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Appendix 1
Marketing Brochure Examples
### Location
- Intersection of I-80 (east and west) and I-25 (north and south)
- East of downtown Cheyenne
- Within city limits
- 90 minutes north of Denver

### Infrastructure in Place
- Water, sewer, and power
- High-volume natural gas
- Electricity
- Redundant fiber optics telecommunications

### Size
- 900 acres total
- 300 acres in parcels from one to 50 acres available

### Details
- Lowest operating costs in the nation
- Annexed, platted and zoned
- 21-day bidding permit approval system

### Current Companies
- Lowe’s Regional Distribution Center
- EchoStar Satellite Uplink Center
- Jeld-Wen Windows Factory
- Truss-Craft
- Quark Software
- Sierra Trading Post Headquarters, Distribution, Outlet Store
- Grobet Precision Manufacturing
- Van Diest
- Motion Industries
### LEGEND

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<tr>
<th>Color</th>
<th>Description</th>
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<tbody>
<tr>
<td>Green</td>
<td>For sale, ready for construction, with all roads, water, sewer, electrical, gas, plus telecom conduits</td>
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<tr>
<td>Red</td>
<td>Sold/under development</td>
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<tr>
<td>Blue</td>
<td>Committed or leased</td>
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<tr>
<td>White</td>
<td>Reserved for future development</td>
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### LOT INFORMATION

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<tr>
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<th>Acres</th>
<th>Frontage feet</th>
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<td>1.488</td>
<td>365.72'</td>
<td>0.00'</td>
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- **Asking Price = $4.00/square foot**
- **Contact CANDO (Joe Coyne, 307-358-2000) or a Douglas area Real Estate Broker to buy lots**
- **CANDO will pay standard broker’s commission (6%) on any deal that is accepted by CANDO**
- **Special incentives (including rebates on sales price) for manufacturers and high tech firms**
**Location**
- Intersection of I-80 (east and west) and I-25 (north and south)
- West of Cheyenne
- 90 minutes north of Denver

**Infrastructure**
- Water, sewer, and power
- High-volume natural gas
- Electricity
- I-80 interchange
- Fiber optics, copper cable and additional duct telecommunications

**Size**
- 620 acres
- 21 sites
- 374 acres available in parcels from 11 to 100 acres

**Details**
- Lowest operating costs in the nation
- Platted and zoned light industrial
- 21-day bidding permit approval process

**Current Companies**
- Wal-Mart’s Regional Distribution Center, to be completed 2007
E. Lathrop Addition

Address: .........................................................................................Evansville, WY (Natrona County)
Description: ..................................................................................Approximately 42 acres available
Utilities: ............................................................................................Water, Electricity, Sewer to site
Zoning: ..............................................................................................Industrial
Other: ................................................................................................Owners will consider build-to-suit projects

Location:
The property is ideally located with easy access to I-25, East 2nd Street and Hwy 20-26.

Price:
Sale ............................................................................................... Predicated on location and size of lot(s)

Property Contact:
Bob West
Granite Peak Development
PO Box 51568
Casper, WY  82605

Phone: (307) 472-7275
Fax: (307) 235-1485

CAEDA makes no guarantee or representation about the accuracy or completeness of the information presented.
INDUSTRIAL PARK LAND

E. Lathrop Addition (p. 2)
A project of Target Powell Valley

- 20 acre light industrial park.
- All lots currently contain buildings.
- Some commercial buildings available for sale or lease.
- Largest industrial park available in the community.

Target Powell Valley
Powell, Wyoming
A Project of Target Powell Valley
- 80 acre business park
- 4 Developed lots available
- Annexed to the city - City services provided
- Excellent land prices - Land incentives available
- Fiber connectivity
- Across from city recreation fields/walking path
- 600 ft. from state highway on paved county road
- Infrastructure grant assistance applicable to business and commercial development

First Development Park
Powell, Wyoming
A project of Target Powell Valley

- 17 lots for commercial/retail use located at the Gateway to Powell.
- State Highway frontage - traffic to double in the next 10-15 years.
- Annexed to the City with full utilities in place.
- Beautifully landscaped highway frontage contained in the development.
- Very reasonable land prices.
Homestead Industrial Park
Powell, Wyoming

South Street
Powell Inc. Addition

A project of Target Powell Valley
- 23 Light Industrial lots located at the eastern edge of town
- Easy on-off Hwy 14A
- Annexed to the City with full utilities in place
- Landscaped entrance into the property
- Very reasonable land prices.
Appendix 2
Bureau of Land Management
Correspondence
William Harris, P.E.
GDA Engineers
PO Box 338
Cody, WY 82414

Dear Mr. Harris:

