

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

Thursday, January 08, 2015

- 150108 00** The Laramie County Planning Commission met in regular session on January 8, 2015 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairman; Commissioners Frank Cole, Bert Macy, Pat Moffett, and Bonnie Reider; Dan Cooley, Planning Director; Brett Walker, Planning Manager; Barbara Kloth, Senior Planner; Karen Bryant, Associate Planner; Nancy Trimble, Recording Secretary.

The meeting register was signed by: Jill Morrison; Norm Lutzen; Goerge Love; James Barth, 3595 Cody Lane, Cheyenne; Kaylene Gardner, EOG Denver; Barb Griswold, EOG Denver; Jim Schaefer, EOG Denver; Alex Radich, 1212 Affirmed, Cheyenne; David Watson, 3731 Prairie Lark, Cheyenne; Marilyn Ham, 2360 Road 217, Cheyenne; Glen Gould, 3558/3560 I-80 Service Rd, Cheyenne; Alex Bowler, 3915 Sunflower Ranch, Hillsdale; Casey Palma, 1102 West 19th St, Cheyenne; Dave and Edna Johnson, 3663 Piper Lane, Cheyenne; Rick Martinez, 3707 Prairie Lark, Cheyenne; Seth Frentheway, 1800 Hackamore Rd, Cheyenne; Boyd Wiggam, WY Liberty Group, Cheyenne.

- 01** Review and action of the Preliminary Development Plan for Meadowlark Ridge Estates, located in a portion of the East 1/2 of Section 31, T. 15 N., R. 67 W., of the 6th P.M., Laramie County, WY.

Brett Walker, Planning Manager, introduced Casey Palma, of Steil Surveying Services, as agent for the applicant. Mr. Palma explained this application was to prepare for a 39 lot residential subdivision, with approximately 5 acre gross-area lots. He stated they were working on a lot of the design concerns which were submitted by the County Engineer during the review process. The owner was agreeable with the review comments as noted in the staff report. Commissioner Clark asked for the staff report.

Mr. Walker gave an overview of the purpose of the preliminary development plan submittal. He explained how the proposed lot size fits within the area, as compared to the surrounding residential areas already established. Staff asked the Planning Commission to recommend the provided review comments regarding the plan.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed, and the item was opened up for member discussion. Commissioner Cole commended Mr. Palma on the layout and the effectiveness of the contours shown on the plan. He suggested the easements be relocated to the back property lines, as most residential

structures would be constructed more towards the front of the property. Mr. Palma clarified that most easements located in back were for drainage, and would likely be removed from the final plat. Commissioner Cole thought grading of the entire site would probably not happen, and drainage would most likely just run across the properties. Commissioner Cole moved to approve the provided review comments 1, 2 and 3; Commissioner Reider seconded the motion, and it passed with a vote of 5 – 0.

**02** Review and action of the Site Plan for the I-80 Compressor Station, located in the Southeast 1/4 of the Southeast 1/4 of Section 19, T. 14 N., R. 64 W., of the 6th P.M., Laramie County, WY.

Commissioner Clark encouraged the public to attend the Oil & Gas Outreach Seminar being held tonight at Storey Gym, beginning at 5:30 p.m.

Barbara Griswold, EOG Resources, came forward to give an overview of the proposed compressor station site. She stated the building would be 750 feet by 725 feet, with this specific site chosen due to existing topography. The building would be located on the site in a low area, in order to minimize both visual and audible impacts to the surrounding area. The site would be completely fenced with chain link/slats, with xeriscaping to integrate with the prairie vegetation and eliminate the need for water. The station will be an unmanned location, with post-construction traffic at about 4 pick-up trucks per day, then reducing down to one per day. The station will be strictly for gas compression, not processing, and there will be neither hydrocarbons nor lubricants on-site. The operation will be run by electricity, and housed inside the building, thereby limiting noise pollution.

Karen Bryant, Associate Planner, stated the property was outside the zoned boundary, and gave an overview on the site specifics. She explained the applicant was still working on meeting the site plan requirements, and listed the concerns expressed by the public during the review process. Staff recommended that the application be continued to the February 12th, 2015, Planning Commission meeting.

