

**REPORT TO THE  
MINUTES OF THE BOARD OF  
CARBON COUNTY COMMISSIONERS  
REGULAR MEETING  
Tuesday, May 1, 2018  
Carbon County Courthouse, Rawlins, WY**

The regular meeting of the Board of Carbon County Commissioners (BOCC) commenced Tuesday, May 1, 2018 at the Carbon County Courthouse, Rawlins, WY. Attending the meeting were; Chairman John Johnson; Commissioners Leo Chapman, Bob Davis, John Espy and Sue Jones.

Chairman Johnson called the meeting to order at 9:00 a.m.

**ADDITIONS / CORRECTIONS**

There were no changes to the agenda.

**VOUCHERS**

Commissioner Chapman moved to approve the report of expenditures in the amount of \$150,146.22. Commissioner Jones seconded and the motion carried unanimously.

ACME ELECTRIC COMPANY, LLC	\$166.56	ELECTICAL REPAIRS
ALSCO, AMERICAN LINEN DIVISION	\$50.05	SHOP SUPPLIES
AMERICAN PLANNING ASSOCIATION	\$437.00	18-19 MEMBERSHIP
BANGS, DANIELLE	\$14.50	MILEAGE
BANK OF COMMERCE (DEBIT CARD)	\$5,670.32	VARIOUS CHARGES
BI-RITE SPORTING GOODS	\$174.97	AMMUNITION/CASE
BLACK HILLS ENERGY	\$12,705.65	HEATING FUEL
BLAKEMAN PROPANE	\$227.50	HEATING FUEL
BOB BARKER COMPANY, INC.	\$1,348.05	JAIL SUPPLIES
BROWN, AMANDA	\$123.00	MILEAGE
BUILD RITE LUMBER SUPPLY	\$1,234.16	BUILDING SUPPLIES
BULBS.COM	\$105.98	LIGHTING
CARERIGHT TECHNOLOGIES, LLC	\$145.20	MONTHLY FEES
CASPER WINNELSON CO	\$28.90	REPAIR KIT
CBM FOOD SERVICE	\$6,806.51	JAIL MEALS
CDW GOVERNMENT, INC.	\$431.57	IT EQUIPMENT
CENTURY LINK	\$158.21	PHONE LINES
CENTURYLINK WA	\$5,605.28	PHONE LINES
CHEMATOX, INC.	\$50.00	CONSULTATION
CMI-TECO	\$72.39	MOTORGRADER ACCESSORIES
CML SECURITY	\$150.00	REMOTE KEYBOARD KIT
COLORADO DISTRICT ATTORNEY'S COUNCIL	\$500.00	TRIAL TECHNIQUES REGISTRATION

CONTROL SOLUTIONS, INC	\$193.00	VACCINE REFRIGERATOR ITEMS
COWBOY SUPPLY HOUSE	\$1,038.27	BUILDING SUPPLIES
DIRTY BOYZ SANITATION, INC	\$660.00	TRASH SERVICES
DIXON, TOWN OF	\$308.00	WATER
DOMINION ENERGY	\$253.93	HEATING FUEL
DOMINION VOTING SYSTEMS, INC.	\$3,602.78	VOTING MACHINE BATTERIES
ELEVATED TRAINING SOLUTIONS	\$106.00	TESTING SERVICES
FABIN, MARY L.	\$123.00	MILEAGE
FLEXSHARE BENEFITS	\$5,992.92	HRA/DEP CARE & MED REIMBURSEMENT
GRAINGER	\$70.03	REPAIR ITEMS
HAWKINS, SCOTT	\$866.51	FUELS MITIGATION 351 SEMINOE ROAD
HIGH DESERT WELDING & MACHINE LLC	\$884.30	SUPPLIES/REPAIRS
HIGH PLAINS POWER	\$411.61	ELECTRIC SERVICE
HIGH PLAINS VISION CENTER	\$258.00	VISION SERVICES
HONNEN EQUIPMENT	\$4,726.86	MOTORGRADER ACCESSORIES
HUGHES, CHRIS	\$123.00	MILEAGE
INTERMOUNTAIN LOCK & SECURITY	\$161.32	LEVERS
INTERSTATE ALL BATTERY CENTER	\$80.90	BATTERIES
J H KASPAR OIL COMPANY	\$158.72	FUEL
JOHNSTON, RANAE	\$22.50	MILEAGE
KALUZNY, EMILY	\$285.00	MILEAGE
KILBURN TIRE COMPANY	\$90.49	TIRE REPAIR
KIRSCH, ARCHIE P	\$1,300.00	APRIL MEDICAL SERVICES
KTGA/KBDY	\$85.00	ADVERTISING
LARAMIE FIRE EXTINGUISHER	\$520.00	HOOD SYSTEM INSPECTION
LEROUX, SARA DAWN	\$15.00	WITNESS FEE
MERCK SHARP & DOHME CORP.	\$695.46	VACCINES
MILLER, CORINNE	\$134.95	MILEAGE/MEAL
MOORE, JOHN	\$57.77	REIMBURSEMENTS
MOTOROLA	\$18,736.25	RADIOS
MURANE & BOSTWICK, LLC.	\$64.00	LEGAL SERVICES
NEWMAN TRAFFIC SIGNS	\$105.89	SIGNS
O'REILLY AUTO PARTS	\$144.68	VEHICLE SUPPLIES
PITNEY BOWES	\$178.53	POSTAGE MACHINE RENTAL
POWELL, RHEYANNON	\$172.70	EMERGENCY SHELTER
PUBLIC SAFETY CENTER, INC	\$932.56	JAIL SUPPLIES
QUILL CORPORATION	\$799.24	OFFICE SUPPLIES
RAWLINS AUTOMOTIVE	\$448.46	VEHICLE REPAIR ITEMS
RAWLINS, CITY OF	\$1,904.00	WATER/SEWER
REDWOOD TOXICOLOGY LABORATORY, INC	\$82.99	TESTING KITS
REGISTRATIONMAX, LLC	\$750.00	FAIR ENTRY PROGRAM
RESERVE ACCOUNT	\$19,000.00	ADMIN POSTAGE

