



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryce Hamilton, Associate Planner

DATE: June 18th, 2024

TITLE: PUBLIC HEARING regarding The Proposed Ready Wyoming Transmission Lines Project.

EXECUTIVE SUMMARY

Electrical Consultants, Inc., on behalf of Cheyenne Light, Fuel and Power, has submitted several permitting applications for approval of a large highpower transmission line project. Enclosed with this brief report is a project map for the project and a project narrative from the developer. Under the Laramie County Land Use Regulations (LCLUR) § 2-2-127, the Board is required to hold a public hearing for every proposal to construct highpower transmission lines in Laramie County in order to discern the public's position on the project and to assure that the project will be located so as to minimize disruption of existing county residents and land users. While the Board does not have discretion to disapprove the applications, this hearing provides the developer a chance to hear the public's concerns, answer any questions the public may have, and make any changes that may be deemed appropriate as a result.

The current use of the properties being crossed is primarily agricultural land situated across Laramie County. There are a total of four (4) lines proposed:

1. A 115kV line to connect the Cheyenne Prairie Generation Station west of the Campstool Road exit to the Allison Draw substation about halfway between I-80 and Chalk Bluff Road.
2. A 230kV line to connect the Sweetgrass substation and head in a generally northeasterly direction across the County, into Goshen County, and eventually into Nebraska.
3. A 230kV line to connect the West Cheyenne substation and travel generally north across the County into Platte and then Converse County and ending at the Windstar substation outside of Glenrock.
4. A 230kV line to connect the West Cheyenne substation just outside of the North Range Business Park to the proposed Sweetgrass substation on the east side of South Greeley Highway.

In accordance with LCLUR § 2-2-127, mailers were sent to all property owners within a 1500-foot radius of the proposed locations of the transmission lines. A total of two hundred and twenty-five (225) mailers were sent. Floodplain development permits for all floodplain crossings have been obtained, and a standard grading permit for the project has been issued. Wyoming State Lands and Investments provided public comment regarding the obtaining of easements on State land for the project, which is also attached to this report.

ATTACHMENTS

- Attachment 1: Developer Narrative**
- Attachment 2: Project Map**
- Attachment 3: OSLI Comment Letter**

April 17, 2024

Laramie County

Planning and Development

3966 Archer Parkway

Cheyenne, Wyoming 82009

Subject: Board Approval Project Letter - Ready Wyoming Transmission Lines: Sweetgrass to Bluffs 230 kV, West Cheyenne to Windstar 230 kV, Campstool to Allison Draw 115 kV and Sweetgrass to West Cheyenne 230 kV

Dear Mr. Justin Arnold:

Project Description:

Cheyenne Light, Fuel and Power and Wyoming Frontier Partners (Joint partnership between ECI and QSIG) are proposing to construct the Ready Wyoming Project in Laramie County, Wyoming. The Ready Wyoming Project consists of five new transmission lines, three new substations, three substation upgrades and four laydown yards. This Board Approval application is being submitted to cover the Campstool to Allison Draw/Cheyenne Prairie Generating Station (CAD) 115 kV, Sweetgrass to Bluffs 230 kV (SGB), West Cheyenne to Windstar 230 kV (WCW) and Sweetgrass to West Cheyenne 230 kV (SGWC) transmission line (Project).

The CAD 115 kV consists of 1.7 miles of 115 kV transmission line that will serve as a connection between the Allison Draw Substation and the Campstool Substation by way of the Cheyenne Prairie Generating Station. The SGB 230 kV consists of 85 miles of 230 kV transmission line that will serve as a connection between the Sweetgrass Substation and Bluffs Substation. The WCW 230 kV consists of 150 miles of 230 kV transmission line that will serve as a connection between the West Cheyenne Substation and the Windstar Substation. The SGWC 230 kV consists of 15 miles of 230 kV transmission line that will serve as a connection between the Sweetgrass Substation and the West Cheyenne Substation. Overview Maps detailing the project locations have been included.

