

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.

Case File No. C.U.P.W. CASE #

**CONDITIONAL USE PERMIT APPLICATION
COMMERCIAL WIND ENERGY FACILITY
(Please Print or Type)**

Wind Energy Facility/Project Name: Two Rivers Wind Project

Applicant: Two Rivers Wind LLC

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

Email Address for all notifications: glenn@blueearth.ca

Representative (authorization required) Glenn Isaac

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

Land Owner: See Attached

(If other Than Applicant) See Attached Mailing Address: See Attached Phone: See Attached

GENERAL LOCATION AND/OR LEGAL DESCRIPTION OF PROPERTY:

(Attach additional sheet(s) if necessary)

GEO/Parcel Identification Number(s) (PIN) #: See Attached for legal Description

Quarter Sections See Attached Section See Attached Township See Attached Range See Attached

Approximate location: North of Highway 30 and the Town of Medicine Bow in Carbon County

Current Zone District(s): RAM

PRE-APPLICATION MEETINGS:

All meetings should be held prior to submittal of application.

Application must be signed by agency or department head or processing may be delayed.

Pre-Application Meeting (Planning Department) Date: December 5th, 2022 Signature: _____
(Entire Application)

Pre-Application Meeting (County Road and Bridge) Date: November 16th, 2022 Signature: _____
(Use of Public Roads)

Pre-Application Meeting (Weed and Pest) Date: November 16th, 2022 Signature: _____
(Noxious and invasive species control)

Pre-Application Meeting (County Sherriff) Date: November 16th, 2022 Signature: _____
(Emergency Management Plan)

Pre-Application Meeting (Emergency Management) Date: November 16th, 2022 Signature: _____
(Emergency Management Plan)

Pre-Application Meeting (County Fire Warden) Date: November 16th, 2022 Signature: _____
(Emergency Management Plan)

List other Emergency Service Agencies & Representatives and meeting dates: (If Project spans multiple jurisdictions, list all agencies in other jurisdictions and meeting dates)

Pre-Application Meeting _____ Date: _____ Signature: _____

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Case File No. C.U.P.W. CASE #

**CONDITIONAL USE PERMIT APPLICATION
COMMERCIAL WIND ENERGY FACILITY
(Please Print or Type)**

Wind Energy Facility/Project Name: Glenn Isaac

Applicant: Two Rivers Wind LLC

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

Email Address for all notifications: glenn@bluearth.ca

Representative (authorization required) Glenn Isaac

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

Land Owner: See Attached

(If other Than Applicant) Mailing Address: See Attached Phone: See Attached

GENERAL LOCATION AND/OR LEGAL DESCRIPTION OF PROPERTY:

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(Entire Application)

Date: December 5th, 2022 Signature: [Signature]

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(Use of Public Roads)

Date: November 16th, 2022 Signature: _____

Pre-Application Meeting (Weed and Pest)
(Noxious and invasive species control)

Date: November 16th, 2022 Signature: [Signature]

Pre-Application Meeting (County Sherriff)
(Emergency Management Plan)

Date: November 16th, 2022 Signature: [Signature]

Pre-Application Meeting (Emergency Management)
(Emergency Management Plan)

Date: November 16th, 2022 Signature: [Signature]

Pre-Application Meeting (County Fire Warden)
(Emergency Management Plan)

Date: November 16th, 2022 Signature: [Signature]

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Pre-Application Meeting _____ Date: _____ Signature: _____

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Case File No. C.U.P.W. CASE #

**CONDITIONAL USE PERMIT APPLICATION
COMMERCIAL WIND ENERGY FACILITY
(Please Print or Type)**

Wind Energy Facility/Project Name: Glenn Isaac

Applicant: Two Rivers Wind LLC

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

Email Address for all notifications: glenn@bluearth.ca

Representative (authorization required) Glenn Isaac

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

Land Owner: See Attached

(If other Than Applicant)
Mailing Address: See Attached Phone: See Attached

GENERAL LOCATION AND/OR LEGAL DESCRIPTION OF PROPERTY:
(Attach additional sheet(s) if necessary)

GEO/Parcel Identification Number(s) (PIN) #: See Attached for legal Description

Quarter Sections See Attached Section See Attached Township See Attached Range See Attached

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Pre-Application Meeting _____ Date: _____ Signature: _____

STATE AGENCIES:

The applicants are advised to consult with Wyoming Game and Fish Department (WGF) department. The Applicant should submit evidence of consultation that the Applicant has coordinated with WGF about the project.

