

CARBON COUNTY

Department of Planning and Zoning

215 West Buffalo, Suite 317

Rawlins, WY 82301

Tel (307) 328-2651 FAX (307) 328-2735

www.carbonwy.com

Current Application Fee **Plus** public notice costs.

Fee Paid \$ _____ Date _____

Case File No. **C.U. CASE #** _____

APPLICATION FOR CONDITIONAL USE PERMIT

(Please Print or Type)

Applicant: Two Rivers Wind LLC Date: January 9, 2023

Mailing Address: c/o 850 New Burton Road, Suite 201, Dover, Delaware 19904 Phone: 403 609 5103

Email Address for all notifications: glenn@bluearth.ca

Owners (if **not** Applicant): see list of property owners in Appendix B Date: _____

Mailing Address: _____ Phone: _____

Representative (authorization required): Glenn Isaac Date: January 9, 2023

Mailing Address: Suite 400, 214 - 11 Avenue S.W. Calgary, Alberta, Canada, T2R 0K1 Phone: 587 324 4238

Email Address: glenn@bluearth.ca

LEGAL DESCRIPTION OF THE PROPERTY(S) (Attach additional sheets if necessary): Meets and Bounds legal descriptions must be submitted in "WORD" format. The Planning Director may require that legal descriptions be prepared by a surveyor licensed in the State of Wyoming.

GEO/Parcel Identification Number(s) (PIN) #: see Appendix D for a legal description of the project

Quarter Sections See attached Section See attached Township See attached Range See attached

Subdivision Name See attached Block See attached Lots See attached

Site Address or Location: See attached

Current Zone District: RAM

Project Acreage Size (No. of Acres): 264 acres

Project Description and/or Proposed Use: A 230 kilovolt (kV) transmission line that will connect the Two Rivers Wind Project to the PacifiCorp regional grid at the Freezeout Substation.

Pre-Application Meeting.

Prior to submittal of any application for Conditional Use Permit, all applicants will schedule a pre-application meeting with the Planning Director or his/her designee. The purpose of the pre-application meeting is to: 1) help facilitate a complete application; 2) result in timely processing, as well as affording an opportunity to determine if a conditional use permit is appropriate; and to discuss any other issues relevant to an application.

Pre-Application Meeting: Yes Date: December 5th, 2022 No

MINIMUM CONTENTS OF APPLICATION:

Conditional Use Permit Application Procedure.

1. An application for a Conditional Use Permit must be submitted on this application form and must be signed by the record owner and applicant, if different from the owner. No application will be scheduled until it is accepted as complete by the Planning Director or Commission.
2. The application packet must include:
 - a. A site plan and vicinity map.
 - b. Survey or engineering drawings prepared by a Wyoming licensed engineer or surveyor, if applicable.
 - c. Statement of purpose and need.
 - d. Project description and projected timeline.
 - e. As well as any other information determined to be necessary to make a comprehensive evaluation by the staff, Commission and Board.
 - f. Proof of Ownership:
 1. Typically a warranty deed or title policy.
 2. If not the property owner, submit a letter of authorization from the property owner.
3. Provide a completed affidavit (attached) that must accompany the mailing labels, attesting that the submittal includes an accurate listing of the adjacent/abutting property owners as reflected in the records of the Carbon County Assessor's Office.
4. Provide copies of the Current Notice of Valuation(s) for the subject property. Notice of Valuation(s) can be obtained from either the County Assessor's Office or from the County's website.
5. Current Tax Certificate(s) – must be signed by the Carbon County Treasurer or authorized deputy.
6. Proof of legal access/easements to subject property. The access/easements must be recorded and contain meets and bounds descriptions.
7. Application fee based on a fee schedule approved by the Board. In addition, the cost of all notices and recording fees shall be paid by the applicant.
8. Applicant's response to the following review criteria. Attach additional sheets if necessary.
 - a. The Conditional Use shall be generally consistent with the Goals, Strategies, and Actions of the Comprehensive Land Use Plan, including the Future Land Use Map. If no comments are provided, the staff will provide a summary at the Planning & Zoning Commission's meeting.
Comments: See Chapter 3 of Application Package

 - b. The proposed use should serve a public need.
Comments: See Chapter 3 of Application Package

 - c. The proposed use should be appropriate for the proposed location and will not be detrimental to the surrounding area or to established uses.
Comments: See Chapter 3 of Application Package

- d. The proposed conditional use should be adequately served by facilities and services including legal and physical access and circulation, water and wastewater facilities, solid waste, law enforcement, fire protection and emergency medical services.