The lines will be designed and constructed to meet the minimum requirements as set forth by the NESC, satisfying NESC Heavy District requirements for Grade B construction.

Land Use and Zoning:

Land Use varies and the zoning districts crossed are listed below. The project is a use-by-right in all districts according to the Laramie County Land Use Regulations Section 2-2-128. Access permits, road crossing permits, floodplain development permits and erosion and sediment control permits will be secured prior to construction.

- AG - City Agricultural
- AR - Agricultural Residential
- A-2 - Agricultural
- HI - Heavy Industrial
- LU - Land Use

Access:

The transmission line will primarily be accessible from local roads, where structure access is presumed to be along the right-of-way (ROW). Access along the ROW will be created using a drive and crush method. Access along the ROW will remain for operation and maintenance access. ROW clearances will comply with Black Hills Energy (BHE) standards and applicable codes including NESC, RUS, local, state, and other recognized safety requirements. The ROW will be accessed using the following local roads:

Campstool to Allison Draw

Burlington Trail Road	S. Industrial Road
Campstool Road	
Sweetgrass to Bluffs	
Robert Avenue/S Greeley Highway	County Road 215
Fox Tail Road	County Road 220
County Road 138	County Road 223
County Road 141	County Road 146
County Road 207	County Road 226
County Road 211	County Road 227
County Road 143	County Road 147
County Road 212	Road 216
County Road 142	Road 213
County Road 145	County Road 236
County Road 213	Coad Road
West Cheyenne to Windstar	
Happy Jack Road	True Road
Koster Road	County Road 220
Horse Creek Road	County Road 117
County Road 218	County Road 237
County Road 221	County Road 238
County Road 224	County Road 242
County Road 228	County Road 243
True Ranches Road	
Sweetgrass to West Cheyenne	
Avenue B	Duck Creek Ranch Road
Terry Ranch Road	Speer Road

Stormwater:

Best Management Practices (BMPs) will be installed as necessary throughout the ROW to eliminate erosion and reduce sediment from flowing downstream away from soil-disturbing construction activities. BMPs employed during construction will include stabilized construction entrances, filter sock, low water crossings, matting and seeding.

Design:

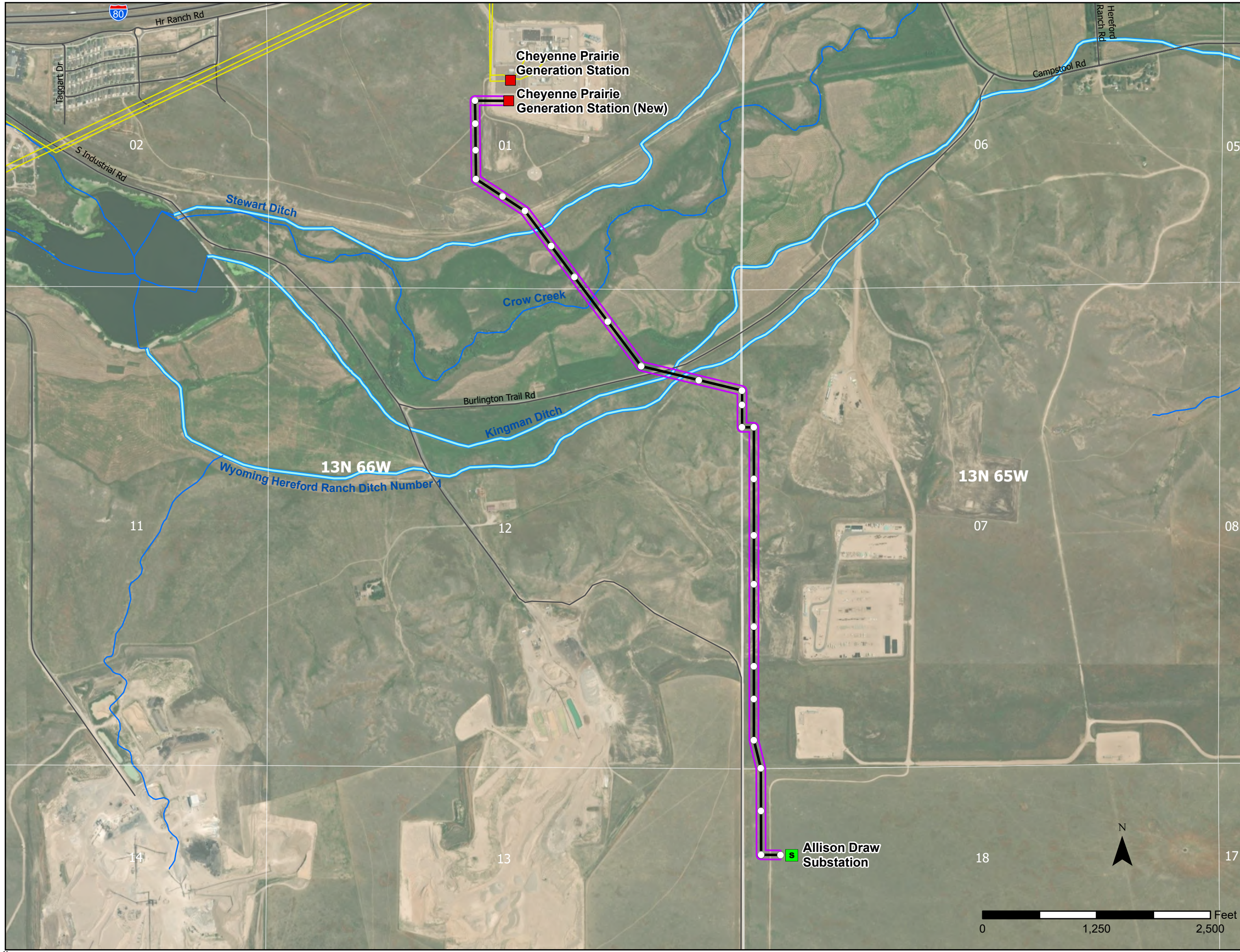
The Project is to be constructed with standard class wood poles (SGB, WCW, SGWC) or Corten steel tangents and deadends (CAD). Pole top configurations for SGB, WCW and SGWC are primarily h-frame tangents and 3-pole deadends. Pole top configurations for CAD are monopoles. Typical structure heights range from 50 feet to 125 feet above ground-line. The foundations for the Project are to be direct-embedded (SGB, WCW, SGWC) or drilled concrete pier for deadends and slurry backfill for tangent structures (CAD).

Timeline:

Transmission line construction will take place from May 2024 through March 2025. The current construction schedules are detailed below and organized by transmission line:

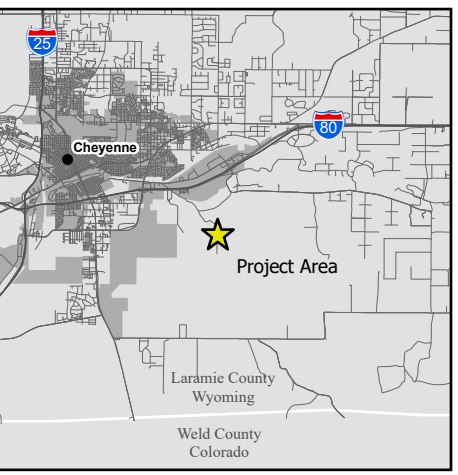
Sequence of Construction Activities: Campstool to Allison Draw	
Mobilization	5/23/2024
Best Management Practices (BMPs) Installed	5/23/2024
ROW Clearing and Access	6/5/2024
Framing	8/7/2024
Structure Setting	8/16/2024
Wire Stringing	10/10/2024
Equipment Testing	11/18/2024

