 - Z.C. Case #2017-08 – Patrick and Patricia Waldron
 - Z.C. Case #2018-04 – Darbie Gale and Ricky Montanez
 - Z.C. Case #2018-05 – Gregory and Kathleen Reams
- 1 case file was request from RAM to C-2:
 - Z.C. Case #2018-03 – Robert and Janice Konrath
- 1 case file was request from RAM to IL:
 - Z.C. Case #2018-01 – Rick and Shelly Seldomridge

CONDITIONAL USE PERMITS:

14 Conditional Use Permit Requests were processed and 12 requests were approved in 2018.

- C.U. Case #2018-01 – The Salvation Army
(Use: Operate a “recreation area”, a base camp for wilderness leadership and character development programs)
- C.U. Case #2018-02 – Verizon Wireless and John and Carol Dishong
(Use: Telecommunications Tower)
- C.U. Case #2018-03 – Peterson Outfitters, LLC and Diane Peterson
(Use: Recreational Lodge)
- C.U. Case #2018-04 – Spur Outfitters, LLC and Silver Spur Land and Cattle, LLC
(Use: Shooting Range)
- C.U. Case #2018-05 – Silver Spur Land and Cattle, LLC
(Use: Recreational Lodge)
- C.U. Case #2018-06 – Verizon Wireless and Craig Jones
(Use: Telecommunications Tower)
- C.U. Case #2018-07 – Williams Field Services and Southland Royalty Company, LLC
(Use: Compressor Station)

CONDITIONAL USE PERMITS – CONTINUED:

- C.U. Case #2018-08/AMENDMENT TO C.U. Case #2016-04 – Brush Creek, LLC (Use: Brush Creek Farms consisting of a Kitchen and Dining Hall, Brewery & Distillery, and Pavillion and associated support facilities)
- C.U. Case #2018-09 – Centerline Solutions on behalf of T-Mobile and BLM (Use: Telecommunications Tower)
- C.U. Case #2018-10 – Rocky Mountain Power (Use: Transmission Line Project – “Gateway West”)
- C.U. Case #2018-13 – Velocitel and Purple Sage, LLC (Use: Telecommunications Tower)
- C.U. Case #2018-14 – TransWest Express, LLC (Use: Transmission Line Project – “TransWest Express”)

CONDITIONAL USE PERMITS-WIND ENERGY FACILITIES:

3 Conditional Use Permit-Wind Requests were processed and 2 requests were approved in 2018.

- C.U.W. Case #2018-01 – TB Flats Wind Energy, LLC and Invenergy, LLC (Use: Wind Energy Project – “TB Flats Wind Energy Facility”)
- C.U.W. Case #2018-03 – Ekola Flats Wind Energy, LLC and Invenergy, LLC (Use: Wind Energy Project – “Ekola Flats Wind Energy Facility”)
- C.U.W. Case #2018-02 – Little Medicine Bow Wind Energy, LLC – Referred to the Wyoming Dept. of Environmental Quality Industrial Siting Council

PLANNED UNIT DEVELOPMENTS:

0 Planned Unit Development Requests were processed and approved in 2018.

SUBDIVISIONS (MAJOR, MINOR, AND REPLATS):

2 Subdivision Requests were processed and approved in 2018.

- MIN SUB Case #2018-01 – “Mack Minor Subdivision”
- REPLAT SUB Case #2018-01 – “Ryan Park 4th Addition Replat-Lot 1 and Commons Block 1 Amended and Ryan Park Tract A Replat of Lots 24, 25, and 26”

VARIANCE REQUESTS:

0 Variance Requests were processed and approved in 2018.

ZONING RESOLUTION AMENDMENTS – TEXT AMENDMENTS:

1 text amendment was processed and approved in 2018.

- ZRA Case #2018-01

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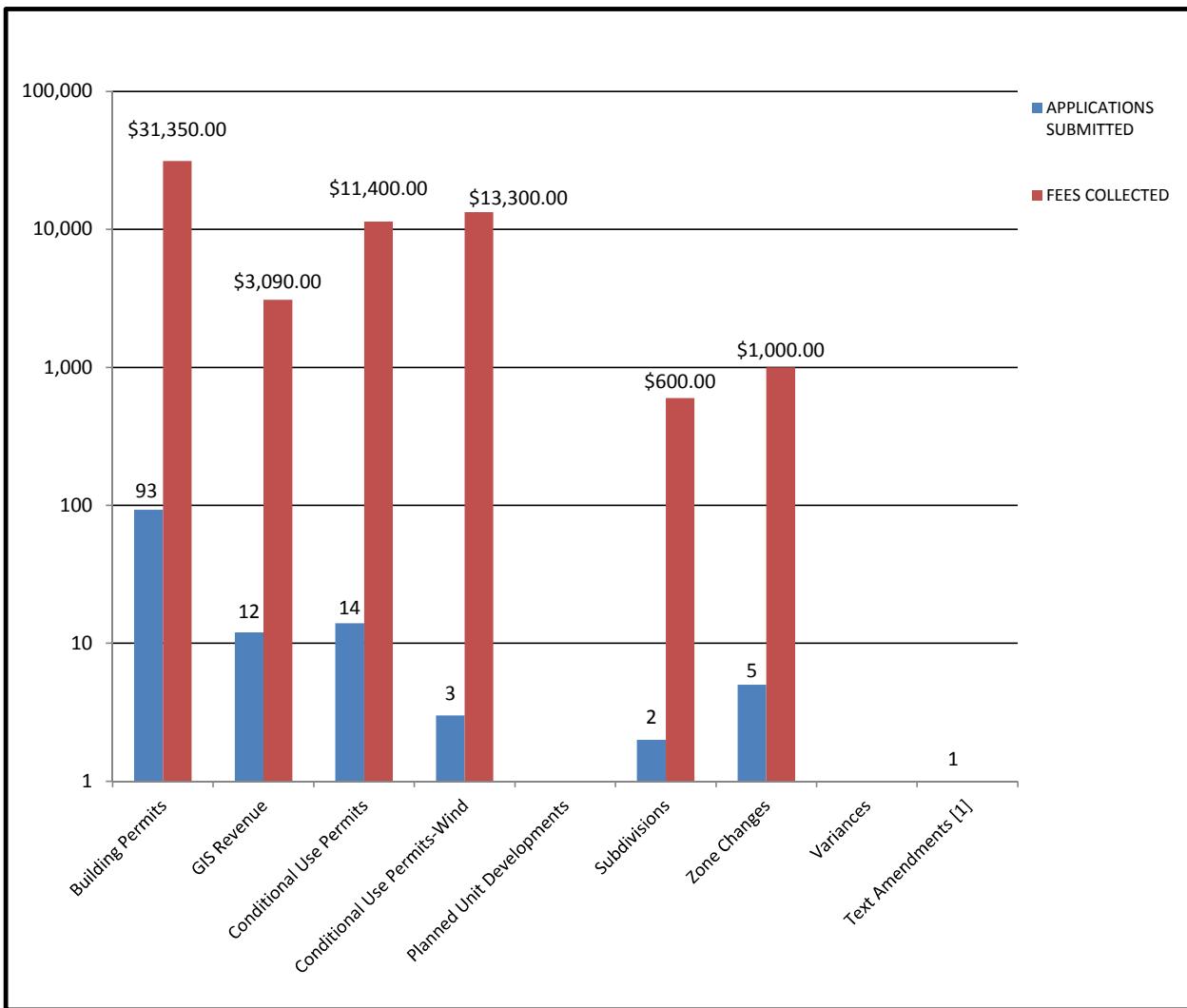
PERMITS ISSUED BY MONTH (Building/Floodplain/Sign Permits)

MONTH	NUMBER OF PERMITS ISSUED	PERMIT FEES COLLECTED (\$)	VALUATIONS OF BUILDINGS (\$)
JANUARY	4	\$625.00	\$387,000.00
FEBRUARY	5	\$825.00	\$638,662.85
MARCH	6	\$785.00	\$517,962.50
APRIL	7	\$1,135.00	\$955,000.00
MAY	6	\$575.00	\$86,500.00
JUNE	8	\$1,300.00	\$1,305,401.00
JULY	6	\$975.00	\$714,000.00
AUGUST	10	\$15,185.00	\$113,924,024.00
SEPTEMBER	9	\$2,185.00	\$1,302,557.00
OCTOBER	10	\$2,150.00	\$2,544,735.00
NOVEMBER	9	\$2,800.00	\$9,596,000.00
DECEMBER	13	\$2,810.00	\$1,043,515.00
TOTALS	93	\$31,350.00	\$133,015,357.35

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FEES BY APPLICATION TYPE

APPLICATION TYPE	APPLICATIONS SUBMITTED	FEES COLLECTED
Building Permits	93	\$31,350.00
GIS Revenue	12	\$3,090.00
Conditional Use Permits	14	\$11,400.00
Conditional Use Permits-Wind	3	\$13,300.00
Planned Unit Developments	0	\$0.00
Subdivisions	2	\$600.00
Zone Changes	5	\$1,000.00
Variances	0	\$0.00
Text Amendments [1]	1	\$0.00



[1] = No Application Fee collected - Carbon County is the applicant.