The applicants are advised to seek comments from the Wyoming State Historical Preservation Office (SHPO) for matters concerning archaeology and/or historical importance and to include relevant reports with the application.

PROJECT SUMMARY:

Project Acreage (Total Area)	15,657 acres
Number of Turbinés	60
Est. Project Cost	\$500,000,000
Peak Construction Manpower	170
Total Full Time Permanent Jobs	8
Est. Start of Construction	April 2023
Construction Phases	1
Time to Complete Project	18 months
Accessory or Related Uses	N/A

REQUIRED ATTACHMENTS: *(Attach additional sheet(s) if necessary)*

Project Description; including, but not necessarily limited to the following items and information, to the extent available:

1. A general description of the project, including its approximate total name plate generating capacity; the potential equipment manufacturer(s), type(s) of WECS(s), number of WECS, and name plate generating capacity of each WECS; the maximum height of the WECS Tower(s) and maximum diameter of the WECS rotor(s); the general location of the project.
2. A description of the Applicant, Owner and, if known, Operator including their respective business structures.
3. The name(s), address(es), phone number(s), and email(s) of the Applicant(s), Owner(s) and Operator(s), and all owner(s) of property on which the Project is to be located.
4. The name(s), address(es), and phone number(s) of the Applicant(s), Owner(s) and Operator(s), and all property owner(s) within 1,000 feet of the geographical boundary of the WECS project site.
5. A preliminary site plan for the installation of a WECS Project showing the planned location of each WECS Tower, guy lines and anchor bases (if any), Primary Structure(s), property lines (including identification of adjoining properties), setback lines, public & private access roads and turnout locations, Substation(s), electrical cabling from the WECS Tower to the Substation(s), ancillary equipment, transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.
6. A waste management plan that includes an inventory and disposal program of estimated solid wastes to be generated during the construction, operation and eventual decommissioning of the proposed WECS project.
7. A plan for reclamation of the surface after construction.
8. A list of all State and Federal agencies requiring approval and a copy of such approval, including all required studies reports and certifications.
9. Letters of consent to permit from all surface property owners upon which the WECS project will be located or other legal documentation (leases, etc.) which demonstrate consent of the surface property owners for the WECS project.

10. Tax Certificate – must be signed by the Carbon County Treasurer or authorized deputy.
11. Any other information normally required by the County as part of the Conditional Use Review process.

PUBLIC ROADS USE PLAN:

To include but not necessarily limited to the following:

1. A report demonstrating how legal access will be provided to the property and a description of how private roadways within the project will be marked as private roadways.
2. Private road systems within the project and their connectivity to the rest of the County's public road system.
3. Acknowledgment that the County will not be required to repair, maintain or accept and dedication of the private roadways to the public.
4. A traffic study, prepared by a Licensed Engineer, of any public roadways leading to and away from the proposed project during and after construction. Identify all public roads within Wyoming and submit conceptual mapping of all proposed haul routes. The Applicant(s) may be required to provide additional studies and reports, prepared by qualified professional(s), to determine if impacts to public roads will occur. If impacts are determined, a mitigation plan and/or long term road maintenance agreement will be required.
5. Provide a preconstruction baseline survey to determine existing road conditions and assess potential damage to roadways due to project construction and operations. Including estimated dollar amount necessary to repair roadways.
6. Provide applicable weight and size permits or describe plan to obtain highway permits from the appropriate agency to transport WECS equipment to the property.

The Board of County Commissioners may require the Applicant(s) enter into a Road Use Agreement for the use of County roads prior to construction of the project. The Board may require financial assurance for the purpose of repairing any damage to public roads caused by constructing, operating or maintaining the WECS Project. The amount of financial assurance shall be submitted as an estimate signed and sealed by a Licensed Engineer and submitted as part of the Road Use Agreement. The Road Use Agreement shall be developed by the applicant for review by the County Road & Bridge Department, Planning Department, and the County Attorney's Office.

NOXIOUS WEED AND INVASIVE SPECIES CONTROL PLAN:

Plan must be signed off by County Weed and Pest as well as any state and federal agencies that may also have jurisdiction.

SITE & FACILITY RECLAMATION AND DECOMMISSIONING PLAN:

Plan must comply with the Wyoming Industrial Siting Council's adopted requirements.

OPERATION AND MAINTENANCE PLAN:

Summary of routine operations and scheduled maintenance.