ROCKY MOUNTAIN POWER	\$10,894.19	ELECTRIC SERVICE
SARATOGA AUTO PARTS, INC.	\$46.75	REPAIR PARTS
SARATOGA/PV CHAMBER OF COMMERCE	\$30.00	MARQUEE USE
SCHAEFFER MFG CO	\$1,376.75	GREASE
SHIVELY HARDWARE	\$4.49	VINYL LETTER SET
SLOW AND STEADY LAW OFFICE, PLLC	\$591.25	LEGAL SERVICES
STAPLES ADVANTAGE	\$113.07	JAIL SUPPLIES
STATE OF WYOMING A & I	\$5.66	MAINFRAME ACCESS
THE MASTERS TOUCH, LLC	\$1,897.00	MAILING SERVICES
THOMSON REUTERS-WEST PAYMENT CENTER	\$707.72	MONTHLY CHARGES
TRADING POST	\$13.88	FUEL
TREVATHAN, SABRINA RMR	\$1,759.60	TRANSCRIPTION SERVICES
TRUE VALUE OF RAWLINS	\$162.55	BUILDING SUPPLIES
TYLER TECHNOLOGIES, INC	\$9,644.94	HOSTING/SUPPORT
UC HEALTH-YAMPA	\$125.00	BLOOD DRAWS
VALLEY OIL COMPANY	\$817.63	FUEL
VENTURE TECHNOLOGIES	\$6,222.60	ANNUAL MAINTENANCE
VOIANCE LANGUAGE SERVICES LLC	\$7.50	TRANSLATION SERVICES
VOLUNTEER FIREMEN PENSION FUND	\$705.00	VOLUNTEER PENSION
WLC ENGINEERING	\$5,845.57	CCYCC ADDITION DESIGN
WY DEPT OF TRANSPORTATION	\$343.83	ROAD & BRIDGE PROJECTS
WY DEPT OF WORKFORCE SVCS- UNEMPLOYMENT	\$3,562.24	UNEMPLOYMENT
WY DIVISION OF VICTIM SERVICES	\$125.00	REGISTRATION SK
WY MACHINERY COMPANY	\$2,243.58	EQUIPMENT REPAIR
WY SECRETARY OF STATE	\$150.00	NOTARY CERTIFICATES
<b>Grand Total</b>	<b>\$150,146.22</b>	

### **CONSENT AGENDA**

Commissioner Chapman moved to approve the consent agenda which includes the April 17, 2018 regular meeting minutes; Planning & Zoning receipts for April 2018 for \$7,735.00 and Road & Bridge receipts for April 2018 for \$100.00 conditional upon the Clerk's comments. Commissioner Espy seconded and the motion carried unanimously.

### **Carbon County Visitors Council**

Cindy Wallace, County Representative of the Carbon County Visitor's Council and Kristy Kennedy, Administrative Assistant for the Carbon County Visitor's Council presented a Proclamation for National Travel and Tourism Week May 6 – 12, 2018. The pair reported Carbon County alone had \$170.6 million in spending from travel generated spending with 1,530 jobs and \$9.0 million travel generated taxes from 2017. Chairman Johnson read the proclamation.

Commissioner Jones moved to proclaim May 6 – 12, 2018 as National Travel and Tourism Week and authorize the Chairman’s signature on the Proclamation. Commissioner Chapman seconded and the motion carried unanimously.

**Proclamation  
National Travel and Tourism Week  
May 6 – 12, 2018**

**WHEREAS**, tourism is Wyoming’s second largest industry; and

**WHEREAS**, travelers to and within Wyoming spent more than \$3.5 billion in 2017, generated \$188 million in taxes and supported 32,120 jobs; and

**Whereas** visitation to and within Carbon County created \$170.6 million in travel-generated spending, supported over 1,530 jobs, and 9.0 million in travel-generated taxes in 2017 had travelers visiting and experiencing local offerings, including main streets, state parks, historic sites and more;

**Whereas** tourism contributes to visitors’ experiences and adds to Wyoming’s presence around the world; and

**Whereas** Wyoming businesses can strengthen relationships, reward performance and educate employees and customers by hosting meetings and events that bring new people to Wyoming or encourage residents to visit another part of the state; and

**Whereas** Wyoming people can enhance visitor experience by welcoming those who travel with sincerity and enthusiasm; and

**Whereas** whether business or recreational; travel showcases Wyoming and is an economic catalyst.

**Now, therefore, I**, John Johnson, Chairman of the Carbon County Board of Commissioners, do hereby proclaim May 6-12, 2018 as National Travel and Tourism Week in Carbon County Wyoming and encourage the residents of Carbon County Wyoming to join me in celebrating the travel and tourism and hospitality industry.

**IN WITNESS THEREOF**, I have hereunto set my hand this *first* day of *May*, in the Year of our Lord, Two Thousand and Eighteen.

-s- John Johnson, Chairman  
Carbon County Board of Commissioners

Attest:

-s- Gwynn Bartlett, Carbon County Clerk

**Buildings & Grounds**

Building Manager Jim Piche presented bids for the Carbon County Youth Crisis Center Expansion. Bids were received from Shepard Construction Solutions, LLC for construction for \$418,100 and landscaping for \$79,650, Long Technologies for the security system for \$14,257, 71 Construction for parking lot paving for \$47,260, STC Construction Co. for Parking lot paving

for \$21,687, Naturescape for landscaping for \$37,950 and a late bid from Western States Fire Protection for fire and sprinkler system for \$30,830 noting this was the only bid received for the fire and sprinkler system.