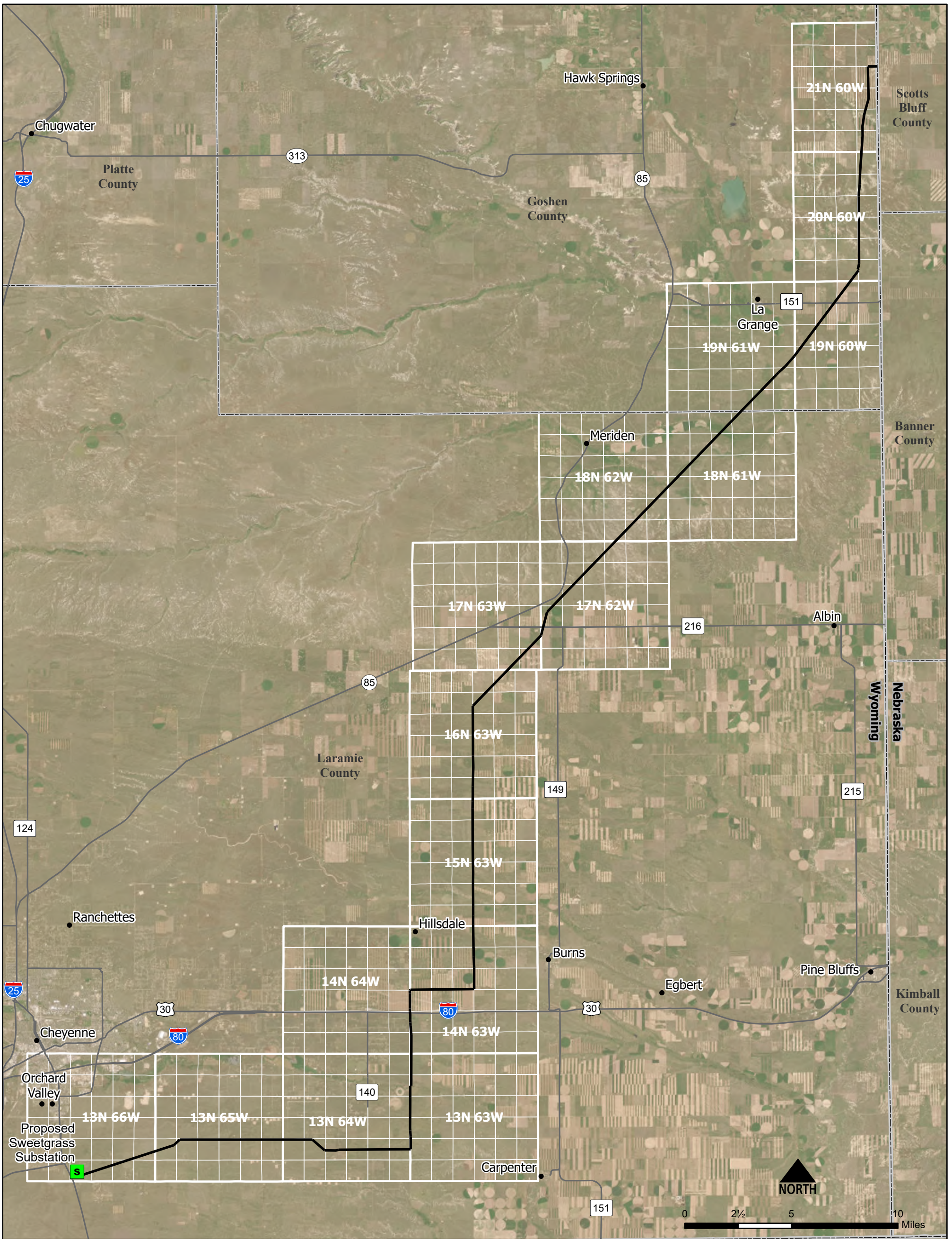
Revegetation and Stabilization of Disturbed Areas	11/18/2024
Estimated Completion	11/22/2024
Final Stabilization and Removal of BMPs	3/22/2025
Sequence of Construction Activities: Sweetgrass to Bluffs	
Mobilization	6/5/2024
Best Management Practices (BMPs) Installed	6/5/2024
ROW Clearing and Access	6/14/2024
Framing	7/22/2024
Structure Setting	10/24/2024
Wire Stringing	11/25/2024
Equipment Testing	12/31/2024
Revegetation and Stabilization of Disturbed Areas	12/31/2024
Estimated Completion	3/21/2025
Final Stabilization and Removal of BMPs	3/21/2025
Sequence of Construction Activities: West Cheyenne to Windstar	
Mobilization	6/5/2024
Best Management Practices (BMPs) Installed	6/5/2024
Right of Way Clearing and Access	6/12/2024
Framing	7/22/2024
Structure Setting and Foundations	10/24/2024
Wire Stringing	11/25/2024
Equipment Testing	3/31/2025
Revegetation and Stabilization of Disturbed Areas	3/21/2025
Estimated Completion	6/27/2025
Final Stabilization and Removal of BMPs	5/21/2025
Sequence of Construction Activities: Sweetgrass to West Cheyenne	
Mobilization	7/9/2024
Best Management Practices (BMPs) Installed	7/10/2024
ROW Clearing and Access	7/11/2024
Framing	7/25/2024
Structure Setting	9/25/2024
Wire Stringing	12/15/2024
Equipment Testing	2/27/2025
Revegetation and Stabilization of Disturbed Areas	2/27/2025
Estimated Completion	3/21/2025
Final Stabilization and Removal of BMPs	4/27/2025