Comments: See Chapter 3 of Application Package

- e. That any resulting commercial and truck traffic shall not use a residential street nor create a hazard to a developed residential area.

Comments: See Chapter 3 of Application Package

- f. That the record owner has taken adequate steps to minimize and control potential environmental problems that might result from the proposed use.

Comments: See Chapter 3 of Application Package


- 9. Multiple copies of the application and supporting documents may be required for distribution to the Planning & Zoning Commission and the Board of County Commissioners.

- 10. Posted Notice. A Sign must be posted on the property by the applicant at least 14 days before the Planning & Zoning Commission's hearing date. The sign will be provided by the Planning and Development Department and must include summary of the request, the date, time and place of the hearing and a telephone number to contact for more information.

PUBLIC LANDS ADMINISTRATION:
Land Owner's signature not required when lease or other public land use authorization is provided.

Public Land Use Lease or other Authorization #: _____

Landowner Agreements Provided in Appendix D

_____	_____	_____
PRINTED SIGNATURE-landowner	SIGNATURE-landowner	DATE
Glenn Isaac		January 9, 2023
_____	_____	_____
PRINTED SIGNATURE-applicant	SIGNATURE-applicant	DATE

The applicant is solely responsible for the contents of this application and verifies that this is accurate.

ATTACHMENTS:
Affidavit and APO Listing, Tax Certificate, and Current Fee Schedule.

AFFIDAVIT
Attesting to the Accuracy of Information Provided to
Carbon County, Wyoming

In Carbon County, Wyoming,

Glenn Isaac,

(Applicant or Authorize Representative – Please Print)

has made application to Carbon County that requires notice to abutting\adjacent property owners, and being duly sworn, deposes and says that the mailing labels of abutting\adjacent property owners (land having a common property line or separated only by an alley, easement or private road) submitted with their application, is a true and accurate listing of those property owners, as reflected in the records of the Carbon County Assessor’s office on January 9th, 202023.

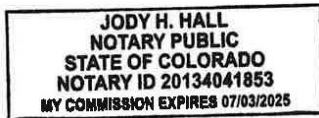
The Applicant does hereby accept responsibility for any inaccuracies in the production of these mailing labels of abutting\adjacent property owners that result from applicant’s errors, rather than errors in the Assessor’s records, and holds harmless Carbon County for any delays in processing of the applicant’s petition that result from these inaccuracies.

(Applicant or Authorize Representative Signature)

I, Jody H. Hall, a Notary Public of the County of Larimer (COUNTY),
State of Colorado (STATE) aforesaid, hereby certify that
Glenn Isaac personally known to me to be the affiant in the foregoing affidavit,
personally appeared before me this day and having been by me duly sworn deposes and says that the
facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 7th day of March, 2023.

(SEAL)



Notary Public

My Commission expires:

July / 03 / 2025.

Adjacent Property Owners

Example:

PIN No: 12890100000600
Name: Bureau of Land Management – Attn: Realty Division
Mailing Address: PO Box 2407
City: Rawlins **State:** WY **Zip:** 82301

PIN No: 23800210000400
Name: PALM BURTON G SUCCESSOR TRUSTEE
Mailing Address: PO BOX 96
City: Medicine Bow **State:** WY **Zip:** 82328-0096

PIN No: 23800210060000
Name: Bureau of Land Management
Mailing Address: Box 1828
City: Cheyenne **State:** WY **Zip:** 82003-1828