Mr. Piche recommends awarding Shepard Construction Solutions, LLC for construction for \$395,800 for construction and Alternates 1 & 3 to reroof and paint the interior of the building, Long Technologies for the security system for \$14,257, STC Construction Co. for parking lot paving for \$21,687, Naturescape for landscaping for \$37,950 and the late bid from Western States Fire Protection for the fire and sprinkler system for \$30,830 for a total of \$523,524.

Commissioner Chapman moved to authorize the Chairman to sign Notices of Award for the Carbon County Youth Crisis Center Expansion as follows: Shepard Construction Solutions, LLC for construction for \$395,800 for construction and Alternates 1 & 3, Long Technologies for the security system for \$14,257, STC Construction Co. for parking lot paving for \$21,687, Naturescape for landscaping for \$37,950 and the late bid from Western States Fire Protection for the fire and sprinkler system for \$30,830 for a total of \$523,524. Commissioner Davis seconded and the motion carried unanimously.

Mr. Piche presented a lease agreement with Life Skills Wyoming for office space at the Carbon Building and recommended approval.

Commissioner Espy moved to authorize the chairman's signature on the Lease Agreement Between Carbon County and Life Skills Wyoming for office space at the Carbon Building in the amount of \$12,712 per year from May 1, 2018 through April 30, 2019. Commissioner Jones seconded and the motion passed unanimously.

Mr. Piche is receiving estimates for Museum carpet

Commissioner Chapman moved to seek formal bids for Museum carpet. Commissioner Espy seconded and noted that bids are not required per the county's procurement policy. The motion was withdrawn.

Commissioner Espy moved to direct Buildings & Grounds to obtain quotes for flooring at the Museum. Commissioner Davis seconded and Clerk Bartlett reminded the Board that this will likely require a budget amendment. The motion carried unanimously.

Mr. Piche provided an update on Agreement with High Performance Clean noting he is bidding services to begin June 1. He noted the current contractor had sold the business but recommended the BOCC approve the continuation of the contract through May as it would expire at that time anyway. He noted current employees will not be required to sign a non-compete clause as previously requested by the current contractor.

Mr. Piche requested authorization to bid 2018-19 Contract Cleaning Services.

Commissioner Espy moved to authorize the Chairman to sign an amendment to the janitorial contract with High Performance Clean upon approval of the document by legal counsel. Commissioner Jones seconded and the motion carried unanimously.

Commissioner Espy moved to authorize Buildings & Grounds to bid custodial for the Courthouse and Carbon Building. Commissioner Chapman seconded and the motion carried unanimously.

Mr. Piche reported the fairground engineer inspection of the fairgrounds grandstands will occur later this week. The arena lighting pole will be changed and his crew has completed many of the items from the Fair Board's list they wanted completed prior to fair.

Chairman Johnson reported that Voorhis (EKM&P) will send a new contract for Courthouse and Carbon Building long term planning using Noel Griffith Jr. & Associates Architects and they have asked for Clerk Bartlett to be the main point of contact. He also asked that the Bob Espy be hired as a county employee rather than a contractor.

Commissioner Jones moved to rescind the motion to hire Bob Espy as a contractor and hire him as a part-time temporary employee. Commissioner Chapman seconded and the motion carried with all voting for except Commissioner Espy who abstained due to conflict.

Mr. Piche is accepting bids for air conditioning units that will be located on the detention center roof. He did contact the warranty company for the original roof and the only warranty was for leak repair through August 2019 however there was no warranty for wear on the roof. He will be bidding the roof soon. The BOCC opted to use the warranty for one year

Commissioner Davis moved to withdraw bidding a new roof for the Carbon County Detention Facility. Commissioner Chapman seconded and the motion carried unanimously.

Mr. Piche will let the BOCC know when air conditioning on the roof is completed and likely recommend bidding a new roof at that time.

### **Planning & Development**

Sid Fox, County Planning Director discussed adding a text amendment to the County Use Plan that would restrict wind development inside the Sage Grouse Core Area. He presented a map of these areas. Commissioner Espy reported that when WY did the core concept of protecting sage grouse, the idea was that 80% of the bids would be inside the core and therefore protected. This policy helped keep the bids from being listed as endangered and he sees erosion of this and wind development was precluded from the core areas due to the lack of understanding of what these developments will do to grouse. He sees the county being proactive by preventing developing in the core area until there is scientific data that tells us the bids will not be affected.

Mr. Fox reported that he will move forward with the amendment by beginning work with the WY Game & Fish Department as well as local conservation districts. Thereafter will be a public

notice with hearing and final consideration by the Planning & Zoning Commission and the BOCC.

### **Certifications**

Commissioner Davis moved to accept the Certification of Recommended Action from the Carbon County Planning & Zoning Commission for the following Case Files – Z.C. Case File #2018-02, Zone Change from RRA-20 to RRA 26.93 and RRA 13.10 for Marcus Rohrer, landowners Daniel and Darla Mack; Min Sub Case #2018-01, Mack Minor Subdivision for Marcus Rohrer landowners Daniel and Darla Mach and schedule a public hearing for June 5, 2018 at 11:15 a.m. and to accept the Certification of Recommended Action on Case File C.U.W. Case #2018-02, Little Medicine Bow Wind S Wind Energy Project and schedule a public hearing for June 5, 2018 at 1:30 p.m. both at the County Courthouse in Rawlins, Wyoming. Commissioner Espy seconded and the motion carried unanimously.

### **Road & Bridge**

Bill Nation, Road & Bridge Superintendent requested authorization to bid two pickups using excess fuel tax collections from last fiscal year. Prices for last year's trucks were \$36,871 from Spradley Barr in Cheyenne. Clerk Bartlett noted that he should be allowed to bid three as fuel tax collections may exceed the budget this year as well and by July we'll know and could possibly purchase the third truck.