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DEVELOPMENT ACTIVITY TRENDS 2008 thru 2018

CALENDAR YEAR	# OF BUILDING PERMITS ISSUED	# OF CONDITIONAL USE PERMITS APPROVED	# OF CONDITIONAL USE PERMITS-WIND APPROVED	# OF PLANNED UNIT DEVELOPMENTS APPROVED	# OF SUBDIVISION REQUESTS APPROVED	# OF VARIANCES REQUESTS APPROVED	# OF ZONE CHANGE REQUESTS APPROVED	# OF ZONE TEXT AMENDMENTS APPROVED	CARBON COUNTY FEES (\$)	VALUATIONS OF STRUCTURES
2008	105	5	0	0	2	1	9	0	\$10,680.00 [1]	\$ 134,382,371.00 [2]
2009	266	6	0	0	3	1	11	0	\$28,569.90 [1]	\$ 248,447,182.18 [3]
2010	106	6	0	0	3	1	6	0	\$19,856.04 [4]	\$ 22,676,268.32
2011	69	2	0	0	4	1	5	0	\$15,116.28 [4]	\$ 5,550,770.50
2012	72	6	1	3	2	0	16	1	\$25,299.66 [5]	\$ 8,686,018.44
2013	73	7	0	1	1	1	10	1	\$16,980.00 [4]	\$ 10,743,975.97
2014	89	5	0	1	2	1	11	0	\$16,017.25 [4]	\$ 11,819,799.52
2015	86	5	0	0	3	0	9	3	\$18,596.00 [4]	\$ 22,053,971.33
2016	114	9	0	0	2	0	11	1	\$20,936.00 [4]	\$ 18,645,203.79
2017	75	7	0	0	1	2	8	0	\$18,716.50 [4]	\$ 6,113,357.00
2018	93	12	2	0	2	0	6	1	\$61,467.00 [4], [5]	\$ 133,015,357.35 [3]

[1] = Only Includes Building Permit Fees.

[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

[3] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

[4] = Includes Fees collected from Building/Floodplain/Sign Permits; Application Fees from Conditional Use Permit Requests, Planned Unit Development Requests, Subdivision Requests, Variances Requests, Zone Change Requests, Zone Text Amendments, GIS Data/Map Sales, and Miscellaneous**

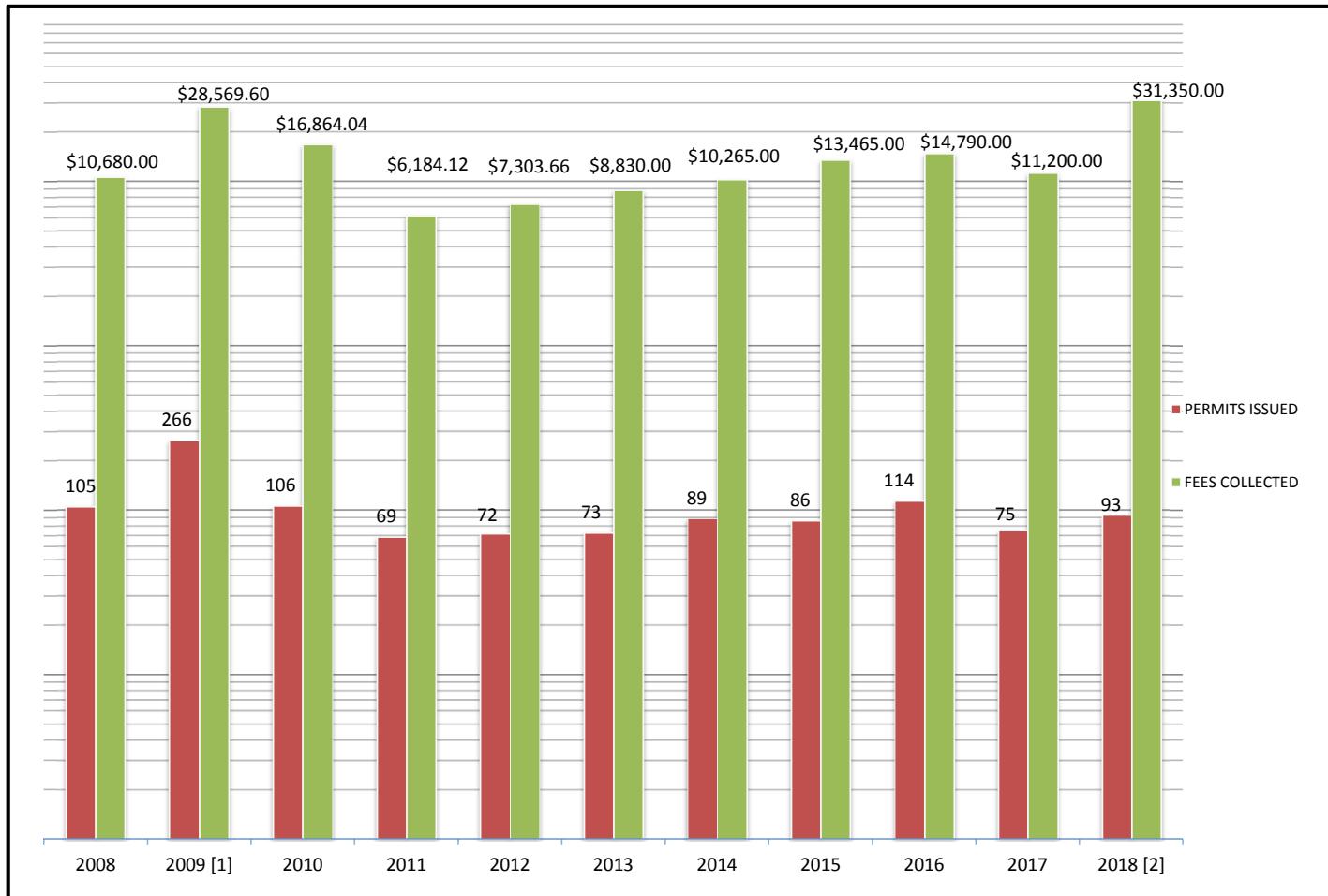
[5] = Includes Fees collected from Building/Floodplain/Sign Permits, Non-Commercial Wind Turbine Generator, Wind Turbines/Generators, MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility - evaporation ponds; Application Fees from Conditional Use Permit Requests, Conditional Use Permit-Commercial Wind Energy Request, Planned Unit Development Requests, Subdivision Requests, Variances Requests, Zone Change Requests, GIS Data/Map Sales, and Miscellaneous**.

**=Carbon County Zoning Resolution, Subdivision Regulations, and Administrative Fees.

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2008-2018 - BUILDING PERMITS ISSUED AND FEES COLLECTED TRENDS

YEAR	PERMITS ISSUED	FEES COLLECTED
2008	105	\$ 10,680.00
2009 [1]	266	\$ 28,569.60
2010	106	\$ 16,864.04
2011	69	\$ 6,184.12
2012	72	\$ 7,303.66
2013	73	\$ 8,830.00
2014	89	\$ 10,265.00
2015	86	\$ 13,465.00
2016	114	\$ 14,790.00
2017	75	\$ 11,200.00
2018 [2]	93	\$ 31,350.00



[1] = 204 Bldg. Permits issued for Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

[2] = 8 Bldg. Permits-Wind issued for Wind Turbines/Generators and MET Towers.