PIN No: 23780410060000
Name: Windy Bow Ranch LLC
Mailing Address: 1 Fisher Ranch Road
City: Medicine Bow **State:** WY **Zip:** 82329

PIN No: 23780310000500
Name: Boulters Two Rivers Ranch
Mailing Address: 22019 County Road 54
City: Greeley **State:** Colorado **Zip:** 80631-9764

PIN No: 23790710001100
Name: BIG SKY MONTANA HOLDINGS LLC
Mailing Address: PO Box 599
City: Aledo **State:** Texas **Zip:** 76008-0599

PIN No: 23800110000300
Name: ELLIS WILLIAM R AND MARY LOU
Mailing Address: PO Box 330
City: Medicine Bow **State:** WY **Zip:** 82329

PIN No: 23801310000700
Name: BIG SKY MONTANA HOLDINGS LLC
Mailing Address: PO Box 599
City: Aledo **State:** Texas **Zip:** 76008-0599

Adjacent Property Owners

Example:

PIN No: 1289010000600
Name: Bureau of Land Management – Attn: Realty Division
Mailing Address: PO Box 2407
City: Rawlins **State:** WY **Zip:** 82301

PIN No: 23790420000400
Name: STATZER LONNIE DUWAYNE
Mailing Address: 221 C ST
City: WATERFORD **State:** CA **Zip:** 95386-8767

PIN No: 23790510000800
Name: ELLIS WILLIAM R AND MARY LOU
Mailing Address: BOX 330
City: Medicine Bow **State:** WY **Zip:** 82329

PIN No: 23801610050000
Name: STATE OF WYOMING
Mailing Address: 122 W 25th
City: CHEYENNE **State:** WY **Zip:** 82002

PIN No: 23790110001200
Name: WINDY BOW RANCH LLC
Mailing Address: 1 FISHER RANCH ROAD
City: Medicine Bow **State:** Wy **Zip:** 82329

PIN No: 23790710001100
Name: BIG SKY MONTANA HOLDINGS LLC
Mailing Address: PO BOX 599
City: Aledo **State:** Texas **Zip:** 76008-0599

PIN No: 23790610050000
Name: STATE OF WYOMING
Mailing Address: 122 W 25th
City: Cheyenne **State:** Wy **Zip:** 82002

PIN No: _____
Name: _____
Mailing Address: _____
City: _____ **State:** _____ **Zip:** _____

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: PALM BURTON G TRUSTEE

PROPERTY DESCRIPTION: ALL SECS 3,5,7,9,11,14,15, 17,19,21,23,27,29,31,33 & 35 S1/2: NW1/4: N1/2NE1/4: SW1/4NE1/4: SEC 2 E1/2: SEC 4 E1/2: SEC 26 T 23 R 80 TOTAL 11503.02 A MORL. (11503.02 A MORL OUT FOR WIND FARM STATE ASSESSED) NET 0 A. (BK 716/218-221, 879/977, 882/209, 1169/127, 1248/3, 1339/23) TAX CODE 0203

GEO CODE: 06-2380-02-1-00-00400

ASSESSOR'S ACCOUNT NO: R0012352

PROPERTY TAX ID / PARCEL # R0012352

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 UNBILLED

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: BUREAU OF LAND MANAGEMENT

PROPERTY DESCRIPTION: UNAVAILABLE

GEO CODE: UNAVAILABLE

ASSESSOR'S ACCOUNT NO: R0015741

PROPERTY TAX ID / PARCEL # R0015741

TAXES DUE AS FOLLOWS FOR THE YEAR: TAX EXEMPT

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: BOULTERS TWO RIVERS RANCH LLC

PROPERTY DESCRIPTION: ALL SECS 3,5,6,7,9,15,19,21,27,29,31,33 & 34 ALL SEC 17 (LESS 35 A. SOLD BK 1092/109) E1/2: SEC 20 SW1/4: E1/2NW1/4: W1/2NE1/4: SEC 22 E1/2: SEC 32 (LESS 62.5 A. SOLD IN SECS 33 & 34) T 23 R 78 NET 9853 A. MORL. (BK 1267/217, 1270/134, 1294/92, 1317/37-38) TAX CODE 0202