Commissioner Jones moved to authorize Mr. Nation to bid three pickups for Road & Bridge. Commissioner Espy seconded and reported a new end dump and trailer would cost \$160,000 noting this was previously asked. The motion carried unanimously.

Mr. Nation presented the Road Use Agreement for TB Flats Wind Energy Project for approval.

Commissioner Espy moved to authorize the Chairman's signature on the Road Use Agreement for TB Flats Wind Energy Project upon legal counsel review and approval. Commissioner Davis seconded and asked what the minimal standards are. Mr. Nation explained that these are minimum standards accepted by the county and explained what these are depend on the type of road and its use. Commissioner Jones asked if alterations will be made or if this will simply be used as access. Mr. Nation stated they will stay within the right of way and alterations will be minimal however there will be alterations on the curve radius and the final width will be approximately 34 feet. She confirmed the alterations will not make additional work for the county in the winter and Mr. Nation stated the road will be raised and improve county maintenance. Chairman Johnson discussed Section 3; Term Item B noting the company can terminate with sixty days' notice. He asked Attorney Davis if the company would be committed once the project begins. She stated the company cannot access the project without this agreement. Commissioner Davis asked if they walk away, could their bond cover the road improvements and Attorney Davis stated yes, under Section 6 this could be done. The amount is \$50,000 per mile and Mr. Nation stated he is fine with this amount. Chairman Johnson asked to wait until the agreement is complete and reconsider at the next meeting. Commissioner

Chapman moved to table this motion. Commissioner Davis seconded and the motion to table the original motion carried unanimously.

Mr. Nation reported that road work continues on County Road 121, the Ekola Bridge project. Roads continue to be bladed throughout the county. W.W. Clyde is in pit preparation with three crushers for the south road, Sage Creek Road project.

### **Public Hearing – Hookers Store and Café LLC Special Malt Beverage License Transfer**

Chairman Johnson opened a public hearing at 10:18 a.m. to hear a request to transfer a Malt Beverage License from Seminoe Boat Club, Inc. to Hookers Store and Café LLC. Clerk Bartlett explained that the Boat Club would need employees running the store to maintain the license in their name however they have been contracting the store operations out and therefore require a contractor to hold the malt beverage permit.

Clerk Bartlett stated notices were placed in the Rawlins Daily Times for two consecutive weeks specifically on April 17 and 24.

Chairman Johnson called for public comments for or against the renewals. There being none, he closed the hearing at 10:21 a.m.

Commissioner Davis moved to approve the transfer of Malt Beverage Permit from Seminoe Boat Club, Inc. to Hookers Store and Café LLC expiring August 31, 2018. Commissioner Espy seconded and the motion carried unanimously.

### **Peak Wellness**

Linda Goodman, Chief Clinical Officer for Peak Wellness discussed emergency detentions. She made the board aware of regional services available in Carbon County. Glenn Biggs, Gatekeeper and Patrick Gonzales of the Carbon County Counseling Center asked her to come explain what services are available in Carbon County for those suffering from mental health and substance abuse issues. Carl Kline, CEO of Peak Wellness was also present.

Ms. Goodman reported that the services include crisis stabilization with a unit from Cheyenne to divert those who are beginning to go into a crisis state and may require an inpatient hospitalization. The unit is staffed 24/7 and individuals obtain immediate evaluation, medications if needed, therapeutic interventions and able to be in a safe environment to begin to stabilize without the costly expense of inpatient hospitalization. They can also step people down from an inpatient unit to other services rather than going straight home. They can stay up to 30 days however the average length is 7-10 days. The third function is being a step down from the state hospital.

Peak also does not place people in a circumstance of being under a Title 25, involuntary detention. They also have a men's residential treatment for substance abuse. Carbon County residents could receive priority placement by being in the region. These services are available whether people can pay or not.



Ms. Goodman also discussed their assisted outpatient treatment, or outpatient commitment, which is available by county not regionally. The program is about a legal system that treats individuals who enter the hospital in crisis and are inpatient, become stabilized and are discharged then they are back to an unstable circumstance, likely due to their mental illness. If the individual meets the criteria, the County Attorney could obtain a court order which says they can be discharged from inpatient services but the person must complete criteria of the discharge. This could include counseling appointments and a treatment plan for a period of time to allow the individual to have enough time to stabilize. If the person doesn't follow through there could be placement at a higher level. They also offer services for opioid addiction.

To obtain services, Glenn Biggs can refer an individual and if there is a bed available services will be offered. Mr. Gonzales reported they work with Peak Wellness and will continue to coordinate services and he sees great results coming in the future.

### **Memorial Hospital of Carbon County (MHCC)**

Dana Barnett, Chief Executive Officer and Michelle Keplinger, Chief Financial Officer for Memorial Hospital of Carbon County reported on March 2018 financials. Ms. Keplinger will be leaving the organization soon and replaced with an interim until a replacement is found. Ralph Parker, new Chief Nursing Officer was also present. Mr. Barnett also reported on physician recruitment.

### **Communications Contract**

Attorney Davis presented a contract for communications services with Apex Communications in light of the fact Ryan Electronics will cease to cover the county after today. She noted she changed Page 1 to include an Exhibit that will include all equipment rather than listing numbers of equipment. Yancey Allison, owner of Apex Communication was present and mentioned as of April 30, 2018 Apex is registered with the Secretary of State.

Commissioner Chapman moved to authorize the chairman's signature on the Apex Communications Contract for Maintenance contingent upon successful proof of insurance as required. Commissioner Davis seconded and the motion passed unanimously.

