

**Minutes of the Proceedings**  
**Laramie County Planning Commission**  
**Prepared by the Office of the Clerk of Laramie County**  
**Laramie County Wyoming**

Thursday, August 28, 2008

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- 080828 00** The Laramie County Planning Commission met in regular session at 3:30 p.m. Thursday August 28, 2008. Those in attendance were Commissioner Jody Clark, Chairman; Commissioner Jim Ward; Commissioner Frank Cole; Commissioner Paula Qualls and Recording Secretary Valerie Roybal.

Those signing the register were Gary Hickman, Environmental Health; Brad Emmons, AVI; Ann Marie Andersen; Muriel A. Cuffel; Don Boswell.

- 01** Commissioner Cole moved to table the Minutes of Proceedings until September 11, 2008. Commissioner Ward seconded the motion, which passed unanimously.
- 02** Brad Emmons, AVI representing the applicant, presented the site plan for Silver Sage Wind Farm. The application submitted by Duke Energy is to enable the siting of a commercial wind farm consisting of 20 windmills. Mr. Emmons stated he sent documentation out for comments, but he has not yet heard back from some of the agencies. County Planner Gary Kranse introduced Abby Yenco and asked that she give her staff report. Ms. Yenco indicated that the property is located in the unincorporated area of Laramie County and is currently used as livestock range land. The developer proposes 20 turbines on approximately 1,568 acres. The developer has indicated that if future buildings are needed at the Silver Sage facility, they would obtain commercial building permits. The estimated start of construction for this project is 2009. The application meets the requirements and is recommended for approval with the following conditions: 1) access to Happy Jack Road be addressed with WyDOT; 2) construction activities be coordinated with the Western Area Power Administration; 3) any findings of cultural importance be reported to County Planning and the State Historic Preservation Office; and 4) a Wind Energy Permit be required before the start of construction. Any other buildings will require commercial building permits. Chairman Clark opened the public hearing. Marely Culpert, 1429 Silver Sage, asked about the affect on her property value when they put in the wind farms. County Planner Gary Kranse answered by saying property values are affected differently depending on the location; they might go up and some might go down. Hearing no other public comment, Commissioner Clark closed the public hearing. Commissioner Cole moved to recommend approval of the Silver Sage Wind Farm Site Plan to the Laramie County Board of County Commissioner with condition #1 to use the existing access to Happy Jack Road and conditions 2-4 in the staff report and to adopt the finding of fact (a) of the staff report. Commissioner Qualls seconded the motion, which passed unanimously.

- 03** County Planner Gary Kranse asked that the Planning Commission appoint a

Vice-Chairman to act on behalf of the Commission in the even the Chairman is absent. Commissioner Cole moved to appoint Paula Qualls as Vice-Chairman of the Planning Commission. Commissioner Qualls seconded the motion, which passed unanimously.

Commissioner Cole moved to adjourn the meeting. Commissioner Qualls seconded the motion, which passed unanimously. The meeting adjourned at 4:15 p.m.

**CERTIFICATION**

I, Debra K Lathrop, Clerk of Laramie County, do hereby certify the above to be a true and correct copy of the Minutes of the Proceedings for Thursday, August 28, 2008

**SEAL**

Approved by : \_\_\_\_\_

Debra K. Lathrop  
County Clerk

Reviewed by : \_\_\_\_\_

Jody Clark, Chairman  
Laramie County Planning Commission

This information is available in alternate forms. If reasonable accommodations are required, contact Laramie County Human Resources, 310 West 19th Street, Cheyenne, WY 82001, (307)633-4355 within a reasonable time.