

CROOK COUNTY LAND USE PLANNING & ZONING COMMISSION

Jeanne Whalen
Chairman

Nels J. Smith
Vice-Chairman

Minutes
7 JUNE 2010

Members present

Jeanne Whalen, Chairman
Nels J. Smith, Vice-Chairman
Ross C. Hawkins
Jon H. Lienemann
Robert W. Olver

Visitors

Commissioner Chairman, John A. Moline, Jr.
Joe Baron, County and Prosecuting Attorney
James A. Miller, Industrial Siting Council
Dennis R. McGirr

Staff

Tim Lyons,
Administrator
Fred M. Duncan

Chairman Whalen called the Crook County Land Use Planning & Zoning Commission to order at 7:00 p.m., welcomed Commissioner Chairman John Moline, Jr., James A. Miller and new appointee Dennis R. McGirr to the June meeting and called for a motion on the agenda

Adopt the Agenda

Mr. Lienemann moved that the proposed agenda before the members be adopted as the agenda for the 7 June 2010 Crook County Land Use Planning & Zoning Commission regularly scheduled monthly meeting; Mr. Hawkins seconded the motion and the motion carried.

Amend the Agenda

Chairman Whalen requested the agenda be amended to include the MET tower newspaper clipping she had provided the Growth & Development office.

Mr. Lyons asked the agenda be amended to allow him to make an administrative announcement regarding mileage reimbursements.

Mr. Hawkins moved the agenda be so amended and adopted as the agenda for the 7 June 2010 Crook County Land Use Planning & Zoning Commission meeting. Mr. Lienemann seconded the motion and the motion carried.

Approval of the Minutes

Mr. Hawkins moved that the minutes of 10 May 2010 be approved as presented; Mr. Lienemann seconded the motion and the motion carried.

New Business

Chairman Whalen turned the floor over to Mr. Miller, member of Wyoming's Industrial Siting Council, for his presentation on wind energy facilities. Mr. Miller provided the Crook County Land Use Planning & Zoning Commission members his thoughts and feelings based on his experiences as a member of the Industrial Siting Council.

As background information Mr. Miller pointed out:

- the life of a "wind tower" is 30 years with good maintenance and rehabilitation; towers and blades are made of composite materials; and that state of the art technology will make

today's installation obsolete far sooner than the 30 year life expectancy; there is little of salvageable value in a wind energy facility at the end of 30 years;

- accelerated depreciation results in **NO** long term tax benefits to a county;
- wind energy facilities are a secondary source of electricity and as such they do not generate a 24 hour cash flow;
- wind energy facilities are connected to a power grid, which may result in large capacity power lines extending from the wind energy facility substation to a power grid; and
- Landowners, depending on the agreement they enter into, can experience attractive benefits from wind energy facilities.

Mr. Miller stated cautions that should be observed when dealing with wind energy facilities including:

- the entity entering into an agreement with a wind energy facility organization should have protection in case its project is abandoned during construction or after construction but before the life expectancy of the wind energy facility expires;
- an entity entering into an agreement with a wind energy facility organization should have some type of "performance" bond from day one;
- **PROTECT THE BLACK HILLS;**
- do not reinvent the wheel, counties in Wyoming have developed regulations which do protect counties; and
- governmental entities must have regulations in place **before** someone decides to put a wind energy facility in a governmental entities jurisdiction; if regulations are not adopted and enforced a governmental entity cannot protect the health, safety and welfare of its constituents.

Mr. Miller invited the Crook County Land Use Planning & Zoning Commission members to the Industrial Siting Council meeting 13 July in Wright (Wright Hotel, 350 Reata Road, 8:30 a.m.) for the TPW Reno Junction, LLC hearing (100 turbines to generate 150 megawatts of electricity).

Other Business

Chairman Whalen asked Mr. Baron if the Crook County Board of County Commissioners had stated what their plans are for the Black Hills National Forest Travel Management Plan; Mr. Baron stated he had not received any communications from the Board in this regard. The Crook County Land Use Planning & Zoning Commission did not take any further action regarding the Travel Management Plan.

Mr. Lyons informed the members of the Crook County Land Use Planning & Zoning Commission the county would not pay mileage in 2010 for travel to the monthly meetings. All 2009/2010 mileage reimbursements vouchers must be submitted to the Growth & Development office no later than 24 June 2010.

Board of County Commissioners Meeting Report

Chairman Whalen summarized Steve Kozel's announcement that firewood in the tornado area is free for the next three months and the exploration for rare earths minerals the Bear Lodge Mountains will be undertaken by Rare Element Resources Ltd.

Chairman Whalen adjourned the meeting at 9:17 p.m. by acclamation.

Mr. Smith requested the Crook County Land Use Planning & Zoning Commission meet in Executive session to discuss employment matters, members Whalen, Smith and Olver attended the executive session.

Chairman Whalen resumed the Comprehensive Planning session at 9:40 p.m.

Chairman Whalen explaining the workings and projects the Crook County Land Use Planning & Zoning Commission was involved in to Mr. McGirr and Olver.

Chairman Whalen adjourned the meeting at 9:50 p.m.

Next Meeting: **12 JULY 2010, 7:00 p.m., Jury Room (reserved)**, Crook County Courthouse, Sundance, Wyoming.

Your website address is: www.crookcounty.wy.gov

Respectfully submitted,

Timothy R. Lyons
Growth & Development Administrator

8 June 2010