Mr. Allison reported Motorola has pulled the maintenance agreement and he would like to work with the county to get this set back up. The contract covers the console at the jail as well as other parts. The contract was previously with Ryan Electronics however Apex is not an authorized service company therefore the county will need to contract with the company directly. Clerk Bartlett and Sheriff Roybal offered to work on this.

### **Public Hearing – Z.C. Case #2018-01 – Rick and Shelly Seldomridge**

Chairman Johnson opened a public hearing at 11:19 a.m. to hear Planning & Zoning Z.C. Case # 2018-01 Rick and Shelly Seldomridge. Sid Fox, County Planning Director and Sarah Hutchins GIS Specialist presented a zone change from Ranching, Agriculture and Mining (RAM) Zone

District to Limited Industrial (IL) located approximately two miles east of Rawlins; south of I-80 and north of Highway 76. There being no comments, Chairman Johnson closed the hearing at 11:21 a.m.

Commissioner Jones moved to approve Resolution No. 2018-15 A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding Z.C. Case # 2018-01 Rick and Shelly Seldomridge for a zone change from Ranching, Agriculture and Mining (RAM) Zone District to Limited Industrial (IL) located approximately two miles east of Rawlins; south of I-80 and north of Highway 76. Commissioner Davis seconded and the motion carried unanimously.

### **Resolution No. 2018 - 15**

A Resolution of the Board of County Commissioners of Carbon County, Wyoming, adopting the recommendation of the Carbon County Planning and Zoning Commission.

### **Z.C. Case File #2018-01**

**WHEREAS**, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission held a public hearing on Monday, April 2, 2018, which hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

**WHEREAS**, at the Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and

**WHEREAS**, at the conclusion of said Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners to adopt the change as an amendment to the Carbon County Official Zoning Map for Carbon County, Wyoming; and

**WHEREAS**, the Carbon County Board of County Commissioners, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation of this zoning amendment to the Carbon County Official Zoning Map, advertised by public notice at least 14 days prior to a public hearing to take public input and comments on the proposed amendment, which said hearing occurred on Tuesday, May 1, 2018; and

**WHEREAS**, at said public hearing on May 1, 2018, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed amendment; and

**WHEREAS**, the Carbon County Board of County Commissioners in considering the proposed amendment have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2015, as amended; and

**WHEREAS**, the Carbon County Board of County Commissioners have determined that the proposed amendment is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the applicable provisions of the Carbon County Zoning Resolution of 2015, as amended; and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

**WHEREAS**, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the proposed zoning amendment to the Carbon County Official Zoning Map.

**Z.C. Case File #2018-01:** Request for a Zone Change from Ranching, Agriculture and Mining (RAM) to Limited Industrial (IL). The IL Zone is intended for areas in which manufacturing and commercial uses are the desirable and predominant land uses. Limited Industrial provides for a mix of manufacturing, storage, warehousing, and office space with limited retail and service uses.

**Petitioners:** Rick and Shelly Seldomridge (Applicants and Land Owners)

**Location:** Approximately 2 miles east of Rawlins; south of I-80 and north of HWY 76 (Old Sinclair/Lincoln Highway).

**Legal Description – taken from Warranty Deed, Book 1025, Page 0226:** A tract of land located in the NW1/4 of Section 24, T. 21 N., R. 87 W., 6<sup>th</sup> P.M., Carbon County, Wyoming, more particularly described as follows: Beginning at a point that bears S.78°07'E., a distance of 801.5 ft. from the Northwest corner of said Section 24; thence S.75°26'E., a distance of 360.75 ft.; thence S.11°59'W., a distance of 750.00 feet, to the northerly right of way line of the U.S. Highway 30; Thence N.75°26'W a distance of 360.75 ft. along the northerly right of way line of U.S. Highway 30; thence N.11°59'E., a distance of 750.00 ft., to the point of beginning.

**NOW THEREFORE BE IT RESOLVED BY THE  
BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:**

That the Carbon County Board of County Commissioners, hereby adopts this amendment as certified to them in writing by the Carbon County Planning and Zoning Commission and the existing zone shall be changed from Ranching, Agriculture and Mining (RAM) to Limited Industrial (IL) on approximately 6.2 acres.

**PRESENTED, READ, AND ADOPTED** at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, on this 1st day of May, 2018.

**BOARD OF COUNTY COMMISSIONERS OF  
CARBON COUNTY, WYOMING**

-s- Willing John Johnson, Chairman  
On behalf of the Carbon County  
Board of County Commissioners

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

**Public Hearing – C.U. Case File #2018-07 – Williams Field Services Compressor Station**

Chairman Johnson opened a public hearing at 11:23 a.m. to hear Planning & Zoning C.U. Case # 2018-07 Williams Field Services Compressor Station. Sid Fox, County Planning Director presented a request for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone District to permit a natural gas utility processing and compressor station on approximately 20.32 acres located approximately 3 miles east of Highway 789. There being no comments, Chairman Johnson closed the hearing at 11:25 a.m.

Commissioner Davis moved to approve Resolution No. 2018-16 A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding C.U. Case # 2018-07 Williams Field Services Compressor Station for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone District to permit a natural gas utility processing and compressor station on approximately 20.32 acres located approximately 3 miles east of Highway 789. Commissioner Chapman seconded and the motion carried unanimously.

### **Resolution No. 2018 - 16**

A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission.