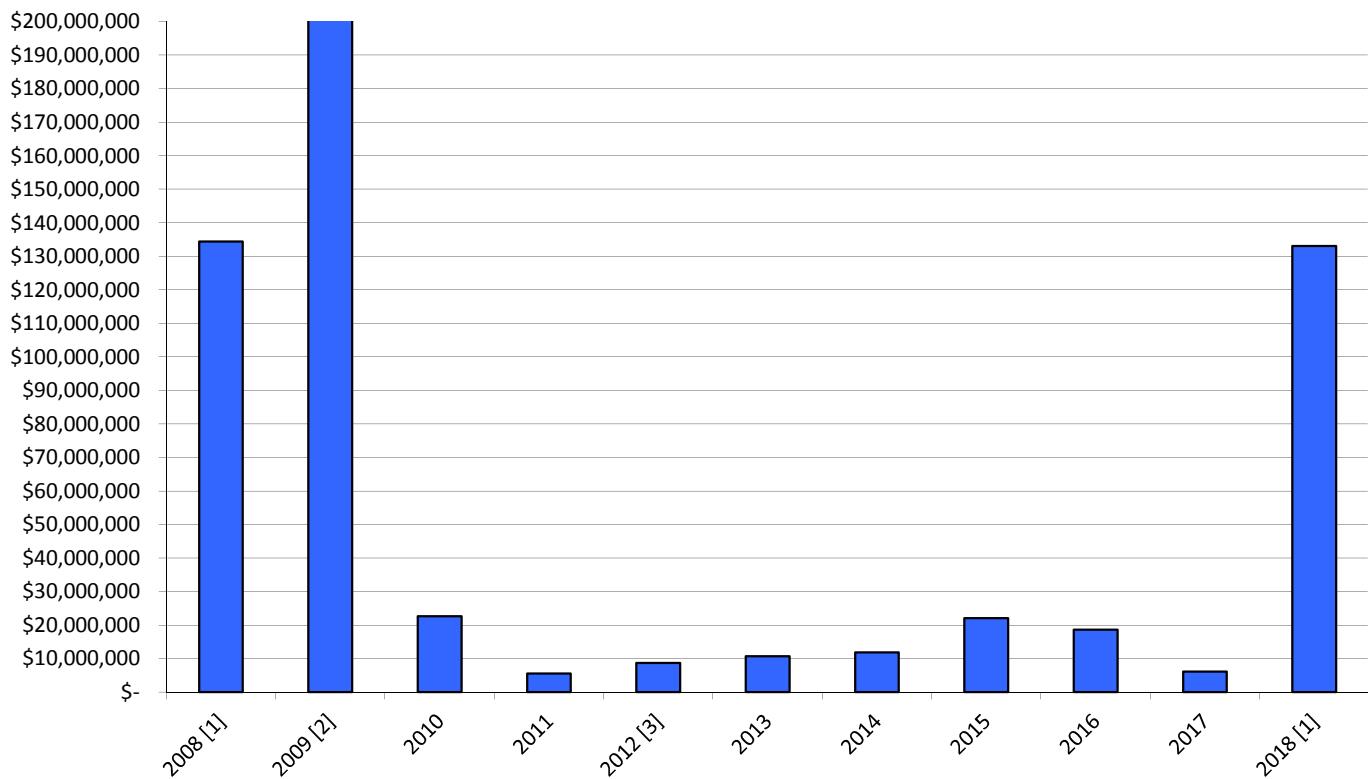
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Building Permit Receipt Trends (2008-2018 Valuation of Structures)

YEAR	# OF BUILDING PERMITS	VALUATION OF STRUCTURES**
2008 [1]	105	\$ 134,382,371.00
2009 [2]	266	\$ 248,447,182.18
2010	106	\$ 22,676,268.32
2011	69	\$ 5,550,770.50
2012 [3]	72	\$ 8,686,018.44
2013	73	\$ 10,743,975.97
2014	89	\$ 11,819,799.52
2015	86	\$ 22,053,971.33
2016	114	\$ 18,645,203.79
2017	75	\$ 6,113,357.00
2018 [1]	93	\$ 133,015,357.35

** = Valuation obtained from Building Permit Applications.

VALUATION OF STRUCTURES



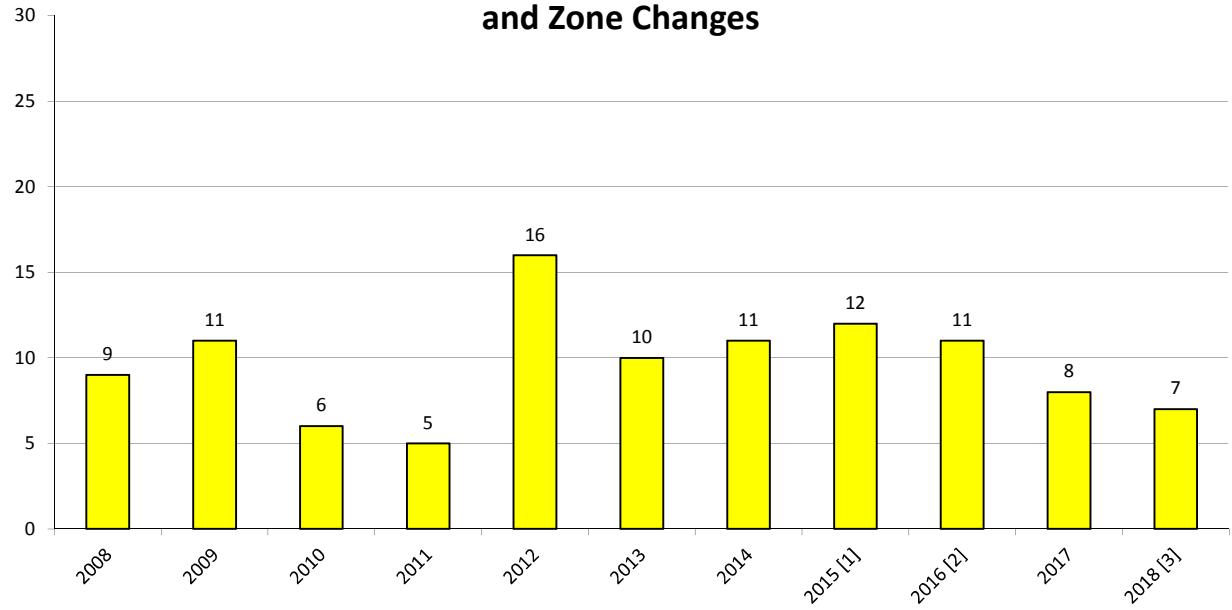
[1] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations, Oil and Gas compressors, natural gas processing plant, water evaporation pond facility.

[2] = Includes valuations from Wind Turbines/Generators, MET Towers, Transmission Lines/Towers, Substations.

[3] = Includes valuations from Wind Turbine(Non-Commercial), MET Towers, Liquefied Natural Gas Facility, Commercial Oilfield Waste Disposal Facility-evaporation ponds - received in 2012.

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Approved Text Amendments and Zone Changes

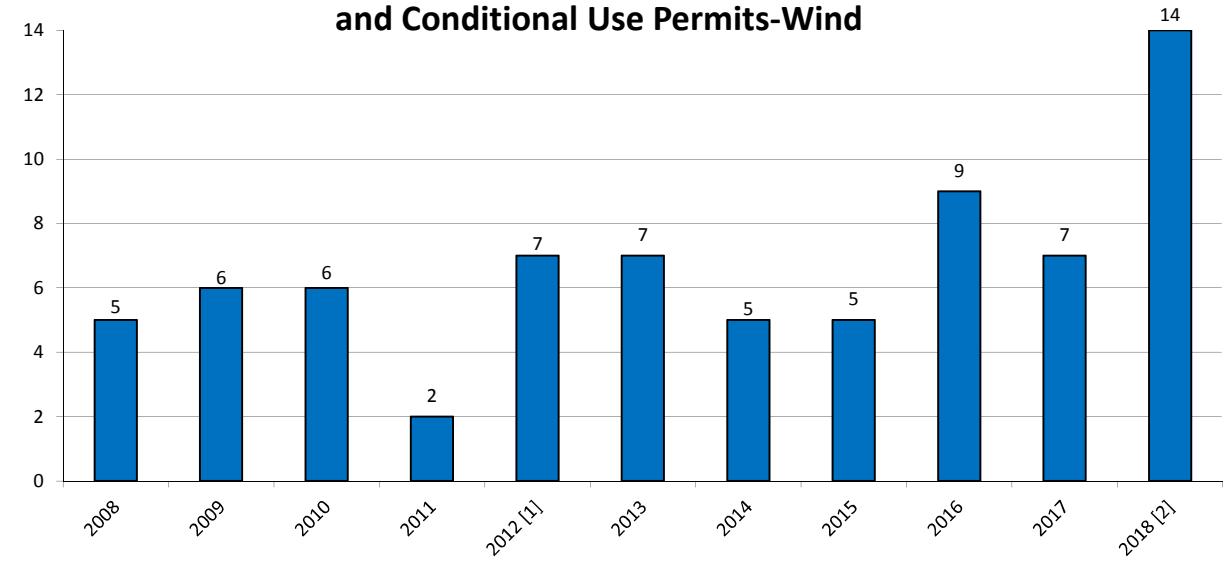


[1] = Three (3) Text Amendments were processed and approved in 2015.

[2] = One (1) Text Amendment was processed and approved in 2016.

[3] = One (1) Text Amendment was processed and approved in 2018.