Commissioner Clark opened the hearing to the public. James Barth, 3595 Cody Lane, asked why the station was not being located on the other side of Interstate 80? Jim Schaefer, EOG Facilities Manager, responded EOG had received approval from the landowner to run an access road along the section line, not Road 136, which would mitigate impacts. Mr. Barth repeated his question. Mr. Schaefer responded this option would be most efficient from an engineering standpoint, as there would be another station to the south, at some point. Mr. Barth asked how EOG proposed to get water to the site, i.e., use a well, or have it hauled in. Mr. Schaefer responded there would be no need to provide water to the site; there would only be water extraction, which would be removed from the site via truck.

Alex Radich, 1212 Affirmed Road, stated 12 years ago he built on his property, which was chosen for the open space and privacy. It never occurred to him to ask about zoning; he never would have built there if he had found out the property

was not zoned. Now, the wildlife is gone, and the landowners are up against big money – there needs to be some compromise in this type of circumstance. There had previous oil activity in the area forced upon them, and now they want to put this compressor station in. What's next? When does it stop?

Commissioner Cole explained that several times in the past, there had been a joint effort with the City of Cheyenne, in which they tried to zone the entire county. County residents have fought it each time, and now the landowners are left with what the majority wanted.

David Watson, 3731 Prairie Lark Lane, said he was located south of I-80. He expressed concern about how an emergency situation would be handled, and wanted to know what plan was in place. Commissioner Clark suggested that F.E. Warren probably had some type of agreement to help handle such a situation. Commissioner Moffett said the Laramie County Fire District on College Drive would be most likely to respond, and there would be a mutual aid agreement similar to one for the refinery. Mr. Watson asked when and how the oil and gas lines would get into the plant. How would WYDOT deal with the traffic on US Hwy 30? Commissioner Clark reminded the public that this application was for a different purpose. Ms. Bryant explained that EOG Resources had applied for the Fairway Pipeline Phase 2.0 board approval, which would be heard by the Commissioners on January 20, 2015. Mr. Watson asked if that was an outgoing line. Ms. Bryant responded it was not, the pipeline would run between the Fairway compressor station and this one located off of I-80. Mr. Watson said he was not familiar with another compressor station, and asked how the product would get in. Mr. Schaefer stated the plan was all gas, oil and water would move through the pipeline, which would eliminate truck traffic, with the system in place prior to drilling the wells. He was uncertain as to the routes and timeline, due to the market slump right now.

Alex Bowler, 3915 Sunflower Ranch Road, stated a pipeline system and compressor station was preferable to flaring. He listed requests expressed by the Cheyenne Landowners Coalition:

- 1) Assurance of maintenance – to ensure safety.
- 2) A written plan for emergency management.

Commissioner Clark asked Ms. Bryant to respond. She responded the County was working with EOG and other industry members to bring emergency management services toward that goal, but doubted the plan would be in place prior to approval of this site plan. Mr. Bowler asked to where the wastewater would be hauled. Mr. Schaefer responded it would go to a permitted commercial disposal well or recycled/re-used. He added that EOG wants to ensure any emergency occurrences would be handled efficiently and appropriately.

Dan Cooley, Chief Building Official and Planning Director, offered response

regarding Mr. Watson's concern regarding fire protection. The site plan and building plan submittal processes initiate the solicitation of input from the fire districts as to how fire protection would best be handled. Some facilities similar to this site would usually provide a plan developed by a fire protection engineer to address these concerns.

Hearing no further comment, the public portion of the hearing was closed. Commissioner Macy asked about the floodplain issues with this site plan. Ms. Bryant responded there were two separate drainage situations: retention versus detention. EOG was working with the County Engineer to address the drainage concerns. A floodplain development permit was required due to floodplain located within the proposed site area, and review comments were being addressed in order to finalize the permit.

Commissioner Cole pointed out the site plan showed a dam across the floodway, and the re-routing of a new channel with a larger culvert, which should improve the current situation.

Commissioner Reider moved to continue the application to the February 12, 2015 Planning Commission public hearing; Commissioner Cole seconded the motion, and it passed with a vote of 5 – 0.

The meeting was adjourned at 4:15 p.m.