C.U. Case File #2018-07– “Wamsutter/High Point Compressor Station”

**WHEREAS**, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission advertised to hold a public hearing on Monday, April 2, 2018, which said hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

**WHEREAS**, at the Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and **WHEREAS**, at the conclusion of the Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners pursuant to the Carbon County Zoning Resolution of 2015, as amended for Carbon County, Wyoming; and

**WHEREAS**, the Carbon County Board of County Commissioners, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation; advertised by public notice at least 14 days prior to a public hearing to take public input and comments which said hearing occurred on Tuesday, May 1, 2018; and

**WHEREAS**, at said public hearing on May 1, 2018, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed application; and

**WHEREAS**, the Carbon County Board of County Commissioners in considering said application have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2015, as amended, specifically, Section 5.4, Conditional Use Permits; and

**WHEREAS**, the Carbon County Board of County Commissioners have determined that the proposed permit is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the Carbon County Zoning Resolution of 2015, as amended, and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

**WHEREAS**, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the following Conditional Use Permit Application:

**C.U. Case File #2018-07:** Request for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone District. The request is to permit a natural gas processing and compressor station on approximately 20.32 acres.

**Project Name:** Wamsutter/High Point Compressor Station

**Petitioners:** Williams (Applicant) and Southland Royalty Company, LLC (Land Owner)

**Location:** Approximately 3 miles east of WY HWY 789

**Legal Description:**

**SITE BOUNDARY DESCRIPTION:**

A parcel of land situated in the Southwest Quarter of the Northwest Quarter, Northwest Quarter of the Southwest Quarter of Section 1, Township 19 North, Range 92 West of the Sixth Principal Meridian, Carbon County, Wyoming, being more particularly described as follows: Commencing North 03°20'43" East, 262.87 feet, from the West Quarter Corner of said Section 1, to the Point of Beginning. Thence, North 42°18'07" East, a distance of 576.03 feet, said point being South 13°26'49" East, 1975.47 feet from the Northwest Corner of said Section 1; Thence, North 88°45'50" East, a distance of 530.75 feet; Thence, South 01°14'10" East, a distance of 1043.43 feet; Thence, South 88°45'50" West, a distance of 927.54 feet; Thence, North 01°14'10" West, a distance of 625.86 feet to the Point of Beginning; Containing 884,976 square feet or 20.32 acres of land more or less. Location described is not an "ASBUILT" location.

**TERMS AND CONDITIONS OF APPROVAL:**

1. The Applicant must submit a copy of the BLM ROW access permit prior to issuance of the building permit for construction of the compressor station.
2. The Applicant or owner must post a sign at the entrance that includes the facility name and the name and phone number of the responsible person in event of an emergency.
3. The Applicant or owner must notify the Carbon County Planning & Development Department in writing of any material changes to the project subsequent to the County issuance of the Conditional Use Permit.
4. If the scope of the operation changes or increases beyond those described in the Conditional Use Permit application, the applicant shall notify the Carbon County Planning & Development Department in writing describing the proposed changes.
  - a. Upon receipt of a notice of proposed change or increase in the scope of operations, the Planning Department shall place the notice of the proposed change to the scope of the operation on the next available Planning and Zoning Commission agenda. The Planning and Zoning Commission shall determine whether the use remains in general conformance with this Conditional Use Permit or if a new Conditional Use Permit Application must be submitted.
5. Upon approval by the Board, the following provisions from the Zoning Resolution will be incorporated into the final Resolution:
  - a. In accordance with Section 5.4-H, Expiration of Conditional Use Permits:
    - Any use for which a conditional use permit is granted must be commenced within two (2) years from the date of approval. If the Project is not commenced within two (2) years from the date of approval then the conditional use permit shall expire and become null and void and be of no further effect, except as extended in compliance with Section 5.4-I, Extension of Conditional Use Permits.
  - b. In accordance with Section 5.4-J, Transfer of Conditional Use Permits:

- No conditional use permit shall be transferred without the prior approval of the Board of County Commissioners.
- c. In the event the actions occurring pursuant to this permit are found to be in material violation of the terms and conditions of this permit, or are found to have been obtained by fraud, this permit shall be subject to all remedies allowed by law. Violation of any of the above restrictions can be grounds for terminating this Conditional Use Permit.

**Amendments to Conditional Use Permits:** A Conditional Use Permit may be amended pursuant to the procedures and standards as required for a new CUP application.

**NOW THEREFORE BE IT RESOLVED BY THE  
BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:**

That the Carbon County Board of County Commissioners hereby approves this Conditional Use Permit (CUP) as certified to them in writing by the Carbon County Planning and Zoning Commission as represented in the Conditional Use Permit (C.U. Case #2018-07 – “Wamsutter/High Point Compressor Station”).

**PRESENTED, READ, AND ADOPTED** at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, this 1st day of May, 2018.

**BOARD OF COUNTY COMMISSIONERS OF  
CARBON COUNTY, WYOMING**

-s- Willing John Johnson, Chairman  
On behalf of the Carbon County  
Board of County Commissioners

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

**Public Hearing – C.U. Case File #2018-06 – Verizon Wireless and Craig Jones**

Chairman Johnson opened a public hearing at 11:27 a.m. to hear Planning & Zoning C.U. Case # 2018-06 Verizon Wireless and Craig Jones. Sid Fox, County Planning Director presented a request for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone District for a telecommunications tower up to 199 feet tall and related facilities located approximately 0.4 miles east from the intersection of East Main Street in Elk Mountain and Carbon County Road 3. There being no comments, Chairman Johnson closed the hearing at 11:29 a.m.

Commissioner Espy moved to approve Resolution No. 2018-17 A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission regarding C.U. Case # 2018-06 Verizon Wireless and Craig Jones for a Conditional Use Permit in the Ranching, Agriculture and Mining (RAM) Zone District for a telecommunications tower up to 199 feet tall and related facilities located approximately 0.4 miles east from the intersection of East Main Street in Elk Mountain and Carbon County Road 3. Commissioner Chapman seconded and the motion carried unanimously.

## Resolution No. 2018 - 17

A Resolution of the Board of County Commissioners of Carbon County, Wyoming adopting the recommendation of the Carbon County Planning and Zoning Commission.