Approved Conditional Use Permits and Conditional Use Permits-Wind

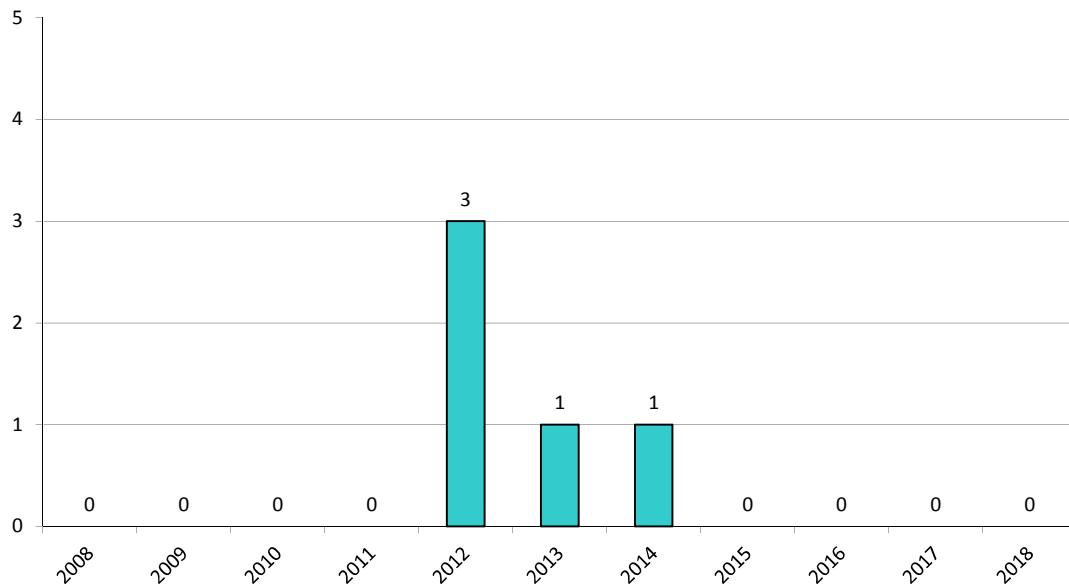


[1] = Includes Conditional Use Permit-Wind Energy Development Project (C.U.W. Case #2012-01).

[2] = Includes Conditional Use Permit-Wind Energy Development Projects (C.U.W. Case #2018-01 and C.U.W. Case #2018-03).

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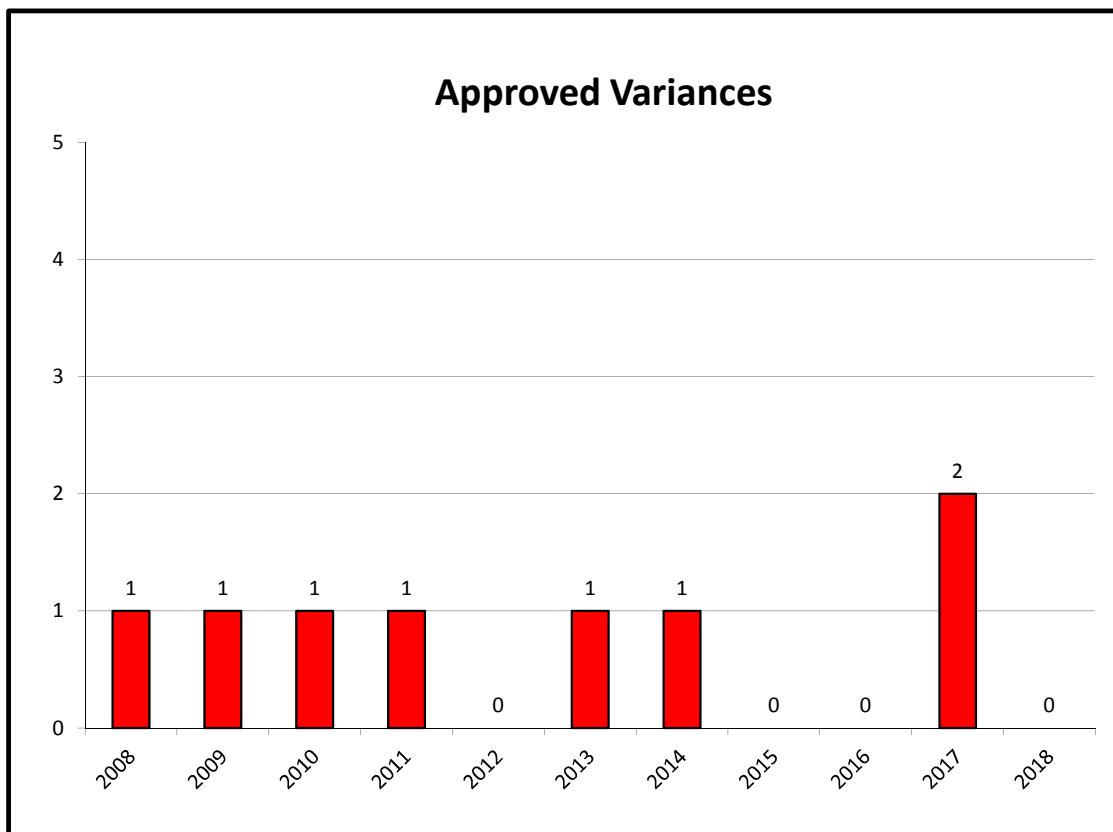
Approved Planned Unit Developments



Approved Subdivisions (Major, Minor, and Replots)



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ACTIVITY REPORT

APPROVED TEXT AMENDMENTS AND ZONE CHANGES YEAR: 2018

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
ZONE CHANGE CASES:							
Z.C. Case #2017-08	Patrick and Patricia Waldron P.O. Box 118 Baggs, WY 82321 Application Date Rec'd: 10/06/2007 Date(s) Advertised: 11/01/2017-DT Date(s) Advertised: 11/17/2017-SRP	PIN #: 129102200004400 Rural Address: 276 CR A tract of land (5 acres) located in the SW1/4 NW1/4, Section 2, T12N, R91W Approximately 3 miles east of HWY 789	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-5)	\$175.00*	Scheduled for public hearing on 12/04/2017 Recommended Approval	Scheduled for public hearing on 01/02/2018 APPROVED	APPROVED
Z.C. Case #2018-01	Rick and Shelly Seldomridge 1509 N. 3rd Street Rawlins, WY 82301 Application Date Rec'd: 02/23/2018 Date(s) Advertised: 03/02/2018-DT	PIN #: 21872420005900 A tract of land (6.25 acres) located in the NW1/4, Section 24, T21N, R87W Approximately 2 miles east of Rawlins; south of I-80 and north of HWY 76 (Old Sinclair/Lincoln Highway)	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Limited Industrial (IL)	\$200.00	Scheduled for public hearing on 04/02/2018 Recommended Approval	Scheduled for public hearing on 05/01/2018 APPROVED	APPROVED
Z.C. Case #2018-02	Applicant: Marcus Rohrer P.O. Box 1203 Rawlins, WY 82301 Owners: Daniel and Darla Mack P.O. Box 638 Rawlins, WY 82301 Application Date Rec'd: 03/26/2018 Date(s) Advertised: 03/30/2018-DT	PIN #: 21873040007400 Rural Addresses: 301A and 301B Wyoming Highway 71 Lot 1 and Lot 2, Mack Minor Subdivision, located in the NW1/4 SE1/4, Section 30, T21N, R87W The Mack Minor Subdivision is located approximately 2.5 miles south of Rawlins and approximately 1/2 mile east of HWY 71 Carbon County Road #401 (Sage Creek Road)	Zone Change Request from Rural Residential Agriculture (RRA-20) to Rural Residential Agriculture (RRA-26.93 for Lot 1) and (RRA-13.10 for Lot 2)	\$200.00	Scheduled for public hearing on 04/30/2018 Recommended Approval	Scheduled for public hearing on 06/05/2018 APPROVED	APPROVED
Z.C. Case #2018-03	Robert and Janice Konrath P.O. Box 6 Walcott, WY 82335 Application Date Rec'd: 05/10/2018 Date(s) Advertised: 05/30/2018-DT Date(s) Advertised: 05/30/2018-SS	PIN #: 20811220001300 (Parcel 1) PIN #: 20811220001200 (Parcel 2) Rural Address: 1217 WY 72 Parcel 1: NW1/4 NW1/4, Section 12, T20N, R80W Parcel 2: SW1/4 SW1/4 of Section 1 and NW1/4 of Section 12, T20N, R80W Approximately 0.25 miles north of the junction of I-80 and WY HWY 72 "Elk Mountain Interchange"; property is located immediately east of WY HWY 72	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Highway Commercial (C-2) Parcel 1 = 2.01 Acres Parcel 2 = 6.227 Acres	\$200.00	Scheduled for public hearing on 07/02/2018 Recommended Approval	Scheduled for public hearing on 08/07/2018 APPROVED	APPROVED
Z.C. Case #2018-04	Applicants: Darbie Gale and Ricky Montanez 1210 Alpha Street Rawlins, WY 82301 Owners: Levi Gale and Thomas "Tom" Gale 1011 Seiloff Street Rawlins, WY 82301 Application Date Rec'd: 06/07/2018 Date(s) Advertised: 06/27/2018-DT	PIN #: 21882310003900 Rural Address: 66 N. Wagon Circle Road A tract of land located in the NE1/4 NE1/4, Section 23, T21N, R88W Approximately 1 mile west of Rawlins and approximately 0.3 miles north of I-80	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-5)	\$200.00	Scheduled for public hearing on 08/06/2018 Recommended Approval	Scheduled for public hearing on 09/04/2018 APPROVED	APPROVED
Z.C. Case #2018-05	Gregory and Kathleen Reames P.O. Box 114 Rawlins, WY 82301 Application Date Rec'd: 09/24/2018 Date(s) Advertised: 09/28/2018-DT	PIN #: 21881330007600 A tract of land (17.64 acres) located in the W1/2 SE1/4 SW1/4, Section 13, T21N, R88W Approximately 1 mile west of Rawlins and approximately 0.4 miles north of I-80 off Red Mercedes Road	Zone Change Request from Ranching, Agriculture and Mining (RAM) to Rural Residential Agriculture (RRA-17.64)	\$200.00	Scheduled for public hearing on 11/05/2018 Recommended Approval	Scheduled for public hearing on 12/04/2018 RESCHEDULED TO 12/18/2018 APPROVED	APPROVED
TEXT AMENDMENTS - ZONING RESOLUTION:							
ZRA Case #2018-01	Carbon County Planning & Development Dept. Carbon Building 215 West Buffalo Street, Suite 336 Rawlins, WY 82301 Application Date Rec'd: 12/18/2017 Date(s) Advertised: 12/27/2017-DT Date(s) Advertised: 12/27/2017-SS Date(s) Advertised: 01/12/2018-SRP	N/A	Zone Text Amendment Request: Chapter 5, Section 5.1-SUPPLEMENTARY REGULATIONS, Part H – "Transmission Lines" and language – "Overhead electrical transmission lines over 69,000 volts are only allowed by conditional use permits in all zones. Building permits are required prior to construction." The purpose of the proposed amendment is to recognize that transmission lines are a linear land use and cross multiple parcels which may encompass more than one zone district. Add "Meteorological (MET) Towers" as a Principally Permitted Use in the RAM Zone District; Modify existing language to clarify when Nurseries and Greenhouses are a Principally Permitted Use or a Conditionally Permitted Use in the RAM Zone District; Chapter 3-Modify existing definitions and to correct spelling and grammatical errors; reformatting and renumbering of the Zoning Resolution for ease of use and reference.	\$0.00	Scheduled for public hearing on 02/05/2018 Recommended Approval	Scheduled for public hearing on 03/06/2018 APPROVED	APPROVED