GEO CODE: 06-2378-03-1-00-00500

ASSESSOR'S ACCOUNT NO: R0012283

PROPERTY TAX ID / PARCEL # 20020045

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 PAID IN FULL

1ST HALF \$1,392.75 2ND HALF \$1,392.75 TOTAL: 2,785.50

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: WINDY BOW RANCH LLC

PROPERTY DESCRIPTION: ALL SECS 1,3,9,11,13,15,21, 23,25,27 & 35 SW1/4SW1/4: SEC 10 N1/2S1/2:
SW1/4SW1/4: SEC 14 T 23 R 79 NET 7278.53 A. (BK 1167/248, 1213/116) TAX CODE 0202

GEO CODE: 06-2379-01-1-00-01200

ASSESSOR'S ACCOUNT NO: R0012341

PROPERTY TAX ID / PARCEL # 20020203

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 UNBILLED

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: BIG SKY MONTANA HOLDINGS LLC

PROPERTY DESCRIPTION: ALL SECS 7,17,19,29,31 & 33 T 23 R 79 NET 3779.14 A. (BK 1254/72) TAX CODE 0202
GEO CODE: 06-2379-01-1-00-01200

ASSESSOR'S ACCOUNT NO: R0012345

PROPERTY TAX ID / PARCEL # 20020212

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 UNBILLED

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

TAX CERTIFICATE

STATE OF WYOMING)
) SS.
COUNTY OF CARBON)

I, LINDSEY WEST, TREASURER OF CARBON COUNTY, WITHIN AND FOR THE COUNTY OF CARBON, STATE OF WYOMING, DO HEREBY CERTIFY, I HAVE EXAMINED THE RECORDS OF THIS OFFICE AND FROM SUCH EXAMINATION DO FIND THE TAXES UPON:

OWNER NAME: BUREAU OF LAND MANAGEMENT

PROPERTY DESCRIPTION: UNAVAILABLE

GEO CODE: UNAVAILABLE

ASSESSOR'S ACCOUNT NO: R0015740

PROPERTY TAX ID / PARCEL # R0015740

TAXES DUE AS FOLLOWS FOR THE YEAR: TAX EXEMPT

DATED AT RAWLINS, WYOMING, ON THIS 9TH DAY OF JANUARY 2023

Stacey Ward

STACEY WARD, AUTHORIZED DEPUTY

**CARBON COUNTY
PLANNING AND DEVELOPMENT**

www.carbonwy.com

TEL (307) 328-2651

FAX (307) 328-2735

FEE SCHEDULE

Please make checks payable to Carbon County Planning. Application Fee and Subdivision Permit Fees must be paid at the time the application is submitted and is not refundable. The newspaper(s) will bill the applicant directly for Public Notice charges.

APPLICATION TYPES:	FEES: Plus the cost of public notice.
Conditional Use Permit (Minor)	\$300.00
Conditional Use Permit (Major)	See Page 2
Conditional Use Permit Transfers	\$200.00
Zone Change	\$200.00
Planned Unit Development ZC	\$350.00
Planned Unit Development SUB	Application fees in accordance with the Subdivision Application/Filing Fees below.
Subdivision Application/Filing Fees:	Due upon submittal of the Application.
Minor Subdivision (Final Plat)	\$200.00
Subdivision Permit Fee	\$100 + \$10 per lot
Major Subdivision:	
• Sketch Plan	\$100.00
• Preliminary Plat	\$200.00
Subdivision Permit Fee	\$100 per lot, up to \$1,000.00
• Final Plat	\$200.00
Variance	\$200.00
Sign, Floodplain and Solar Access	\$60.00

