



November 13, 2019

Laramie County Planning and Development Office
3966 Archer Parkway
Cheyenne, WY 82009
Submitted electronically to: planning@laramiecounty.com

Re: Proposed Amendments to Laramie County 2019 Land Use Regulations

Dear Laramie County Planning and Development Office,

Thank you for accepting our letter regarding amendments to Laramie County Land Use Regulations. We submit this letter on behalf of the Cheyenne Area Landowners Coalition (CALC) whose members live in Cheyenne and Laramie County. We are concerned that the proposed changes within the document would greatly decrease transparency and access to public involvement in the planning process. The Laramie County Planning and Development Office should consider alternatives to best serve landowners and residents in the County.

Removing Language within 2-2-127 Stifles Public Involvement

Our greatest concern over the document comes in Section 2-2-127 High power transmission lines, water pipelines over 12 inches in diameter and energy pipelines, where the County Development and Planning office eliminates provisions that allow for a public hearing and requires a route map for applications of such infrastructure. Specifically, we are concerned about removing the language that reads: "Notice of hearing shall be given in accordance with this regulation. In addition, all property owners of record of land adjacent to and within 1,500 feet of the proposed location of the transmission line, water pipeline over 12 inches in diameter, or energy pipeline shall be notified of the hearing by the applicant via certified mail." If these proposed changes are accepted, the planning office is choosing to discontinue a public notification process in times when there is a heightened concern of oil and gas development in the county.

Though we understand the Laramie County Attorney and the Laramie County Planning Department's concerns about violating state statute, we believe the County has both the authority and the responsibility to notify and allow for comment on construction that could impact property owners. We recommend the adoption of the attached language to the proposed changes within the document.

Laramie County is expecting to see an increase in energy pipelines. As of October 2019, written updates of drilling plans were requested by the Board of County Commissioners in lieu of quarterly oil and gas update meetings. EOG, a major oil and gas operator within Laramie County, responded with: "EOG is focusing on employing infrastructure in both the DJ Basin and PRB in 2020, which will result in a significant reduction in truck traffic. Pipeline transportation is the most efficient, cost effective, environmentally responsible and least impactful option for transporting oil, natural gas and water. We are looking forward to reducing our footprint throughout the state of Wyoming." Though our membership is thankful for EOG's commitment

to implement pipelines that could reduce impacts to our county roads, we believe that pipelines can also create environmental and safety worries for landowners who live near the proposed pipelines. With increased pipeline development plans, it is important for the County to have a process where landowners are notified about proposed plans and offered a chance to comment or raise concerns.

Since Laramie County started to see an increase in oil and gas activity several years ago, the Board of County Commissioners has held quarterly oil and gas update meetings where operators would present drilling and infrastructure plans to the community. These meetings have promoted transparency and working relationships between the public and private sectors. These meetings have been discontinued until the spring of 2020 and currently there is no forum in which landowners have the opportunity to be educated about ongoing development. The proposed changes to Land Use Regulations only exacerbate this issue and would result in further confusion and concern.

Include a Process for Notification and Public Comment

If the County Planning and Development Office would like to decrease workload and resources used during public notification and hearing, we would suggest at the very least notifying landowners within 1,500 feet of proposed development via mail and allowing for a 30 day comment period on such development. Allowing the public to participate in the review of route maps by submitting public comments will reduce controversy and ultimately facilitate development. We also support the creation and consideration of emergency management plans in the event of a spill or explosion with any dangerous materials.

Thank you for your time and consideration of our comments,

Sincerely,

Alex Bowler
President, Cheyenne Area Landowners Coalition

Recommended language to Proposed Amendments to 2019 Land Use Regulations

2-2-127 HIGHPOWER TRANSMISSION LINES, WATER PIPELINES OVER 12 INCHES IN DIAMETER AND ENERGY PIPELINES

- a. ~~Hearing and Approval~~ **Route Map and Notification to Nearby Property Owners**
Required

No highpower transmission lines, water pipelines over 12" in diameter serving more than one property or energy pipeline shall be constructed in Laramie County without ~~the approval of the Board of County Commissioners~~ **a route map being reviewed by the Laramie County Planning Department, to determine the need for floodplain development permits, grading permits, and/or permits for work in the right-of-way, and notification by mail to nearby property owners within 1,500 feet of proposed location.** ~~Prior to approval, the Board shall hold at least one public hearing.~~

~~i. Purpose:~~

~~The purpose of the hearing shall be to assure that the highpower transmission line, water pipeline over 12", or energy pipeline will be located so as to minimize disruption of existing county residents and land users.~~

ii. Notice: Notification to Nearby Property Owners

~~Notice of the hearing shall be given in accordance with this regulation. In addition, all property owners of record of land adjacent to and within 1,500 feet of the proposed location of the transmission line, water pipeline over 12" in diameter or energy pipeline shall be notified of the hearing by the applicant via certified letter.~~ **All property owners of record of land adjacent to and within 1,500 feet of the proposed location of the transmission line, water pipeline over 12" in diameter or energy pipeline shall be notified of the location of the proposed development by the applicant. The nearby property owners shall have 30 days to express concern and ask questions about the location of nearby development that will be taken into account by the Laramie County Planning Department in reviewing route maps.**