Newspapers: DT=Daily Times, SS=Saratoga Sun, SRP=Snake River Press

** = Fees Collected in 2017.

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS AND CONDITIONAL USE PERMITS-WIND
YEAR: 2018

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES:							
C.U. Case #2018-01	The Salvation Army 1370 Pennsylvania Street Denver, CO 80203 Application Date Rec'd. 12/18/2017 Date(s) Advertised: 12/27/2017-DT Date(s) Advertised: 12/27/2017-SS Date(s) Advertised: 01/12/2018-SRP	PIN #: 13870310000400 Rural Address: 5373 FS 801 Lots 6, 7 and 8, S1/2N1/2, Section 3 and Lots 5 and 6, S1/2 NE1/4, Section 4, T13N, R87W Approximately 28 miles southwest of Encampment, north of WY HWY 70, on Carbon County Road #401 (Sage Creek Road) and approximately 33 miles east of Baggs.	Conditional Use Permit in the RAM Zone The request is to operate a "recreation area", a base camp for wilderness leadership and character development programs encompassing approximately 507 acres "Aspen Alley Ranch"	\$200.00**	Scheduled for public hearing on 02/05/2018 Recommended Approval	Scheduled for public hearing on 03/06/2018 Tabled until 04/03/2018 APPROVED	APPROVED
C.U. Case #2018-02	Applicant: Verizon Wireless c/o Digital Skylines, Inc. - Julie Peabody 11340 N. 105th Place Scottsdale, AZ 85259 Owners: John and Carol Dishong 39314 E. 6th Avenue Bennett, CO 80102 Application Date Rec'd. 12/18/2017 Date(s) Advertised: 12/27/2017-DT	PIN #: 22813010003600 A tract of leased land (0.057 acres) located in the E1/2 NW1/4 NE1/4, Section 30, T22N, R81W Approximately 1/2 mile south of Hanna; approximately 1/2 mile west of WY HWY 72; north of US 30	Conditional Use Permit in the RAM Zone The request is to permit a telecommunications tower site and related facilities. Overall tower height: 195 Feet "WY3 - HWY 72 & 30 Communications Site"	\$200.00**	Scheduled for public hearing on 02/05/2018 Recommended Approval	Scheduled for public hearing on 03/06/2018 APPROVED	APPROVED
C.U. Case #2018-03	Peterson Outfitter's, LLC P.O. Box 10 Walcott, WY 82335 Application Date Rec'd. 01/22/2018 Date(s) Advertised: 01/31/2018-DT Date(s) Advertised: 01/31/2018-SS	PIN #: 20840110001000 A tract of land (40 acres) located in a portion of the N1/2, Section 1, T20N, R84W Approximately 24 east of Rawlins and approximately 1 mile south of I-80	Conditional Use Permit in the RAM Zone The request is to operate a recreational lodge and related facilities used for an outfitting business. "Peterson Outfitters, LLC"	\$200.00	Scheduled for public hearing on 03/05/2018 Recommended Approval	Scheduled for public hearing on 04/03/2018 APPROVED	APPROVED
C.U. Case #2018-04	Applicant: Spur Outfitters, LLC P.O. Box 714 Encampment, WY 82325 Owner: Silver Spur Land and Cattle, LLC P.O. Box 714 Encampment, WY 82325 Application Date Rec'd. 01/22/2018 Date(s) Advertised: 01/31/2018-DT Date(s) Advertised: 01/31/2018-SS	PIN #: 15830420000800 and 16832040001000 T16, R83W: All that portion of the E1/2 lying east of HWY 230, except NE1/4 NE1/4, Section 32; SW1/4 NW1/4, W1/2 SW1/4, Section 33, T15N, R83W: W1/2 NW1/4, Section 4, All that portion of the E1/2 lying east of HWY 230, All that portion of the E1/2 lying east of HWY 230, Section 5; All that portion of the E1/2 NW1/4, lying east off HWY 230, Section 8 Approximately 11.5 miles south of Saratoga on the east side of HWY 230	Conditional Use Permit in the RAM Zone The request to expand and operate a commercial shooting range including archery, shotgun, pistol, and rifle range. "Spur Outfitters Sport Shooting Range"	\$200.00	Scheduled for public hearing on 03/05/2018 Recommended Approval	Scheduled for public hearing on 04/03/2018 APPROVED	APPROVED
C.U. Case #2018-05	Applicant: Spur Outfitters, LLC P.O. Box 714 Encampment, WY 82325 Owner: Silver Spur Land and Cattle, LLC P.O. Box 714 Encampment, WY 82325 Application Date Rec'd. 01/22/2018 Date(s) Advertised: 01/31/2018-DT Date(s) Advertised: 01/31/2018-SS	PIN #: 16832110001600 Rural Address: 6606C WY 130 SW1/4 NW1/4, Section 27, T16N, R83W Approximately 11.5 miles south of Saratoga on the east side of HWY 230	Conditional Use Permit in the RAM Zone The request is to operate a commercial recreational lodge that provides guest accommodations and recreational activities for guests. "Elk Hollow Lodge"	\$200.00	Scheduled for public hearing on 03/05/2018 Recommended Approval	Scheduled for public hearing on 04/03/2018 APPROVED	APPROVED
C.U. Case #2018-06	Applicant: Verizon Wireless Attn: Garrett Kendall 16035 Table Mountain Parkway Golden, CO 80403 Owner: Craig Jones P.O. Box 146 Elk Mountain, WY 82324 Application Date Rec'd. 02/21/2018 Date(s) Advertised: 03/02/2018-DT	PIN #: 2080204000200 A tract of leased land (3,600 sq.ft.) located in a portion of the SE1/4, Section 20 T20N, R80W Approximately 0.5 miles east of the Town of Elk Mountain off WY HWY 72	Conditional Use Permit in the RAM Zone The request is to permit a telecommunications tower site and related facilities. Overall tower height: 199 Feet "WY3 Elk-C&JH Communications Site"	\$200.00	Scheduled for public hearing on 04/02/2018 Recommended Approval	Scheduled for public hearing on 05/01/2018 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS AND CONDITIONAL USE PERMITS-WIND
YEAR: 2018