### C.U. Case File #2018-06– “WY3 Elk-C&HJ Communications Site”

**WHEREAS**, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(b), the Carbon County Planning and Zoning Commission advertised to hold a public hearing on Monday, April 2, 2018, which said hearing was advertised by public notice at least thirty (30) days prior to said hearing; and

**WHEREAS**, at the Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission provided the public the opportunity to comment and the Carbon County Planning and Zoning Commission considered any public comments which were made at said public hearing; and

**WHEREAS**, at the conclusion of the Monday, April 2, 2018, public hearing, the Carbon County Planning and Zoning Commission voted to certify in writing its recommendation to the Carbon County Board of County Commissioners pursuant to the Carbon County Zoning Resolution of 2015, as amended for Carbon County, Wyoming; and

**WHEREAS**, the Carbon County Board of County Commissioners, pursuant to the Carbon County Zoning Resolution of 2015, as amended, and Wyo. Stat. Ann. §18-5-202(c) and after receipt of said certified recommendation; advertised by public notice at least 14 days prior to a public hearing to take public input and comments which said hearing occurred on Tuesday, May 1, 2018; and

**WHEREAS**, at said public hearing on May 1, 2018, the Carbon County Board of County Commissioners provided the opportunity for the public to comment and for the Carbon County Board of County Commissioners to consider any comments which were made on the proposed application; and

**WHEREAS**, the Carbon County Board of County Commissioners in considering said application have also reviewed and considered the Carbon County Comprehensive Land Use Plan, as amended; and the Carbon County Zoning Resolution of 2015, as amended, specifically, Section 5.4, Conditional Use Permits; and

**WHEREAS**, the Carbon County Board of County Commissioners have determined that the proposed permit is in general conformance with the Carbon County Comprehensive Land Use Plan, as amended, and the Carbon County Zoning Resolution of 2015, as amended, and otherwise promotes the health, safety and general welfare of the residents of Carbon County; and

**WHEREAS**, at a regularly scheduled meeting of the Carbon County Board of County Commissioners, by majority vote, the Carbon County Board of County Commissioners moved to approve the following Conditional Use Permit Application:

**C.U. Case #2018-06:** A Conditional Use Permit request for a telecommunications tower up to 199 feet tall and related facilities in the Ranching, Agriculture and Mining (RAM) Zone District.

**Project/Site Name:** WY3 Elk-C&HJ Communications Site

**Petitioners:** Verizon Wireless (Applicant) and Craig Jones (Land Owner)

**Parcel Identification Number:** 20802040002200

**General Site Location:** Approximately 0.4 miles east from the intersection of East Main Street and Carbon County Road #3 (Elk Mountain-Medicine Bow Road)

**Legal Description:** A parcel of land within that parcel of land described in Instrument No. 08905807 of the Public Records of the County of Carbon, Elk Mountain, Wyoming (Parent Tract),

located in the Southeast Quarter of Section 20, Township 20 North, Range 80 West of the Sixth Principal Meridian, County of Carbon, State of Wyoming, more particularly described as follows: For the purpose of this description the bearings are referenced to the north line of the Parent Tract located in the Southeast Quarter of Section 20, Township 20 North, Range 80 West of the 6th Principal Meridian, assumed to bear South 89°52'07" East, 525.07 feet (South 89°53'00" East, 524.78 feet per Instrument No. 080905807). Monumented by a 1 1/2" aluminum cap marked JFC WYO PLS 574 at the northwest corner of said Parent Tract and by a 6"x9"x12" high stone marked 1/4 on the west face at the northeast corner of said Parent Tract and the East Quarter Corner of said Section 20. Beginning at a point whence the East Quarter Corner of Section 20, Township 20 North, Range 80 West of the Sixth Principal Meridian bears North 12°20'39" East, a distance of 1686.32 feet; THENCE South 00°00'00" West, a distance of 60.00 feet; THENCE South 90°00'00" West, a distance of 60.00 feet; THENCE North 00°00'00" East, a distance of 60.00 feet; THENCE North 90°00'00" East, a distance of 60.00 feet to the Point of Beginning. Containing 3600 Square Feet, or 0.083 Acres, more or less.

**TERMS AND CONDITIONS OF APPROVAL:**

2. An area with a radius equal to at least 110% of the tower height must be maintained by the land owner and the permit holder as a Clear Zone. Habitable structures unrelated to the operation of the tower shall not be located within the clear zone.
3. The Applicant or owner must post a sign at the entrance that includes the facility name and the name and phone number of the responsible person in event of an emergency.
4. Any modifications to the structure that increase its surface footprint or add to the tower height will require a new Conditional Use Permit.
5. The Applicant or owner must notify the Carbon County Planning & Development Department in writing of any material changes to the project subsequent to the County issuance of the Conditional Use Permit.
6. Upon approval by the Board, the following provisions from the Zoning Resolution will be incorporated into the final Resolution:
  - a. In accordance with Section 5.4-H, Expiration of Conditional Use Permits:
    - Any use for which a conditional use permit is granted must be commenced within two (2) years from the date of approval. If the Project is not commenced within two (2) years from the date of approval then the conditional use permit shall expire and become null and void and be of no further effect, except as extended in compliance with Section 5.4-I, Extension of Conditional Use Permits.
  - b. In accordance with Section 5.4-J, Transfer of Conditional Use Permits:
    - No conditional use permit shall be transferred without the prior approval of the Board of County Commissioners.
  - c. In the event the actions occurring pursuant to this permit are found to be in material violation of the terms and conditions of this permit, or are found to have been obtained by fraud, this permit shall be subject to all remedies allowed by law. Violation of any of the above restrictions can be grounds for terminating this Conditional Use Permit.