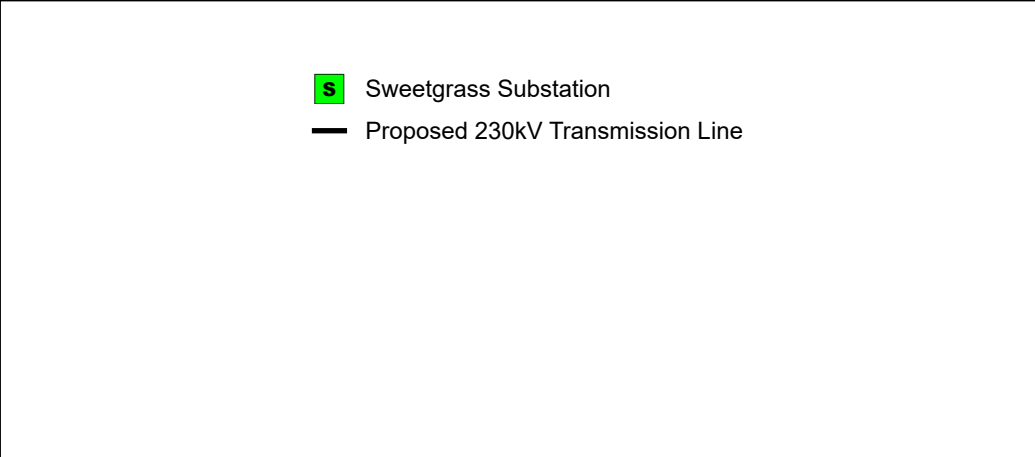
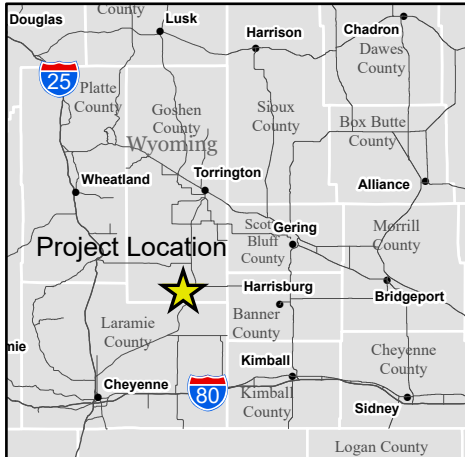
Ready Wyoming
Campstool to Allison Draw
115 kV Transmission Line
Overview