CONSTRUCTION PLAN:

Include the following:

1. Construction Timeline.
2. Manpower.
3. Workforce housing plan.
4. List of Hired Contractors.

ATTACH THE FOLLOWING:

1. **Application Fee.**
2. **All Lease Agreements.**
3. **Required FAA Documentation and Permits.**
4. **GIS Data in shapefile format including project boundary, approximate turbine and transmission tower locations, internal road network, substations and transmission lines.**
5. **An evaluation of FAA approved remote sensing beacons or Audio Visual Warning Systems (Alternative Lighting Systems) that do not require continuous night time lighting.**

I hereby acknowledge that I must provide Carbon County with evidence of public notice that shall be published in a newspaper of general circulation in Carbon County twenty (20) or more days prior to the public hearing required by W.S. §18-5-506. The public notice shall include a brief summary of the wind energy facility, invite the public to submit comments and identify the time and date of the hearing. The applicant must provide an affidavit of publication prior to the BoCC hearing.

I hereby certify that the representation included hereon and by attachment are true and correct to the best of my knowledge and further certify:

1. That reasonable efforts have been undertaken to provide notice in writing, to all owners of land within one (1) mile of the proposed WECS project and to all cities and towns located within twenty (20) miles of the WECS project. (Attach affidavit.)
2. That the proposed WECS project will comply with all the standards required by W.S. 18-5-504.
3. That the proposed WECS project will comply with all applicable zoning and county land use regulations.
4. That notice has been provided to the record owners of mineral rights located on or under the lands where the proposed facility will be constructed. Such notice may include notice by publication. The certification of notice shall be provided with the application. To the extent that the notice requirements in the paragraph do not comply with rules adopted by the Industrial Siting Council, the standards and requirements adopted by the Industrial Siting Council shall control and shall be complied with by the applicant.

Nick Boyd

PRINTED NAME

SIGNATURE OF APPLICANT

Glenn Isaac

PRINTED NAME

SIGNATURE OF OWNER

602 489 0142

DIRECT CONTACT NUMBER

1/5/2023

DATE

403 609 5103

DIRECT CONTACT NUMBER

1/5/2023

DATE

The applicant is solely responsible for the contents of this application and verifies that it is accurate, complete and contains all information required by the Carbon County Zoning Resolution, Section 6.1-Commercial Scale Energy Facilities-Overlay District and Section 6.2-Commercial Scale Wind Energy Facilities. The applicant shall notify the Carbon County Planning & Development Department in writing of any material changes to the information provided that occurs while approval of the WECS Conditional Use Permit application is pending.

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 5th, 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.

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 RIVER RANCH LLC

PROPERTY DESCRIPTION: PT LOTS 1 & 2 W OF HWY R/W, ALL LOTS 3 & 4: SEC 5 W1/2: SEC 6 ALL THAT PART IN THE N1/2 LYING N OF NORTHERLY HWY R/W: SEC 7 (LESS PARTS SOLD) T 22 R 78 NET 516.88 A MORL (BK 1267/217, 1270/134, 1294/92, 1317/37-38) TAX CODE 0202

GEO PIN: 06-2278-05-1-00-01200

ASSESSOR'S ACCOUNT NO: R0016782

PROPERTY TAX ID / PARCEL # R0016782

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 PAID IN FULL 9/28/22

1ST HALF \$352.72 2ND HALF \$352.72 TOTAL \$705.44

DATED AT RAWLINS, WYOMING, ON THIS 5TH 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 RIVER RANCH LLC

PROPERTY DESCRIPTION: ALL THE N1/2 LYING WEST OF THE W HWY 487 RW: SEC 5 E1/2: SEC 6 (LESS PART SOLD) ALL NORTH OF HWY 30 RW IN E1/2 (LESS PTS SOLD BK 109/34 & 538/675): SEC 7 T 22 R 78 NET 406.135 A. MORL (BK 1267/217, 1270/134, 1294/92, 1317/37-38) TAX CODE 0253 (INSIDE CORP LIMITS)

GEO PIN: 06-2278-05-1-00-00800


ASSESSOR'S ACCOUNT NO: R0010844

PROPERTY TAX ID / PARCEL # 22780135

TAXES DUE AS FOLLOWS FOR THE YEAR: 2022 PAID IN FULL 9/28/22

1 ST HALF \$1,426.61	2 ND HALF \$1,426.60	TOTAL \$2,853.21
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DATED AT RAWLINS, WYOMING, ON THIS 5TH 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 RIVER 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 PIN: 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 9/28/22

1 ST HALF \$1,392.75	2 ND HALF \$1,392.75	TOTAL \$2,785.50
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DATED AT RAWLINS, WYOMING, ON THIS 5TH DAY OF JANUARY 2023