BUILDING PERMIT APPLICATION, INCLUDES ZONING CERTIFICATES:			
*VALUE OF IMPROVEMENTS OR REPLACEMENT COST NEW:			APPLICATION FEE:
\$0.00	TO	\$5,000.00	\$25.00
\$5,001.00	TO	\$20,000.00	\$75.00
\$20,001.00	TO	\$100,000.00	\$125.00
\$100,001.00	TO	\$200,000.00	\$150.00
\$200,001.00	TO	\$300,000.00	\$250.00
\$300,001.00	TO	\$400,000.00	\$350.00
\$400,001.00	TO	\$500,000.00	\$450.00
\$500,001.00	TO	\$600,000.00	\$550.00
\$600,001.00	TO	\$700,000.00	\$650.00
\$700,001.00	TO	\$800,000.00	\$750.00
\$800,001.00	TO	\$900,000.00	\$850.00
\$900,001.00	TO	\$1,000,000.00	\$950.00
\$1,000,001.00	and	over	Multiplier of 0.001 to value of improvements or replacement cost new
Non-Commercial Wind Energy Generators, in accordance with above.			
*The cost including material and labor that will be incurred in constructing the improvement. Includes hired or contract labor but does not include owner/builder labor.			

OTHER BUILDING PERMIT APPLICATION FEES:

- Commercial Wind Energy Facilities - Each Wind Turbine - \$250.00
- Re-tooling\Reconstruction of Existing Facilities - Each Wind Turbine - \$250.00
- Transmission Line Towers or Poles - Each Tower or Pole - \$175.00
- Telecommunication and MET Towers - Each Tower or Pole - \$350.00

Major Conditional Use Permit Applications:

Commercial Wind and Solar Energy Facilities
Transmission Lines over 115,000KV

Number of Project Structures- Wind Turbines:	Application Fee: \$100.00** Plus	Number of Project Structures- Transmission Towers or Poles:	Application Fee: \$100.00** Plus
1-199	\$3,000.00	1-199	\$3,000.00
200-299	\$4,000.00	200-299	\$4,000.00
300-499	\$5,000.00	300-499	\$5,000.00
500-699	\$7,000.00	500-699	\$7,000.00
700-899	\$9,000.00	700-899	\$9,000.00
900 and over	\$10,000.00	900 and over	\$10,000.00
**Plus the actual cost of public notice charges.			
Commercial Scale Solar Energy Facilities: \$3,100.00 Plus the actual cost of public notice charges.			

PUBLICATIONS: available on-line: www.carbonwy.com Free
 Carbon County Zoning Resolution \$25.00**
 Carbon County Subdivision Regulations \$25.00**
 Carbon County Land Use Plan \$50.00**
 Carbon County Natural Resource Management Plan \$50.00**
 **=Plus applicable postage charges.

GIS Data and Maps:

Custom Maps: \$31.00 per hour (1 hour minimum)

Employee time for assistance with preparing a complete application may be charged as per Resolution for professional time – 1 hour minimum.

MINIMUM CONTENTS FOR A CONDITIONAL USE PERMIT APPLICATION

1. An application for a Conditional Use Permit must be submitted on this application form and must be signed by the record owner and applicant, if different from the owner. No application will be scheduled until it is accepted as complete by the Planning Director or Commission.

Applicant Response: Refer to page 3 above of the attached Application for Conditional Use Permit.

2. The application packet must include:

a. A site plan and vicinity map.

Applicant Response: See Section 2.3 and Appendix A

b. Survey or engineering drawings prepared by a Wyoming licensed engineer or surveyor, if applicable.

Applicant Response: The Project design is in the preliminary stage, and has not yet created a survey or engineering drawing for the Transmission Lines prior to submitting this Application. Prior to construction, Two Rivers will submit building permit applications which will include the survey or engineering drawings prepared by a Wyoming licensed engineer or surveyor prior to construction. Two Rivers is requesting a CUP Condition requiring the engineering drawings and/or survey prior to construction.

c. Statement of purpose and need.

Applicant Response: See Section 2.4 of this application

d. Project description and projected timeline.