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
C.U. Case #2018-07	Applicant: Williams Field Services Attn: Kyle Hoffman 4980 State HWY 374 Green River, WY 82935 Owner: Southland Royalty Company, LLC 400 W 7th Street Dallas, TX 76102 Application Date Rec'd. 02/20/2018 Date(s) Advertised: 03/02/2018-DT	PIN #: 19920110000300 A tract of land (20.32 acres) located in the SW1/4 NW1/4, Section 1, T19N, R92W Approximately 3 miles east of WY HWY 789	Conditional Use Permit in the RAM Zone The request is to permit a natural gas processing and compressor station. "Wamsutter Compressor Station"	\$200.00	Scheduled for public hearing on 04/02/2018 Recommended Approval	Scheduled for public hearing on 05/01/2018 APPROVED	APPROVED
C.U. Case #2018-08/ AMENDMENT C.U. Case #2016-04	Brush Creek LLC 701 E. 83rd Avenue, Suite 17 Merrillville, IN 46410-7911 Application Date Rec'd. 04/25/2018 Date(s) Advertised: 05/04/2018-DT Date(s) Advertised: 05/09/2018-SS	PIN #: 16820710001500-Parent Parcel SE1/4, SE1/4, Section 9, T16N, R82W Located on the north side of HWY 130, approximately 8.3 miles east of the intersection with HWY 230; approximately 0.8 miles north of mile post marker 60.8 on HWY 130	Conditional Use Permit in the RAM Zone The request is to add the "Brush Creek Farms" project that will consist of Kitchen and Dining Hall, Brewery and Distillery, and Pavilion and associated support facilities. The proposed Brush Creek Farm guest activities include food service and dining, special events and educational classes.	\$200.00	Scheduled for public hearing on 06/04/2018 Recommended Approval	Scheduled for public hearing on 07/03/2018 APPROVED	APPROVED
C.U. Case #2018-09	Applicant: Centerline Solutions on behalf of T-Mobile 12920 SE Street Bellevue, WA 98006 Owner: Bureau of Land Management Attn.: Realty Division P.O. Box 24007 Rawlins, WY 82301 Application Date Rec'd. 06/14/2018 Date(s) Advertised: 06/27/2018-DT	PIN #: 18920110060000-Parent Parcel Rural Address: 354 Divide Road-Rawlins SW1/4, Section 12, T18N, R92W Approximately 13 miles south of Creston Junction and approximately 2.5 miles east of WY HWY 789	Conditional Use Permit in the RAM Zone "DN01855A - Wamsutter Communications Site" The request is to permit an existing telecommunications tower site and related facilities. Existing overall tower height: 150 Feet	\$200.00	Scheduled for public hearing on 08/06/2018 Recommended Approval	Scheduled for public hearing on 09/04/2018 APPROVED	APPROVED
C.U. Case #2018-10	Applicant: PacifiCorp doing business as Rocky Mountain Power Attn: Rod Fisher, Principal Project Manager 1407 West North Temple, Suite 250 Salt Lake City, UT 84116 Owners: Various - Private, State, and BLM Application Date Rec'd: 06/14/2018 Date(s) Advertised: 06/27/2018-DT Date(s) Advertised: 06/27/2018-SS	PIN #: Various The Project crosses approximately 200 miles through Carbon County from Shirley Basin to the Carbon and Sweetwater County line	Conditional Use Permit in the RAM Zone The request is to allow the applicant (PacifiCorp - dba Rocky Mountain Power) to construct the "Gateway West Transmission Line, Segments 1W(a), 1W©, 2, 3, and 3A, (Shirley Basin to Jim Bridger) and 230-kV Interconnectors. The project will consist of 500-kV, 230-kV, and 345-kV alternating current (AC) electric transmission lines and associated substation facilities as part of the PacifiCorp Energy Vision 2020 Plan.	\$5,100.00	Scheduled for public hearing on 08/06/2018 Recommended Approval	Scheduled for public hearing on 09/04/2018 APPROVED	APPROVED
C.U. Case #2018-13	Applicant: Velocitel Attn: Kenneth Greenwood 455 Balsa Drive Castle Rock, CO 80104 Owners: Purple Sage, LLC P.O. Box 362 Baggs, WY 82321 Application Date Rec'd: 07/31/2018 Date(s) Advertised: 08/08/2018-DT Date(s) Advertised: 08/10/2018-SRP	PIN #: 12911330007800 A tract of leased land (10,000 sq.ft.) located in a portion of the SW1/4, Section 15, T12N, R91W Approximately 1.64 miles south of Baggs and approximately 1.11 miles east of WY HWY 789	Conditional Use Permit in the RAM Zone "Purple Sage 1-Baggs Communications Site" The request is to permit a telecommunications tower site and related facilities. Overall tower height: 260 Feet	\$200.00	Scheduled for public hearing on 09/10/2018 Recommended Approval	Scheduled for public hearing on 10/16/2018 APPROVED	APPROVED
C.U. Case #2018-14	Applicant: TransWest Express, LLC 555 17th Street, Suite 2400 Denver, CO 80202 Owners: Various - Private, State, and BLM Application Date Rec'd: 09/21/2018 Date(s) Advertised: 10/03/2018-DT Date(s) Advertised: 10/03/2018-SS Date(s) Advertised: 10/05/2018-SRP	PIN #: Various The Project begins south of Rawlins and will proceed west to the Sweetwater County line and then south generally along the Carbon and Sweetwater County line where it will enter Colorado	Conditional Use Permit in the RAM Zone The request is to allow the applicant (TransWest Express LLC) to construct the "TransWest Express Transmission Project." The project is a high voltage transmission system that will extend across four states and will include approximately 730 miles of transmission line and 3 and 3 terminals located in Wyoming, Utah and Nevada. The system will be capable of transmitting 3,000 MW of electric energy and crosses approximately 55 miles through Carbon County, Wyoming. The project includes a planned interconnection with an existing 230kV line that will provide the ability to feed energy into the Wyoming grid as demand arises.	\$4,100.00	Scheduled for public hearing on 11/05/2018 Recommended Approval	Scheduled for public hearing on 12/04/2018 RESCHEDULED TO 12/18/2018 APPROVED	APPROVED

ACTIVITY REPORT

APPROVED
CONDITIONAL USE PERMITS AND CONDITIONAL USE PERMITS-WIND
YEAR: 2018

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
CONDITIONAL USE PERMIT CASES - WIND ENERGY PROJECTS:							
C.U.W. Case #2018-01	Applicant: TB Flats Wind Energy, LLC and Invenergy, LLC Attn: Krista Mann, James Williams, Nat Drucker One South Wacker Drive, Suite 1800 Chicago, IL 60606 Owners: Various - Private and State Land Application Date Rec'd: 02/08/2018 Date(s) Advertised: 02/28/2018-DT Date(s) Advertised: 02/28/2018-SS	PIN #: Various The Application Area is located on approximately 52,000 acres of open rangeland in northeastern Carbon County, north of the Town of Medicine Bow and primarily to the east of State Highway 487 and along State Highway 77.	Conditional Use Permit in the RAM Zone The request is to allow the applicant (Invenergy) to install, construct, operate, and maintain the "TB Flats Wind Energy Project". The TB Flats Wind Energy Project consists of constructing, operating, maintaining and decommission up to approximately 200 wind turbine generations and all associated components and facilities that are desirable to generate electricity and deliver electricity to the transmission grid. The Project has a potential of generating up to approximately 500 megawatts and includes all wind energy system components associated with the wind turbine generators. "TB Flats Wind Energy Facility"	\$4,100.00	Scheduled for public hearing on 03/05/2018 Recommended Approval	Scheduled for public hearing on 04/03/2018 APPROVED	APPROVED
C.U.W. Case #2018-03	Applicant: Ekola Flats Wind Energy, LLC and Invenergy, LLC Attn: Krista Mann, James Williams, Nat Drucker One South Wacker Drive, Suite 1800 Chicago, IL 60606 Owners: Various - Private and State Land Application Date Rec'd: 05/08/2018 Date(s) Advertised: 05/17/2018-DT Date(s) Advertised: 05/23/2018-SS	PIN #: Various The Application Area is located on approximately 27,000 acres of open rangeland in northeastern Carbon County; north of US Highway 30/287 and along Carbon County Road #121; and generally east of the Seven Mile Hill Wind Energy Facility	Conditional Use Permit in the RAM Zone The request is to allow the applicant (Invenergy) to install, construct, operate, and maintain the "Ekola Flats Wind Energy Project". The Ekola Flats Wind Energy Project consists of constructing, operating, maintaining and decommission up to approximately 100 wind turbine generations and all associated components and facilities that are desirable to generate electricity and deliver electricity to the transmission grid. The Project has a potential of generating up to approximately 250 megawatts and includes all wind energy system components associated with the wind turbine generators. "Ekola Flats Wind Energy Facility"	\$3,100.00	Scheduled for public hearing on 06/04/2018 Recommended Approval	Scheduled for public hearing on 07/03/2018 APPROVED	APPROVED

