



**“A Little County”  
with  
“Big Wind” and “Big Ideas”**

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# *Wind Development is Coming* *Are we ready?*

- October 2007 – Garfield County Commissioners Declared an Emergency and placed a Moratorium on Land Use Permits for Wind Energy Facilities
- Public Outreach, Community Involvement and Education  
*What does our community think?*
- December 2007 – CTED presented a short course on planning to Garfield County.
- Professional Expertise – Outside help needed?

# What does “GMA” mean?

- March 2008 – Garfield County Planning Commission was Formed
  - April 2008 - Updated Comprehensive Plan Adopted
  - July 2008 - Updated Zoning Ordinance Adopted
  - July 25, 2009 - Moratorium Expired
  - August 2008 - Updated Critical Area/Shoreline Adopted
  - October 2008 - New Subdivision/Land Division Ordinance Adopted
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# *Standards and Policies*

- Aug 2008 - Accommodation of Utilities Policy Updated
- July 2008 – Franchising Policy and Model Documents Adopted
- September 2008 – Right-of-Way Use and Approach Permits, Standards and Forms Adopted
- September 2008 – Adoption of Haul Road Agreement Standard and Model Document Adopted
- September 2008 – “New” Garfield County Road Standards Adopted

# ***First Application Received***

- January 26, 2009 – Garfield County received its first Conditional Use Permit Application for a large scale wind energy project.
  - ***Lower Snake River Wind Energy Project – CUP #012609***
- February 9, 2009 – Application Deemed Complete
- February 12, 2009 – Combined Notice of Application, Determination of Significance, Lead Agency Notification and Scoping Notice was published.
- February 26, 2009 – Revised Notices Published

# SEPA Process

- March 4<sup>th</sup> and 5<sup>th</sup>, 2009 - Draft Environmental Impact Statement (DEIS) Public Open House Scoping Meeting in Pomeroy and Dayton
- August 17, 2009 - DEIS Published
- September 9<sup>th</sup> and 10<sup>th</sup>, 2009 – DEIS Public Open Houses in Pomeroy and Dayton
- September 16, 2009 – DEIS Comment Period Closed
- October 7, 2009 – Final Environmental Impact Statement (FEIS) Published Conditional Use Permit Hearing/FEIS Adequacy Appeal Hearing set for Nov. 5
- October 21, 2009 – FEIS Adequacy Appeal Deadline

# SEPA Appeal

- October 20, 2009 – Notice of Appeal Filed by Individual Land Owner

The Appellant's basis for the appeal was that:

- The Project will have a direct, specific and perceptible impact upon the use and enjoyment of their property;
  - Result in environmental degradation of the immediate area and its environment;
  - Result in the imposition of noise and visual pollution of immediate area;
  - Significantly impact the value of Appellant's Property
- November 4, 2009 – FEIS Adequacy Appeal withdrawn

# Conditional Use Permit Hearing

- November 5, 2009 – Conditional Use Permit Hearing by Garfield County's Hearings Examiner
- November 25, 2009 – Garfield County's Hearings Examiner issued a Notice of Decision, approving with conditions, the Lower Snake River Wind Energy Project
- December 24, 2009 Christmas Eve – Conditional Use Permit Appeal Deadline
- No Appeal was filed.

**"Merry Christmas"**

# Keys to Success

- Public Participation, Notification and Involvement
  - Garfield County's Web Site
  - Newspaper articles and legal notices
  - Bulk mailings
  - Individual Mailings
  - Public Postings – Courthouses, City Hall, Post Office, Planning Offices, other community places.
  - Door to Door at businesses and coffee shops
  - Open Door Policy (fully transparent, fair and impartial)
- Early and continuous consultation with Tribes and Local, State and Federal Agencies and concerned Environmental Groups
- Help from others – Counties, State Agencies and Professional Assistance from Land Use Consultants and Attorney's
- Professional working relationship with applicants staff and consultants.

# What's Next?

- Ongoing Project/Permit Management
  - Micrositing – “Final Process of assessing site-specific attributes in order to determine the final locations of wind turbine generators, below-ground electrical cables, above-ground electrical transmission towers and other accessory uses.
  - Tribe and agency approval of final survey Reports – Cultural Resource Survey Reports, Wildlife Survey Reports, etc.
  - Plan Review, Project Permits and Approvals
- Project Manual
  - Three copies – County, Applicant Main Office, Applicant Project Site
- Community Planning Task Force
  - County Commissioner, SWEDA, City Counsel, School Board, Hospital Board, Planning Commission, Port Commissioner, Respective Staff Members, Student Body, Business Leaders, Real-estate Professionals, Public, anyone who is interested.

# **Thank You!**

***"People who work together will win, whether it be against complex football defenses, or the problems of modern society."***

***Vince Lombardi***