STACEY WARD, AUTHORIZED DEPUTY

Adjacent Property Owners/Landowners

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: 22780310000400, 2279011000300
Name: ANADARKO LAND CORP
Mailing Address: BOX 1330
City: HOUSTON State: TX Zip: 77251-1330

PIN No: 22780710302100
Name: BALDWIN, REX R AND JONE M
Mailing Address: 802 13TH ST
City: RAWLINS State: WY Zip: 82301-6521

PIN No: 22780640600400
Name: BENEFIELD, KATHY
Mailing Address: PO BOX 264
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780640500300, 22780640600900
Name: BIAMON, THOMAS L AND SHARON K
Mailing Address: BOX 295
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780640300100, 22780641700100, 22780641800100
Name: BLT LLC
Mailing Address: 1124 DUNN AVENUE
City: CHEYENNE State: WY Zip: 82001

PIN No: 22780510000800, 22780510001200, 23780310000500
Name: BOULTERS TWO RIVERS RANCH LLC
Mailing Address: 22019 COUNTY ROAD 54
City: GREELEY State: CO Zip: 80631-9764

PIN No: 22780210060000, 22790210060000, 23780410060000, 23790210060000, 24790210060000
Name: BUREAU OF LAND MANAGEMENT
Mailing Address: PO BOX 1828
City: CHEYENNE State: WY Zip: 82003-1828

PIN No: 23782330004600, 23782330004700
Name: CADMUS, CALVIN M AND ROBIN A TRUSTEES
Mailing Address: 12105 HORSESHOE ROAD
City: OAKDALE State: CA Zip: 95361

PIN No: 22780530080200
Name: CARBON COUNTY SCHOOL DISTRICT #2
Mailing Address: BOX BOX 1530
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780710100800
Name: COLE, MARY K
Mailing Address: 2220 DELL RANGE BLVD STE 100
City: CHEYENNE State: WY Zip: 82009-4951

PIN No: 22780640500700
Name: COOPER, ROBERT E
Mailing Address: PO BOX 177
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780640500800, 22780640500900
Name: COOPER, WILLIAM R
Mailing Address: PO BOX 177
City: MEDICINE BOW State: WY Zip: 82329-0177

PIN No: 23782320004500
Name: FEATHER, JERRY L AND PATTY A
Mailing Address: 9757 CR 57
City: KEENESBURG State: CO Zip: 80643-9646

PIN No: 22780640501000
Name: FISHER, JAMES ROBERT
Mailing Address: PO BOX 130
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780710100500
Name: FRAUSTO, JOHN G
Mailing Address: PO BOX 146
City: GILLETTE State: WY Zip: 82717-0146

PIN No: 22780710102700, 22780710300300
Name: GEO R PIERCE, INC
Mailing Address: PO BOX 80707
City: BILLINGS State: MT Zip: 59108

PIN No: 23780210000400
Name: GILLHAM, CAROL B
Mailing Address: 27368 HWY 113
City: ILIFF State: CO Zip: 80736

PIN No: 22780710101300
Name: HEATH, KAREN R
Mailing Address: BOX 253
City: MEDICINE BOW State: WY Zip: 82329

PIN No: 22780720090000
Name: HIGH PLAINS POWER INC
Mailing Address: GENERAL DELIVERY
City: RURAL State: WY Zip: 82327

PIN No: 22780710300100
Name: HOWELL, RUTH H
Mailing Address: 159 SCOTT DRIVE
City: SHERIDAN State: WY Zip: 82801

PIN No: 22780640500500, 22780640600300
Name: JENSEN, L LEE
Mailing Address: PO BOX 99
City: MEDICINE BOW State: WY Zip: 82329-0099

PIN No: 23783340000700
Name: KAJIWARA, ELIZABETH
Mailing Address: 10022 LOUISE AVE
City: NORTHRIDGE State: CA Zip: 91325-1524

PIN No: 22780710300600
Name: KERN, MARY A
Mailing Address: BOX 882
City: LARAMIE State: WY Zip: 82070

PIN No: 22780710100100
Name: LAND D HOLDINGS LLC
Mailing Address: 2471 S JOSEPHINE ST
City: DENVER State: CO Zip: 80210-5413

PIN No: 23781110006300
Name: MAURER, FRANK W JR SUCCESSOR TRUSTEE
Mailing Address: 25344 COUNTY ROAD 95
City: DAVIS State: CA Zip: 95616-9405