Newspapers: DT=Daily Times, SS=Saratoga Sun, SRP=Snake River Press

** = Fees Collected in 2017.

ACTIVITY REPORT

**APPROVED
SUBDIVISIONS
(MAJOR, MINOR, and REPLATS)
YEAR: 2018**

Case Files	Petitioner's Name/Address Application Date Rec'd. Date(s) Advertised	Parcel Identification Number (PIN) Legal Description and Property Location	Request Type	Fees Collected	CCPZ Commission Action	BOCC Action	Comments
SUBDIVISION CASES:							
MIN SUB Case #2018-01	Applicant: Marcus Rohrer P.O. Box 1203 Rawlins, WY 82301 Owners: Daniel and Darla Mack P.O. Box 638 Rawlins, WY 82301 Application Date Rec'd: 03/26/2018 Date(s) Advertised: 03/30/2018-DT	PIN #: 21873040007400 Rural Addresses: 301A and 301B Wyoming Highway 71 Lot 1 and Lot 2, Mack Minor Subdivision, located in the NW1/4 SE1/4, Section 30, T21N, R87W The Mack Minor Subdivision is located approximately 2.5 miles south of Rawlins and approximately 1/2 mile east of HWY 71\Carbon County Road #401 (Sage Creek Road)	Minor Subdivision Request in the RRA Zone Lot 1 = 26.93 Lot 2 = 13.10	\$300.00	Scheduled for public hearing on 04/30/2018 Recommended Approval	Scheduled for public hearing on 06/05/2018 APPROVED	APPROVED
REPLAT SUB Case #2018-01	Ryan Park, Tract "A", Lot 24 Applicants and Land Owners: James and Catherine Rosentreter 101 E. Walnut Street Rawlins, WY 82301 Ryan Park, Tract "A", Lot 25 Applicants and Land Owners: Barbara Gross, Edwin Gross and Catherine Doherty HC 63, Box 9E Saratoga, WY 82331-9707 Ryan Park, Tract "A", Lot 26 Applicants and Land Owners: Donald R. Brinkman, Connie K. Brinkman and Donald Edward Brinkman 5651 Blue Bluff Cheyenne, WY 82009-4418 Ryan Park 4th Addition, Block 1, Lot 1A Applicant and Land Owner: Triple D Construction P.O. Box 821 Saratoga, WY 82331 Commons Area Ryan Park HOA Applicant and Land Owner: Ryan Park Property and Home Owners Assoc., Inc. Attn: Tim Switzer HC 63, Box 151 Saratoga, WY 82331 Application Date Rec'd: 02/21/2018 Date(s) Advertised: 02/28/2018-DT Date(s) Advertised: 03/07/2018-SS	PIN #: 16812830102400 Rural Address: 12 Elk Bugle Lane Lot 24, Ryan Park, Tract "A" General Site Location: Ryan Park is located along HWY 230, approximately 24 miles southeast of Saratoga, within a portion of the SW1/4, Section 28, Township 16 North, Range 81 West, Carbon County Wyoming. PIN #: 16812830102500 Rural Address: 14 Elk Bugle Lane Lot 25, Ryan Park, Tract "A" PIN #: 16812830102600 Rural Address: 16 Elk Bugle Lane Lot 26, Ryan Park, Tract "A" PIN #: 16812830600100 Ryan Park 4th Addition, Block 1, Lot 1A PIN #: 16812830000300 Commons Area, Ryan Park	Replat Subdivisions Request in the RD Zone "Ryan Park 4th Addition Replat-Lot 1A and Commons, Block 1 Amended" and "Ryan Park Tract A Replat - Lots 24, 25, and 26"	\$300.00	Scheduled for public hearing on 04/02/2018 Recommended Approval	Scheduled for public hearing on 05/01/2018 APPROVED	APPROVED

NOTES:

ZERO PUD Requests were processed and approved in 2018.

Newspapers: DT=Daily Times, SS=Saratoga Sun, SRP=Snake River Press

From: Amy Bach

Sent: Friday, January 18, 2019 6:22 PM

To: 'Cale.Case@wyoleg.gov' <Cale.Case@wyoleg.gov>; 'Affie.Ellis@wyoleg.gov' <Affie.Ellis@wyoleg.gov>; 'Fred.Baldwin@wyoleg.gov' <Fred.Baldwin@wyoleg.gov>; 'Bo.Biteman@wyoleg.gov' <Bo.Biteman@wyoleg.gov>; 'Cyrus.Western@wyoleg.gov' <Cyrus.Western@wyoleg.gov>; 'Patrick.Sweeney@wyoleg.gov' <Patrick.Sweeney@wyoleg.gov>; 'Jim.Roscoe@wyoleg.gov' <Jim.Roscoe@wyoleg.gov>; 'Dan.Laursen@wyoleg.gov' <Dan.Laursen@wyoleg.gov>; 'Tim.Hallinan@wyoleg.gov' <Tim.Hallinan@wyoleg.gov>; 'JoAnn.Dayton@wyoleg.gov' <JoAnn.Dayton@wyoleg.gov>; 'Cathy.Connolly@wyoleg.gov' <Cathy.Connolly@wyoleg.gov>; 'Jim.Blackburn@wyoleg.gov' <Jim.Blackburn@wyoleg.gov>; 'Dan.Zwonitzer@wyoleg.gov' <Dan.Zwonitzer@wyoleg.gov>; 'Ogden.Driskill@wyoleg.gov' <Ogden.Driskill@wyoleg.gov>

Cc: 'Jerry.Paxton@wyoleg.gov' <Jerry.Paxton@wyoleg.gov>; 'Donald.Burkhart@wyoleg.gov' <Donald.Burkhart@wyoleg.gov>

Subject: Carbon County Council of Governments Resolution No. 2019-001 to the Wyoming Legislature's Joint Revenue Committee Advocating for the Preservation of the Wind Excise Tax

Importance: High

Distinguished Members of the Wyoming Legislature's Joint Revenue Committee:

Carbon County and its 10 incorporated municipalities are among the many local government entities across Wyoming that support responsibly developed, well-regulated wind energy projects. We welcome this new business development opportunity and the associated new jobs, new tax revenues, and new economic growth it can bring to our communities, which have long struggled to diversify our economies and to maintain the most essential government services to our citizenry.

Therefore, the Carbon County Council of Governments (CCCOG) respectfully requests that you vote against House Bill No. HB0096 and any similar draft bills directed at increasing the excise tax on electricity produced by wind. As you will read in our attached **CCCOG Resolution No. 2019-001**, we continue to advocate for the preservation of the excise tax on electricity produced by wind at its current level. We believe the current property taxes, sales and use taxes, and generation taxes that wind power projects are required to pay are appropriate.

This Resolution was unanimously passed, approved and adopted by all members of the Carbon County Council of Governments at our meeting held in Rawlins on January 16, 2019; members include the **Town of Baggs**, the **Town of Dixon**, the **Town of Elk Mountain**, the **Town of Encampment**, the **Town of Hanna**, the **Town of Medicine Bow**, the **City of Rawlins**, the **Town of Riverside**, the **Town of Saratoga**, and the **Town of Sinclair** together with the **Board of Carbon County Commissioners**. We passed a similar resolution in 2016 and have appreciated your predecessors' decision to strongly vote down similar previous draft bills.

We are well-informed on all of the issues related to wind power production, regulation, and taxation. Our county hosts several existing wind farms, the nation's largest wind project is under construction here, we have spent countless hours reviewing each of the proposed projects, we have attended and testified at many of the previous Revenue Committee hearings, and Carbon County elected leaders and staff helped develop the current taxation and regulation that applies to

Wyoming wind farms today. Therefore we respectfully request your due consideration of our views and your trust in local government knowledge when you undertake your review of HB0096.