**Amendments to Conditional Use Permits:** A Conditional Use Permit may be amended pursuant to the procedures and standards as required for a new CUP application.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CARBON COUNTY, WYOMING:**



That the Carbon County Board of County Commissioners hereby approves this Conditional Use Permit (CUP) as certified to them in writing by the Carbon County Planning and Zoning Commission as represented in the Conditional Use Permit (C.U. Case #2018-06 – “WY3 Elk-C&HJ Communications Site”).

**PRESENTED, READ, AND ADOPTED** at a regularly scheduled meeting of the Board of County Commissioners of Carbon County, Wyoming, this 1st day of May, 2018.

**BOARD OF COUNTY COMMISSIONERS OF  
CARBON COUNTY, WYOMING**

-s- Willing John Johnson, Chairman  
On behalf of the Carbon County  
Board of County Commissioners

Attest:

-s- Gwynn G. Bartlett, Carbon County Clerk

**Public Hearing – Replat SUB Case File #2018-01 – Ryan Park**

Chairman Johnson opened a public hearing at 11:31 a.m. to hear Planning & Zoning Replat SUB Case File #2018-01 Ryan Park. Sid Fox, County Planning Director presented a request for Replats Lot 1A and Commons, Bock 1 amended, and Ryan Park Track A Replat – Lots 24, 25, and 26, located in a portion of Section 28, T16N, R81W. The purpose of the replats is to enlarge existing lots and vacate and re-establish the necessary access, utility and drainage easements to more accurately reflect the location of such improvements as currently exist on the ground. Chairman Johnson called for comments for or against the matter. There being no comments, Chairman Johnson closed the hearing at 11:34 a.m.

Commissioner Espy moved to authorize the Chairman’s signature on the Replat SUB Case File #2018-01 Ryan Park a request for Replats Lot 1A and Commons, Bock 1 amended, and Ryan Park Track A Replat – Lots 24, 25, and 26, located in a portion of Section 28, T16N, R81W. The purpose of the replats is to enlarge existing lots and vacate and re-establish the necessary access, utility and drainage easements to more accurately reflect the location of such improvements as currently exist on the ground. Commissioner Davis seconded and the motion carried unanimously.

**Attorney**

Ashley Mayfield Davis, Deputy County Attorney presented the Equipment Donation Agreement between Jim Piche and Carbon County. This agreement will allow the Mr. Piche to donate the use of his personal equipment for county usage. She noted that she will present this at the next meeting for final approval. She noted she made it clear that she was representing the county, not Mr. Piche in this agreement and she suggested to him that he obtain his own legal counsel.

**Treasurer**

County Treasurer Patty Bentsen reported she is moving forward with implementation of paying taxes and renewal of license plates online.

## **Clerk**

Gwynn Bartlett, County Clerk reported that she has scheduled time during the May 16 Council of Government meeting to discuss potential impacts of the Gateway West and Ekola Flats Wind Projects. Attorney Davis stated the rules allow the Industrial Siting Council to adjust impact funding, for example if a project doesn't occur. The BOCC scheduled a meeting with department heads for May 8 at 8:00 a.m.

Clerk Bartlett presented a Grant Agreement Between Office of State Lands and Investments – Forestry Division and Carbon County in the amount of \$5,000.00 for state fire assistance.

Commissioner Jones moved to authorize the chairman's signature on the Grant Agreement Between Office of State Lands and Investments – Forestry Division and Carbon County in the amount of \$5,000.00 for state fire assistance. Commissioner Chapman seconded and the motion passed unanimously.

## **Commissioners**

Commissioners Jones discussed the bids for the Dixon Airport seal coat and pavement marking project. Bids were for numerous airports and opened previously by GDA Engineers. Straight Stripe is the apparent low bidder and the BOCC is being asked to confirm this.

Commissioner Espy moved to concur with the WY Department of Transportation Aeronautics Division to accept the 2018 Statewide Seal Cost and Pavement Marking project bid for the Dixon Airport from Straight Stripe in the amount of \$122,763.44. Commissioner Jones seconded and the motion passed unanimously.

Commissioner Jones explained that the Dixon Airport receives a \$150,000 entitlement annually. Because there were no 2016 or 2017 projects the US Department of Transportation Aviation Division requests that the county transfer these two entitlements to the Miley Memorial Field Airport.

Commissioner Jones moved to approve the Request for Federal Aviation Administration Approval of Agreement for Transfer of Entitlements from the Dixon Airport to Miley Memorial Field Airport. Commissioner Espy seconded and the motion passed unanimously.

## **COMMISSIONERS DISCUSSION**

Commissioner Espy reported WY Public Lands Initiative is honing in on recommendations for the BOCC.

## **EXECUTIVE SESSION**

Commissioner Espy moved to go into executive session at 12:03 p.m. with Clerk Bartlett, Sid Fox and Ashley Mayfield Davis to discuss personnel, potential litigation and other matters

considered confidential by law. Commissioner Davis seconded and the motion carried unanimously.

Sid Fox left the session at 12:25 p.m.

Commissioner Espy moved to come out of executive session at 12:33 p.m. noting no action was taken and that the minutes be signed and sealed. Commissioner Jones seconded and the motion carried unanimously.

### **ADJOURNMENT**

Commissioner Espy moved to adjourn the meeting at 12:34 p.m. Commissioner Chapman seconded and the motion carried unanimously.

A regular meeting of this Board will be held June 5, 2018 at 9:00 a.m. and a Special Budget Meeting June 6, 2018 at 8:00 a.m. at the Carbon County Courthouse, 415 West Pine Street, Rawlins, WY. The public is invited to attend or you can listen online at the website listed below. To get on the agenda, call the Clerk's Office by the Thursday before the meeting. Per Wyo. Stat. §18-3-516(f), access to county information can be obtained at [www.carbonwy.com](http://www.carbonwy.com) or by calling the Clerk's Office at (307) 328-2668 or 1-800-250-9812.