- Project Substation
- Proposed Substation
- Proposed Structure
- Proposed 115kV Transmission Line
- Substation GA (Allison Draw)
- Existing Transmission Lines
- Canal/Ditch
- Stream/River
- 100ft ROW
- Substation Pad
- Substation Parcel



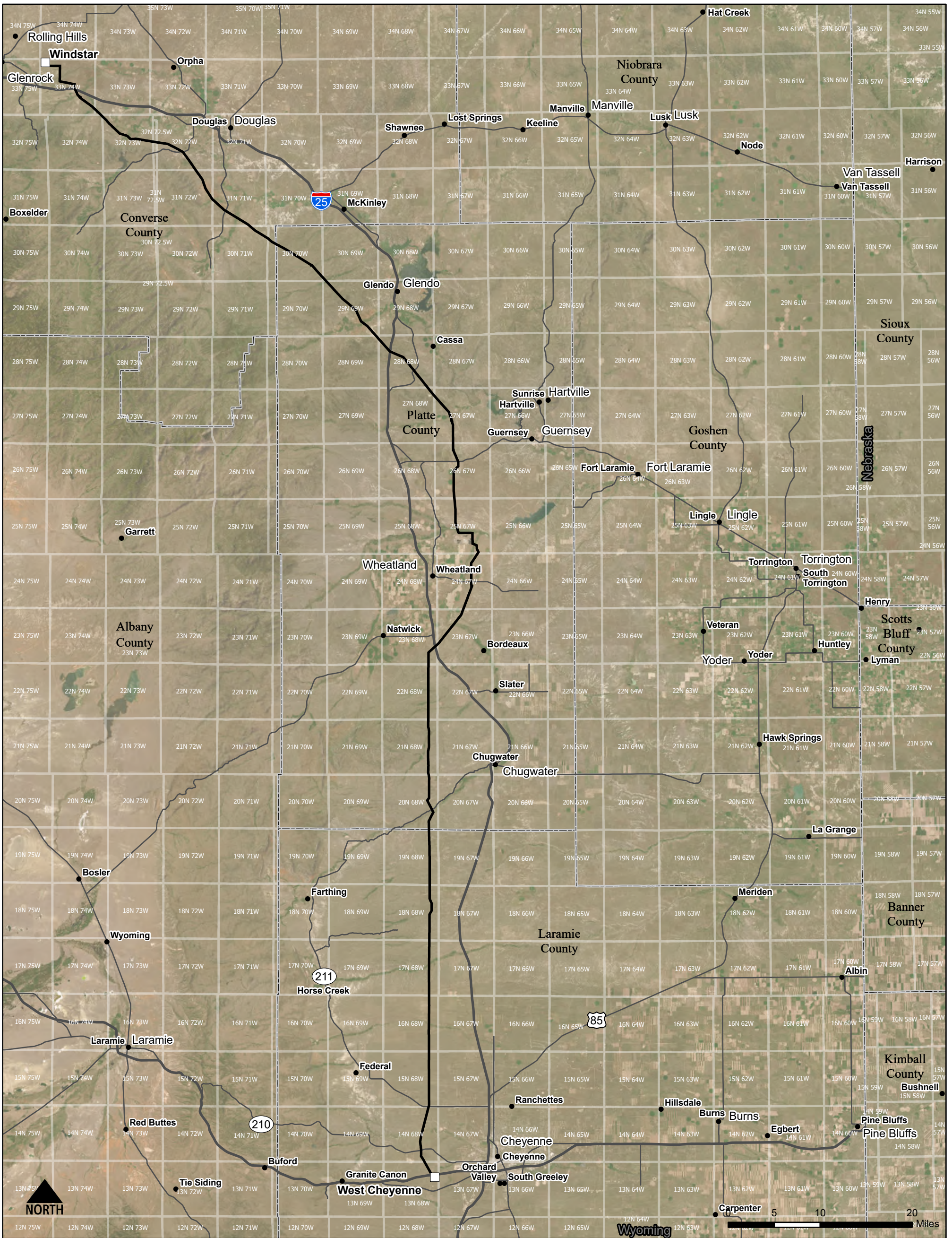


Source: Earthstar Geographics

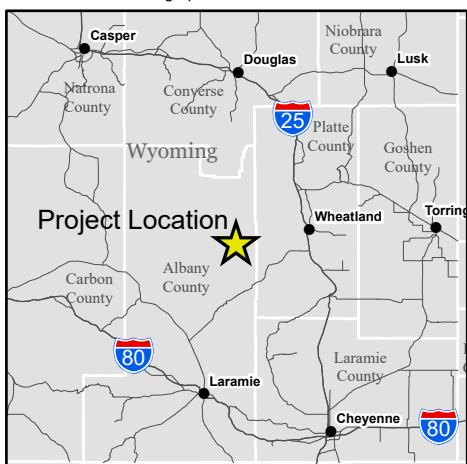


Ready Wyoming
 Sweetgrass to Bluffs
 230 kV Transmission Line