PIN No: 22780640600600, 22780640600700, 22780640600800, 22780640601000

Name: MAYFIELD, DONALD L

Mailing Address: PO BOX 134

City: MEDICINE BOW State: WY Zip: 82329-0134

PIN No: 22780710400100

Name: MOUNTAIN WEST FARM BUREAU MUTUAL

Mailing Address: BOX 1348

City: LARAMIE State: WY Zip: 82070

PIN No: 24780310000400

Name: PACIFICORP

Mailing Address: 825 NE MULTNOMAH SUITE 1900

City: PORTLAND State: OR Zip: 97232

PIN No: 24781010000500

Name: O CREEK LAND AND LIVESTOCK COMPANY LLC

Mailing Address: BOX 11350

City: BOZEMAN State: MT Zip: 59719

PIN No: 22780710100200

Name: ROSE, ROBERT R III

Mailing Address: 328 CARRIAGE DR

City: CHEYENNE State: WY Zip: 82009-2078

PIN No: 22780710200100, 22780710800100

Name: SATER, PAUL

Mailing Address: 28496 COUNTY ROAD 44

City: KERSEY State: CO Zip: 80644-9122

PIN No: 23781730006100

Name: SCOTT, VERNON W AND VICKIE L

Mailing Address: PO BOX 127

City: MEDICINE BOW State: WY Zip: 82329-0127

PIN No: 22780640600500

Name: SOTO DARIO TRUSTEE

Mailing Address: BOX 273

City: MEDICINE BOW State: WY Zip: 82329

PIN No: 23781610050000, 23790610050000
Name: STATE OF WYOMING
Mailing Address: 122 W 25TH
City: CHEYENNE State: WY Zip: 82002

PIN No: 22780410000500
Name: T A LAND AND CATTLE WY LLC
Mailing Address: PO BOX 39
City: MEDICINE BOW State: WY Zip: 82329-0039

PIN No: 22780710100300
Name: TAKO, JOHN S
Mailing Address: 2088 RANDOLPH AVE
City: SAINT PAUL State: MN Zip: 55105-1333

PIN No: 22780510070800, 22780710100700, 22780710302900, 22780710800700
Name: TOWN OF MEDICINE BOW
Mailing Address: PO BOX 156
City: MEDICINE BOW State: WY Zip: 82329-0156

PIN No: 22780710090100
Name: UNION PACIFIC RAILROAD COMPANY
Mailing Address: 1400 DOUGLAS STOP 1640
City: OMAHA State: NE Zip: 68179-1640

PIN No: 22780530000500
Name: VIRIDIS REAL ESTATE
Mailing Address: 1620 CENTRAL AVE RM 202
City: CHEYENNE State: WY Zip: 82001-4575

PIN No: 22780640601100
Name: VONDRA, DEBRA L
Mailing Address: PO BOX 280
City: MEDICINE BOW State: WY Zip: 82329-0280

PIN No: 23780110000300
Name: WELBORN, DAVID AND ANN HUNTER TRUSTEES
Mailing Address: 524 MEADOW MIST CT
City: ENCINITAS State: CA Zip: 92024-6531

PIN No: 22780510002000, 22780510002500
Name: WELBORN, ROBERT D
Mailing Address: 8000 SE DAVIS LOOP
City: PRINEVILLE State: OR Zip: 97754-8031

PIN No: 23790110001200

Name: WINDY BOW RANCH LLC

Mailing Address: 1 FISHER RANCH ROAD

City: MEDICINE BOW State: WY Zip: 82329

PIN No: 23783510000800

Name: WYNN, ELLIN

Mailing Address: BOX 188

City: MEDICINE BOW State: WY Zip: 82329

**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.

REQUIRED ATTACHMENTS

REQUIRED ATTACHMENTS FOR A CONDITIONAL USE PERMIT APPLICATION FOR A COMMERCIAL WIND ENERGY CONVERSION SYSTEM (WECS):

PROJECT DESCRIPTION; including, but not necessarily limited to the following items and information, to the extent available:

1. *A general description of the project, including its approximate total name plate generating capacity; the potential equipment manufacturer(s), type(s) of WECS(s), number of WECS, and name plate generating capacity of each WECS; the maximum height of the WECS Tower(s) and maximum diameter of the WECS rotor(s); the general location of the project.*

APPLICANT RESPONSE: SECTION 1.4 – PROJECT LOCATION AND OVERVIEW

SECTION 1.5 – CARBON COUNTY WECS PERMIT FACILITIES

2. *A description of the Applicant(s), Owner(s) and, if known, Operator(s) including their respective business structures.*

