

COUNTY COMMISSIONERS' MINUTES

JULY 13, 2021

LARAMIE, WYOMING

SPECIAL MEETING: 6:00 p.m.

1. **Call to order and roll call.**
The July 13, 2021, Special Meeting was called to order at 6:00 p.m. by Chairperson Gosar. Commissioners' Ibarra and Richardson present.
2. **Pledge of Allegiance.**
3. **Public Hearing.** - None
4. **Public Comment.** Limited to non-agenda items only. - None
5. **Disclosures.** - None
6. **Consideration of changes on the agenda.** - None
7. Present for **CONSIDERATION**, the Rail Tie Wind Project WECS-01-21.

David Gertsch, County Planner provided the Board with an overview of the application from ConnectGen Albany County, LLC's Wind Energy Conversion System (WECS) Permit. The proposed project will include up to 120 wind turbines (94 on private land and 26 on State of Wyoming land). The maximum tower height will be approximately 590.55 feet. The landowners include Bath Family Limited Partnership, Nancy Bath Revocable Trust, Bath Sisters, LLC, TruBac Vac LLC, Craig Angus Ranch Land LLC, David Kilpatrick and Nikki Malcom, John B. Parker and Sharon B. Parker Family Trust, Juan and Joni Reyes, Barton Smith and Langdon Smith Jr., and William and Patricia Kilpatrick. The Project Name is Rail Tie Wind Project Albany, County, Wyoming. The project is proposed to be located on approximately 26,000 acres of private ranchland and Wyoming State Lands near Tie Siding, Wyoming. The request is for the approval of the WECS Permit Application for ninety-four (94) wind turbines on private land. The project site will be accessed primarily from U.S. Highway 287. From here the project will use Hermosa Road (County Road (CR 222), Pumpkin Vine Road (CR 241), Cherokee Park Road (CR 31), Sportsman Lake Road, Boulder Ridge Road (CR 319), Dale Creek Road (private), and an unnamed paved turn off U.S. 287. Interstate 80 will provide additional access to the north part of the project via Vedauwoo Road (CR 700) and Monument Road (CR 234). Mr. Gertsch provided reviews from the County Engineer, Wyoming Department of Transportation (WYDOT), Wyoming Game and Fish Department, and Laramie Rivers Conservation District. According to the Staff Analysis, the applicant has addressed the impacts associated with this project. The applicant is currently working with County staff to develop a road improvement and maintenance agreement to address impacts to County roads. Reports/studies completed by licensed professionals appear to substantiate the information in the application. All required reports, plans, and other documentation have been provided. The Planning and Zoning Commission recommendation is to approve the Rail Tie Wind Project Wind Energy Conversion System Permit (WECS-01-21) adopting and incorporating the Findings of Fact and Conclusions of Law as listed in the Staff Report.

The applicant and their team were present and available to answer questions from the Commissioners.

Commissioner Ibarra and Chairperson Gosar discussed conditions of concern regarding the application.

ConnectGen confirmed acceptance of and commitment to the conditions stated.

MOTION by Ibarra to APPROVE the Rail Tie Wind Project WECS-01-21 based upon and incorporating the Findings of Fact and Conclusions of Law as listed in the Staff Report and considering all conditions agreed upon tonight which include:

1. Turbines will be setback one mile from existing non-participating residential dwellings. This setback may be waived by the affected property owner when done in accordance with the Albany County Zoning Resolution (ACZR), Chapter 5, Section 12, G, 7, i;
2. Fire suppression systems will be installed in all turbines;
3. Blasting will only occur during daylight hours;
4. If a non-participating property owner suspects noise levels exceed 55 dBA at the property lines (ACZR, Chapter 5, Section 12, G, 3) and this is brought to the attention of ConnectGen (or the current owner of the project) or Albany County, ConnectGen or current owner will take steps to confirm a violation of the standard and rectify it upon its confirmation;
5. Turbines will be setback 1.5 times the height of the nacelle plus the diameter of the turbine blades from public roads;
6. If an Aircraft Detection Lighting Systems (ADLS) is not approved for this project by the Federal Aviation Administration, ConnectGen (or the current project owner) shall ask for a variance from the Board of County Commissioners for any affected towers;
7. A County Road use and maintenance agreement shall be approved by the Board of County Commissioners prior to any development within the project boundaries (ACZR Chapter 12, G, 9);
8. All commitments made as part of this application and these conditions will be passed on to future project owners; and
9. ConnectGen will work with any property owner claiming to be affected by shadow flicker in excess of the industry standard of 30 hours per year.

Roll call showed Ibarra, Richardson and Gosar. Aye. MOTION CARRIED.

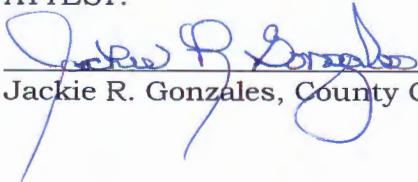
8. **Adjourn.**

The July 13, 2021, Special Meeting was ADJOURNED at 7:05 p.m.

BOARD OF COUNTY COMMISSIONERS

/s/ Pete Gosar, Chairperson

ATTEST:



Jackie R. Gonzales, County Clerk