 Laramie and Goshen Counties,
 Wyoming
Overview

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Source: Earthstar Geographics



- Project Substation
- Proposed 230kV Transmission Line
- Interstate
- Other Wyoming Roads
- County Boundaries

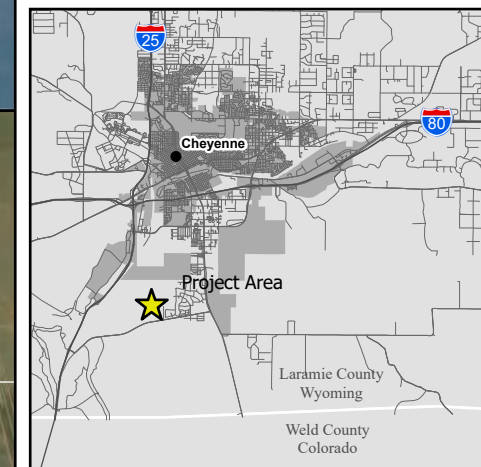
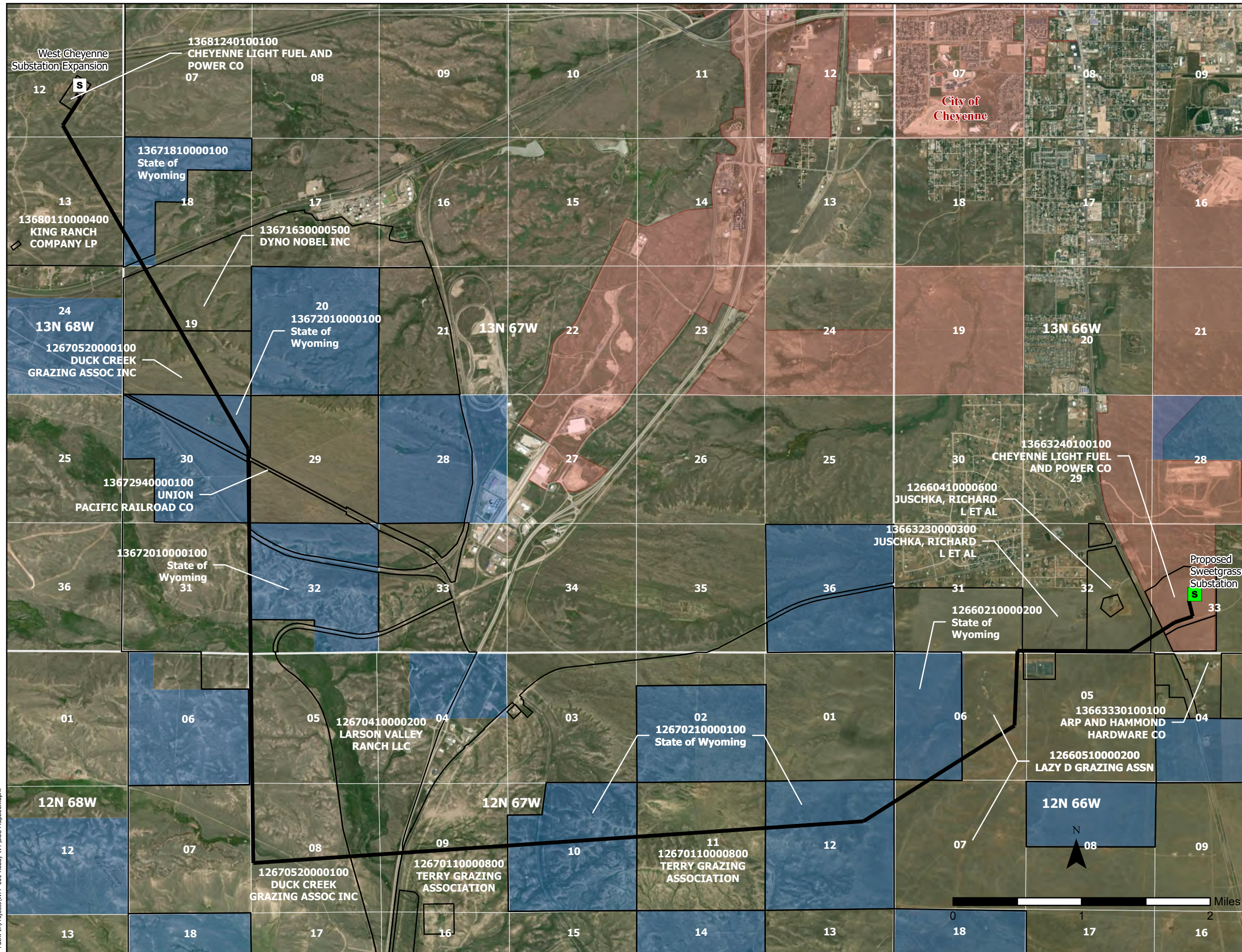
West Cheyenne to Windstar 230 kV
Transmission Line
Laramie, Platte and Converse
Counties, Wyoming
Overview