APPLICANT RESPONSE: SECTION 1.2 – APPLICANT INFORMATION

SECTION 1.3 – COMPANY OVERVIEW

3. *The name(s), address(es), phone number(s), and email(s) of the Applicant(s), Owner(s) and Operator(s), and all owner(s) of property on which the Project is to be located.*

APPLICANT RESPONSE: SECTION 1.2 - APPLICANT INFORMATION

SECTION 1.7 – SURFACE OWNERSHIP

4. *The name(s), address(es), and phone number(s) of the Applicant(s), Owner(s) and Operator(s), and all property owner(s) within 1 mile of the geographical boundary of the WECS project site.*

APPLICANT RESPONSE: SECTION 1.2 – APPLICANT INFORMATION

SECTION 1.7 – SURFACE OWNERSHIP

APPENDIX B

5. *A preliminary site plan for the installation of a WECS Project showing the planned location of each WECS Tower, guy lines and anchor bases (if any), Primary Structure(s), setback lines, public & private access roads and turnout locations, Substation(s), electrical cabling from the WECS Tower to the Substation(s), ancillary equipment, transmission lines, and layout of all structures within the geographical boundaries of any applicable setback.*

APPLICANT RESPONSE: SECTION 1.6 – SITE PLAN

FIGURE 4 – PRELIMINARY SITE PLAN

6. *A waste management plan that includes an inventory and disposal program of estimated solid wastes to be generated during the construction, operation and eventual decommissioning of the proposed WECS project.*

APPLICANT RESPONSE: APPENDIX H – WASTE MANAGEMENT PLAN

SUMMARY: All solid wastes and hazardous materials related to the construction, operation and maintenance of the Project will be handled, stored or disposed of by licensed waste haulers in licensed and approved facilities in accordance with the approved waste management plan and in accordance with all applicable Federal, State and County laws and regulations, and will minimize impact on residents, livestock, and other users of the land. Specifically, waste materials will be handled, stored, and disposed of in a manner that controls fugitive dust, fugitive particulate conditions, blowing debris, leakage into the soil or surface water or ground water, and other potential nuisance conditions. Waste material that cannot be recycled will be transported by a private waste hauling company to a licensed disposal facility, most likely located in Laramie or Casper. A preliminary estimate of the nonhazardous waste generation for the construction Project is provided in the Waste Management Plan (Appendix H).

7. *A plan for reclamation of the surface after construction.*

APPLICANT RESPONSE: APPENDIX K – DECOMMISSIONING AND RECLAMATION PLANS

SUMMARY: Two Rivers Wind has developed Decommissioning and Reclamation Plans that comply with all requirements adopted by the Wyoming Industrial Siting Council under W.S. 35-12-105(d & e) for site reclamation standards and financial assurance requirements.

Following construction, temporary use areas (e.g., parking and laydown areas, access road shoulders, cable trenches, etc.) will be reclaimed and revegetated with land agency and landowner approved, ecologically appropriate seed mixes. See Appendix K for a list of potential seed mixes for use in interim reclamation. Interim reclamation will comply with the applicable permitting requirements of the Wyoming Department of Environmental Quality, Water Quality Division stormwater program.

After decommissioning, the disturbed areas will be reclaimed and returned to pre-Project land uses (grazing). As required by landowner use agreements, final reclamation will include regrading or re-contouring, soil amendments, and reseeding disturbed areas with agreed upon seed mixes, and controlling noxious weeds. Refer to Appendix K for the preferred seed mixes for final reclamation depending on the various vegetation community conditions throughout the Project area.

- 8. *A list of all State and Federal agencies requiring approval and a copy of such approval, including all required studies, reports, and certifications.*

APPLICANT RESPONSE: CHAPTER 4 – OTHER PERMITS AND APPROVALS

SUMMARY: Chapter 4 of the Application provides a summary of all Federal, State, and local permits required to construct the Project. The Two Rivers Wind Project has reviewed a permit from the Wyoming Industrial Siting Council (ISC). Two Rivers Wind has filed a Type 3 application for a right-of-way with the Bureau of Land Management (BLM) Rawlins Field Office (RFO) to develop the Project.

- 9. *Letters of consent to permit from all surface property owners upon which the WECS project will be located or other legal documentation (leases, etc.) which demonstrate consent of the surface property owners for the WECS project.*

APPLICANT RESPONSE: APPENDIX A - LETTERS OF CONSENT

SUMMARY: All property owners consent to the Project. Legal documentation or letters of consent to permit from all surface property owners are included in Appendix A.