Respectfully,
The Carbon County Council of Governments
Steve Nicholson, Chairman

Amy L. Bach

City & Prosecuting Attorney
Post Office Box 953
521 West Cedar Street
Rawlins, Wyoming 82301
Office: (307) 328-4515
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RESOLUTION NO. 2019-001

A RESOLUTION OF THE CARBON COUNTY COUNCIL OF GOVERNMENTS, TO THE WYOMING LEGISLATURE'S JOINT REVENUE COMMITTEE, ADVOCATING FOR THE SUPPORT OF THE PRESERVATION OF THE EXCISE TAX ON ELECTRICITY PRODUCED BY WIND AT ITS CURRENT LEVEL AND OPPOSING ANY INCREASE IN SUCH EXCISE TAX, IN ORDER TO ENCOURAGE WIND DEVELOPMENT AND TO REALIZE THE RESULTING FUTURE DIRECT AND INDIRECT REVENUES TO THE STATE OF WYOMING, WYOMING COUNTIES AND WYOMING MUNICIPALITIES FROM WIND DEVELOPMENT AND ANCILLARY WIND DEVELOPMENT BUSINESSES, THEREBY PROVIDING LONG TERM AND SUSTAINABLE BENEFITS TO LOCAL WYOMING COMMUNITIES.

WHEREAS, currently wind energy development in Wyoming provides economic benefits including job creation, fostering development of ancillary businesses and services, and contributing to state and local governments through three forms of tax revenues: sales and use tax, property tax and an excise tax on electricity produced by wind; and

WHEREAS, the largest wind project proposed to be built in Wyoming, the Chokecherry and Sierra Madre Wind Energy Project (CCSM Project) with up to 1,000 turbines, would be located in Carbon County, home to 10 incorporated municipalities, all of which are members of the Carbon County Council of Governments, including: **Town of Baggs, Town of Dixon, Town of Elk Mountain, Town of Encampment, Town of Hanna, Town of Medicine Bow, City of Rawlins, Town of Riverside, Town of Saratoga, Town of Sinclair and the Board of Carbon County Commissioners**; and

WHEREAS, the Wyoming Legislature repealed the sales and use tax exemption for wind energy, thereby reinstating the imposition of sales and use taxes effective January 1, 2012. The CCSM Project's approximately \$232.4 million in revenue yielded from these taxes will be distributed to the State General Fund, to all 28 Wyoming counties, and to incorporated municipalities; and

WHEREAS, the CCSM Project will pay property taxes at the 11.5% industrial property rate based upon the assessed value of the land and multimillion-dollar improvements. This results in approximately \$406.3 million yielded from these taxes over the project's initial economic life, to be distributed to the Wyoming State Foundation, to Carbon County, and to local community organizations like Carbon County School Districts 1 and 2, the Carbon County Higher Education Center, the Carbon County Library System, the Memorial Hospital of Carbon County, and other community entities; and

WHEREAS, the Wyoming Legislature's 2009 Wind Task Force, after comprehensively studying taxation of the wind energy industry recommended that "any proposed new tax be imposed in a way so as to encourage the diversification of Wyoming's economy and so as not to force the wind energy industry out of

Wyoming." The Task Force recommended that any tax burden be calculated to maintain some competitive advantage for Wyoming's wind energy producers as they deliver electricity to the market; and

WHEREAS, with the passage of House Bill 101 in 2010, the Wyoming Legislature imposed an excise tax of one dollar (\$1.00) to be paid on every megawatt-hour of electricity generated by wind, after a turbine has been operating three years – making Wyoming the only state that imposes an excise tax on electricity created by wind in addition to imposition of both property taxes and sales and use taxes. This excise tax results in ongoing revenues of approximately \$11 million annually from the CCSM Project, with these revenues to be distributed 60% to all of the counties where wind energy projects are located and 40% to the state general fund; and

WHEREAS, the CCSM Project represents an estimated \$5 billion capital investment in Carbon County thereby significantly boosting the county's total assessed valuation and becoming the state's largest department assessed valuation non-mineral taxpayer; creating an estimated 114 new operations jobs, making the wind farm one of the county's largest private employers; and paying an estimated state and local tax total of nearly \$850 million in tax revenues; and

WHEREAS, the Wyoming Department of Environmental Quality's Industrial Siting Division issued an Industrial Siting Permit to the CCSM Project in 2014, following two days of public hearings in which Albany County, Sweetwater County, Carbon County, and municipalities that were parties to the proceeding testified in support of the CCSM Project permit, and in which the permit was approved 7-0 by the Wyoming Industrial Siting Council; and

WHEREAS, the Industrial Siting Council determined that impact assistance funds related to the CCSM Project would be allocated to affected government entities in the manner to which they all agreed: 3% to Albany County, 3% to Sweetwater County, and 94% to Carbon County. The total forecasted average quarterly impact assistance payment over 29 quarters is \$1.67 million, and the total forecasted yearly impact assistance payment is \$6.05 million, calculated as described in Wyoming Statute §39-15-111. Carbon County's portion will be further allocated as listed below:

33.5% each to Carbon County and to City of Rawlins,
7% each to the Towns of Sinclair and Saratoga,
3% each to the Towns of Baggs, Dixon, Elk Mountain, Encampment, Hanna and Medicine Bow,
and 1% to the Town of Riverside, providing additional potential funding for local governments; and

WHEREAS, local governments are experiencing sharp revenue shortfalls; and

WHEREAS, Carbon County is the location of additional new and repowered wind energy projects proposed by Rocky Mountain Power/PacifiCorp and other companies, which if successful would provide

additional new property taxes, sales and use taxes, and wind electricity taxes distributed in a similar manner as the CCSM Project's tax revenues, providing more funding to state and local governments; and

WHEREAS, sharing tax revenues from wind power development and production with Wyoming municipalities and counties helps to further diversify our economy and provide a new sustainable and predictable revenue stream for Wyoming; and

WHEREAS, studies conducted by the University of Wyoming in 2016 and 2018 show that the Western Renewable Energy Market is highly competitive, that "other states have more incentives for potential development," and that "technological advances have increased productivity elsewhere" thereby reducing Wyoming's wind resource advantage; and

WHEREAS, the Wyoming Legislature's periodic pursuit of further tax increases on wind energy increases the risks associated with developing wind energy projects such as the CCSM Project and others in Wyoming, thereby risking future economic benefits and substantial tax revenues to the State of Wyoming and its local governments; and

WHEREAS, the Wyoming Legislature's Interim Joint Revenue Committee has already considered and voted down similar tax increase bills on September 22, 2016; on August 3, 2017; and on December 5, 2017; and the House Revenue Committee considered and voted down a similar introduced bill on January 23, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CARBON COUNTY COUNCIL OF GOVERNMENTS, we request that the Wyoming Legislature's Joint Revenue Committee preserve the excise tax on electricity produced by wind at its current level and cease consideration of any bills that would increase the excise tax, in order to encourage wind development and to realize the resulting future direct and indirect revenues to the state of Wyoming, Wyoming counties and Wyoming municipalities from wind energy development and ancillary wind development businesses, thereby providing economic diversity and ensuring long term and sustainable benefits to state and local governments.

PASSED, APPROVED, AND ADOPTED this 16th day of January, 2019.

Carbon County Council of Governments

By:

Steve Nicholson

Steve Nicholson, Chairman



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Sid Fox, AICP

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Wyoming Planning Association

January 16, 2019

Dear WYOPASS Member:

A big Wyoming Welcome to our new WYOPASS Board members-Angela and Kristy-and a big thank you to our continuing Board members.

Your WYOPASS Board continues to be committed to providing members with quality planning conferences, networking opportunities and continuing education. As your incoming President, I encourage you to reach out to a Board member and provide input on our organization's future.

Membership numbers have been declining so we need your support by renewing your WYOPASS membership, attending the conferences, and using the WYOPASS website. Our goal is to increase membership this year by at least 10% so please renew and recruit a new member.

THE NEW WYOPASS WEBSITE!

Your Board has been busy planning a new WYOPASS website. We recognized that the old website was getting dated and did not serve our membership well. The Board recently entered into an agreement with REVIZE to develop an entirely new website. We are excited about this new web portal and we are confident that we can improve communication with our members. As you read this, REVIZE is working on our new website which should be up and running well before the Spring Workshop.

The Spring Workshop is free to members and will be held May 2-3, 2019, in Riverton, WY. Mark Your Calendar! The Reach Foundation has been a cost effective venue for the Spring Workshop and we hope you plan to attend. This is a great opportunity for new planning commissioner orientation, continuing education for veteran planners & commissioners, and an opportunity to network with others from across the State. This is your chance to provide input to the Board and contribute to the success of your statewide professional organization.

The Spring Workshop agenda is not set but we will continue our focus on the Planning Commission-best practices, legislative update and current issues. If you would like to participate or have a topic that you would like to be covered at the Spring Workshop, please let me or another Board member know as soon as possible.

As your President, I look forward to working together in the spirit of collaboration and innovation to improve member benefits. Please renew your membership today.

Sincerely,

Sid Fox, AICP
WYOPASS President

**END OF
ANNUAL
REPORT**