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Sweetgrass to West Cheyenne
230 kV Transmission Line
Laramie County, Wyoming
Overview



- S Sweetgrass Substation
- S West Cheyenne Substation Expansion
- Proposed 230 kV Transmission Line
- Parcel Boundary
- Ownership
- Private
- State
- Municipal Boundary



WYOMING OFFICE OF STATE LANDS AND INVESTMENTS

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MARK GORDON
Governor

JENIFER E. SCOGGIN
Director

5/21/2024

Laramie County Planning & Development Dept.
3966 Archer Pkwy
Cheyenne, WY 82009

RE: PZ-24-00049

Thank you for contacting the Office of State Lands and Investments (OSLI) regarding **PZ-24-00049**.

The subject application appears to be planned on or adjacent to a variety of state-owned lands throughout Laramie County. OSLI is materially aware of the Ready Wyoming transmission line(s), and has five (5) applications in house from Wyo Frontier Partners (WFP) for easements pertaining to this project in Laramie, Goshen and Converse Counties.

According to the provided maps, it appears that the transmission line is planned to go through state owned parcels; more specifically described as Township 12 North Range 66 West, sections 6 and 12; Township 12 North Range 67 West section 10; and Township 13 North Range 67 West sections 18 and 30. Based on our records, we do not have easement applications for these sections pertaining to PZ-24-00049.

If I am correct in my analysis of the transmission line depicted in the provided maps, WFP will need to apply for an easement(s). Please contact mardy.rapp@wyo.gov with further questions pertaining to easements.

As always, do not hesitate to contact me with further questions.

Sincerely,

Tyler Seno
Commercial Leasing Manager
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