- 10. *Tax Certificate – must be signed by the Carbon County Treasurer or authorized deputy.*

APPLICANT RESPONSE: Included below on page 9.

- 11. *Any other information normally required by the County as part of the Conditional Use Review process.*

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

PUBLIC ROADS USE PLAN: *To include but not necessarily limited to the following:*

- 1. *A report demonstrating how legal access will be provided to the property and a description of how private roadways within the project will be marked as private roadways.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: Details of the Project’s road system use are provided in Appendix J. The plan was developed in coordination with appropriate county officials and licensed engineers, and ensures that adequate and safe access and circulation will be provided during project construction and operations.

- 2. *Private road systems within the project and their connectivity to the rest of the County’s public road system.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: Details of the Project's road system and connectivity to the county roads are provided in Appendix J.

3. *Acknowledgment that the County will not be required to repair, maintain or accept and dedication of the private roadways to the public.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: Two Rivers Wind acknowledges that the County is not required to repair, maintain or accept any dedication of private roadways to the public use. A road use agreement is included in Appendix J.

4. *A traffic study, prepared by a Licensed Engineer, of any public roadways leading to and away from the proposed project during and after construction. Identify all public roads within Wyoming and submit conceptual mapping of all proposed haul routes. The Applicant(s) may be required to provide additional studies and reports, prepared by qualified professional(s), to determine if impacts to public roads will occur. If impacts are determined, a mitigation plan and/or long term road maintenance agreement will be required.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: A traffic study prepared by a licensed engineer and road use agreement is included in Appendix J. Primary Haul Routes for wind turbine components will be from Cheyenne traveling west on Interstate 80 and then north to Project site on State Highway 13, U.S. 30/U.S. 287, and State Highway 487 (see Appendix J). The primary haul route for construction water and gravel is anticipated to be on State Highway 487 between Medicine Bow and the Project site. State Highway 487 will provide the main access routes for construction vehicles. Secondary haul routes for the transportation of construction workers, equipment, and supplies could include Interstate 80 east from Rawlins, State Highway 487 south from Casper, and State Highway 34 west from Wheatland.

5. *Provide a preconstruction baseline survey to determine existing road conditions and assess potential damage to roadways due to project construction and operations. Including estimated dollar amount necessary to repair roadways.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: A Traffic Impact Study (included in Appendix J) was developed in consultation with the Road and Bridge Department and serves as the preconstruction baseline survey. Any damage to roads resulting from Project construction, operation and maintenance, or decommissioning will be repaired at the expense of the applicant per the road use agreement (also included in Appendix J).

6. *Provide applicable weight and size permits or describe plan to obtain highway permits from the appropriate agency to transport WECS equipment to the property.*

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY: Applicable permits will be obtained from Wyoming Department of Transportation (WYDOT) for the transport of heavy or large deliveries from the State port of entry to the Project site. A description of anticipated permits is included in the Public Road Use Plan (Appendix J).

The Board of County Commissioners may require the Applicant(s) enter into a Road Use Agreement for the use of County roads prior to construction of the project. The Board may require financial assurance for the purpose of repairing any damage to public roads caused by constructing, operating or maintaining the WECS Project. The amount of financial assurance shall be submitted as an estimate signed and sealed by a Licensed Engineer and submitted as part of the Road Use Agreement. The Road Use Agreement shall be developed by the applicant for review by the County Road & Bridge Department, Planning Department, and the County Attorney's Office.

APPLICANT RESPONSE: APPENDIX J - PUBLIC ROAD USE PLAN

SUMMARY:

A road use agreement was developed in coordination with the county and included in Appendix J. Two Rivers Winds insurance certificate is included in Appendix C.

NOXIOUS WEED AND INVASIVE SPECIES CONTROL PLAN: Plan must be signed off by County Weed and Pest as well as any state and federal agencies that may also have jurisdiction.

APPLICANT RESPONSE: APPENDIX I - NOXIOUS WEED AND PEST MANAGEMENT PLAN

SUMMARY: In order to minimize the spread of noxious weeds and/or invasive species during construction and operation activities for the Two Rivers Project, a Noxious Weed and Pest Management Plan has been developed in coordination with the County Weed and Pest Department (Appendix I), along with Decommissioning and Reclamation Plans (Appendix K).

SITE & FACILITY DECOMMISSIONING AND RECLAMATION PLAN: Plan must comply with the Wyoming Industrial Siting Council's adopted requirements.