Applicant Response: See Section 2.1 and 2.2 of this application

e. As well as any other information determined to be necessary to make a comprehensive evaluation by the staff, Commission and Board.

Applicant Response: Two Rivers Wind believes that all required information is contained in this application and the attached documents. However, should additional information be requested, Two Rivers Wind will comply with the request and submit the required documentation.

f. Proof of Ownership:

Applicant Response: In lieu of owning the right-of-way, Two Rivers Wind has secured the necessary land through easements with private landowners, and is in the process of securing a

right-of-way with the Bureau of Land Management. All private land easements and access agreements are included in Appendix D.

Two Rivers Wind has submitted an application for a Right-of-Way Grant from the Bureau of Land Management Rawlins Field office, which, at the time of this CUP Application, has completed the Public comment period for the Environmental Assessment. Two Rivers proposes a CUP Condition requiring the necessary federal and state land control for the project prior to construction.

3. Provide a completed affidavit (attached) that must accompany the mailing labels, attesting that the submittal includes an accurate listing of the adjacent/abutting property owners as reflected in the records of the Carbon County Assessor's Office.

Applicant Response: The affidavit, along with the mailed content and the list of adjacent landowners, is provided in Appendix C as well as within the Application Document.

4. Provide copies of the Current Notice of Valuation(s) for the subject property. Notice of Valuation(s) can be obtained from either the County Assessor's Office or from the County's website.

Applicant Response: As Two Rivers is not the owner of the property of the ROW, it is not required to obtain a Current Notice of Valuation for the subject property. However, the Notice of Valuation have been provided in Appendix E.

5. Current Tax Certificate(s) – must be signed by the Carbon County Treasurer or authorized deputy.

Applicant Response: See attached Application for Conditional Use Permit.

6. Proof of legal access/easements to subject property. The access/easements must be recorded and contain meets and bounds descriptions.

Applicant Response: Copies of the easement agreements, which include boundary descriptions and are recorded with Carbon County, have been included in Appendix D.

7. Application fee based on a fee schedule approved by the Board. In addition, the cost of all notices and recording fees shall be paid by the applicant.

Applicant Response: Two Rivers has provided the Carbon County Planning Department with an application fee of \$3,100.00 to account for the \$100 application fee and the \$3,000 application fee for proposed transmission lines with 100-199 transmission structure, as outlined in the Fee Schedule of the application.

8. Applicant's response to the following review criteria.

a. The Conditional Use shall be generally consistent with the Goals, Strategies, and Actions of the Comprehensive Land Use Plan, including the Future Land Use Map. If no comments are provided, the staff will provide a summary at the Planning & Zoning Commission's meeting.

- b. The proposed use should serve a public need.*
- c. The proposed use should be appropriate for the proposed location and will not be detrimental to the surrounding area or to established uses.*
- d. The proposed conditional use should be adequately served by facilities and services including legal and physical access and circulation, water and wastewater facilities, solid waste, law enforcement, fire protection and emergency medical services.*
- e. That any resulting commercial and truck traffic shall not use a residential street nor create a hazard to a developed residential are.*
- f. That the record owner has taken adequate steps to minimize and control potential environmental problems that might result from the proposed us.*

Applicant Response: See Chapter 3

9. Multiple copies of the application and supporting documents may be required for distribution to the Planning & Zoning Commission and the Board of County Commissioners.

Applicant Response: Two (2) hardcopies and one (1) electronic copy of the application have been provided for distribution as needed for the Planning and Zoning Commission and the Board of County Commissioners.

10. Posted Notice. A Sign must be posted on the property by the applicant at least 14 days before the Planning & Zoning Commission's hearing date. The sign will be provided by the Planning and Development Department and must include summary of the request, the date, time and place of the hearing and a telephone number to contact for more information.

Applicant Response: Two River will post signage at least 14 days prior to the Carbon County Planning & Zoning Commission hearing date, and will coordinate with the Carbon County Planning and Department to identify preferred locations for the signs. Applicant recommends placing signs on all county and state road crossings, at the beginning and end of the line, and any other County recommended locations.