APPLICANT RESPONSE: APPENDIX K - DECOMMISSIONING AND RECLAMATION PLANS

SUMMARY: Two Rivers Wind has developed Decommissioning and Reclamation Plans that comply with all requirements adopted by the Wyoming Industrial Siting Council under W.S. 35-12-105(d & e) prescribing decommissioning standards and financial assurance requirements.

Decommissioning is a step-by-step, methodical deconstruction process, which involves removing and disposing of the Project's turbines and associated facilities and infrastructure. With some exceptions, site decommissioning involves the demolition and removal of the previously constructed facilities.

Two Rivers Wind has estimated the decommissioning cost based on information provided by a professional engineer licensed in Wyoming, from Summit Engineering, LLC. It is important to note that this estimate reflects gross decommissioning and reclamation costs. It is expected that the market value of

the scrapped materials will offset a substantial portion of these costs, resulting in a significantly lower net cost to decommission the facility. Facility decommissioning and reclamation will begin within 12 months after the facility ceases to produce electricity.

Two Rivers Wind will obtain security to serve as collateral to guarantee appropriate decommissioning. This will be in the form of a surety bond, certificate of deposit, corporate guarantee or other form acceptable to the Board of County Commissioners. The value of the security will reflect the gross decommissioning and reclamation costs contained in the Decommissioning and Reclamation Plan.

OPERATION AND MAINTENANCE PLAN: Summary of routine operations and scheduled maintenance.

APPLICANT RESPONSE: APPENDIX L – OPERATIONS AND MAINTENANCE PLAN

SUMMARY: Details regarding general operation and maintenance activities for wind turbine generators (WTGs), transformers and substations, and the collection system are described in the Operations and Maintenance Plan (Appendix L). The applicant will hire onsite staff to manage the Two Rivers Project facility once it is producing commercially available energy.

To comply with the Carbon County Zoning Resolution, Two Rivers Wind will conduct routine maintenance on the project facilities and the grounds in the Project area. Solid waste and hazardous materials will be disposed of in accordance with the approved waste management plan and Federal, State, and County laws and regulations. Invasive and noxious weeds will be controlled as directed by Carbon County or State regulations. Three years after the issuance of the permit, Two Rivers Wind will issue a statement to the County Planning and Development Department listing any WECS that have been inoperative for more than six months.

CONSTRUCTION PLAN: Include the following: (1) Construction Timeline; (2) Manpower; (3) Workforce Housing Plan; (4) List of Hired Contractors.

APPLICANT RESPONSE: SECTION 1.8

APPENDIX M

SUMMARY: Two Rivers Wind anticipates that construction will begin in the spring of 2023 on the Two Rivers Phase I, II and III sites. Construction will begin with road improvements, road construction, and geotechnical investigations, and will be followed by construction of foundations, the electric collection systems, and installation of WTGs.

Average construction employment over the construction period is projected at 159 workers. The total number of construction workers is expected to range from a peak of 170 from July through September of 2023 and 2024.

Workers will live in temporary accommodations in nearby towns if housing where available.

At this time, contractors have not been hired. Two Rivers Wind will provide the County Planning and Development Department with final workforce housing details prior to construction.

ATTACH THE FOLLOWING:

1. *Application Fee.*

APPLICANT RESPONSE: An application Fee of \$3,100 was submitted in association with the Two Rivers Wind Project WECS Application.

2. *All Lease Agreements.*

Applicant Response: APPENDIX A

SUMMARY: Lease agreements are included in Appendix A – Letters of Consent

3. *Required FAA Documentation and Permits.*

Applicant Response: **SUMMARY:** FAA preliminary screening tool is included in Appendix E, Additional permits from FAA for the turbines will be acquired prior to construction

4. *GIS Data in shapefile format including project boundary, approximate turbine and transmission tower locations, internal road network, substations and transmission lines.*

APPLICANT RESPONSE: **SUMMARY:** GIS data and shapefiles for the preliminary site plan are available and will be provided to the county upon request as need to process this application. A complete data package will be submitted to the county once the site plan is finalized.

5. *An evaluation of FAA approved remote sensing beacons or Audio Visual Warning Systems (Alternative Lighting Systems) that do not require continuous night time lighting.*

Applicant Response: Section 5.33

SUMMARY: In order to minimize lighting impacts from the Project, Two Rivers Wind will install an Audio Visual Warning System (AVWS) that does not require continuous night-time lighting of the WTGs, subject to FAA approval. For additional details please refer to Section 5.3.3 *FAA Remote Sensing Beacons or AVWS Evaluation.*