The BLM is writing in response to your recent inquiry regarding Cody Land Development Corporation, North Cody Industrial Area Business Park. BLM recently requested a Solicitor’s Opinion regarding mineral ownership within the North Cody Industrial Park. Based on the documentation provided for review, the mineral ownership is outlined below:

1. Public Law 106-494, November 9, 2000, clearly identified the interests to remain in Federal ownership as outlined in Section 1(e) which reads “... reserve all rights to locatable, salable, leaseable coal, oil or gas resources...” to the United States;

2. The quitclaim deed dated August 29, 2001, further identified the interests reserved to the United States as “... all coal, oil, gas, and minerals...”, and

3. The mineral transfer letter of April 20, 2001 (revised September 25, 2001), from General Services Administration (GSA) then conveys control, custody and accountability of those reserved mineral rights from GSA to Bureau of Land Management.

In summary, all minerals, including sand and gravel, were reserved to the United States concerning the property along 2AB and the North Cody Industrial Park are held by the Federal Government.
We appreciate the opportunity to comment and hope the information provided is helpful in determining the design layout options for future use within the North Cody Industrial Park.

Sincerely,

[Signature]

Michael P. Stewart
Field Manager, Cody
Dear Ms. Christensen:

This letter is in response to our recent discussion regarding the mineral rights of split estate lands located along 2AB and the North Cody Industrial Park.

Because of potential conflicts in the development of this area as an industrial park, BLM will defer leasing oil and gas and any sales of sand and gravel until the completion of the revision of our Resource Management Plan. The revised plan is expected to outline any future sale and development of the mineral resources owned by the federal government as it considers the potential conflicting uses associated with the industrial park. The RMP is scheduled to be completed in 2012.

Also, in answer to another question that we discussed, according to regulations found at 43 CFR 3601.71, the surface owner can use the sub-surface material for minimal personal use, as long as the gravel remains on site. For example, if a foundation is dug and the pit run material is used to spread on the surface, no permit would be required. If the gravel is removed from the site, a permit would be required.
If you have any additional questions, please contact me at 307-578-5915.

Sincerely,

Michael P. Stewart
Field Manager, Cody

cc: Nikki Leck, GDA

Steve Payne
City of Cody
PO Box 2200
Cody, WY 82414
Appendix 3
BLM Split Estates Brochure
Split Estate

Rights, Responsibilities, and Opportunities

www.blm.gov/bmp

2007
The Bureau of Land Management:

Planning and Leasing
- The Lessee/Operator:
  - Planning and Leasing:
    - The BLM requires that the lessee/operator make a good faith effort to negotiate a surface use agreement with the surface owner.

Permitting
- Permitting:
  - The lessee/operator must notify the public when permits are scheduled for anything other than a Federal oil and gas lease.

The Lessee/Operator:

Planning and Leasing
- Bonding
  - The lessee/operator may not provide a bond in lieu of a surface use agreement with the surface owner.

Permitting
- Permitting:
  - The lessee/operator must notify the public when oil and gas lease sales have been scheduled.

The Private Surface Owner:

Planning and Leasing
- Permitting
  - The lessee/operator must notify the public when permits are scheduled for anything other than a Federal oil and gas lease.

Surface Reclamation
- Surface Reclamation:
  - The lessee/operator may notify the public when permits are scheduled for anything other than a Federal oil and gas lease.

Appendices

NORTH CODY INDUSTRIAL AREA BUSINESS PARK MASTER PLAN
The Bureau of Land Management

Our Vision
To enhance the quality of life for all citizens through the balanced stewardship of America’s public lands and resources.

Our Mission
To sustain the health, diversity, and productivity of the public lands for the use and enjoyment of present and future generations.

Our Values
To serve with honesty, integrity, accountability, respect, courage, and commitment to make a difference.

Our Priorities
To improve the health and productivity of the land to support the BLM multiple-use mission.

To cultivate community-based conservation, citizen-centered stewardship, and partnership through consultation, cooperation, and communication.

To respect, value, and support our employees, giving them resources and opportunities to succeed.

To pursue excellence in business practices, improve accountability to our stakeholders, and deliver better service to our customers.

BLM/GO/GI-06/022+3161/REV 07
Appendix 4
Bureau of Reclamation
Correspondence
Mr. William Harris  
GDA Engineers  
P.O. Box 338  
Cody, WY 82414

Subject: Cody Land Development Corporation, North Cody Industrial Area Business Park

Dear Mr. Harris:

This is in response to your March 16, 2009, letter inviting the Bureau of Reclamation to provide comments for the scoping phase of the Cody Land Development Corporation’s, North Cody Industrial Area Business Park.

The map you provided incorrectly identifies the Federal land across from the proposed Industrial Area Business Park as Bureau of Land Management (BLM) when it is administered by the Bureau of Reclamation. We would appreciate receiving the design layout options developed for access to the lands south of Road 2AB adjacent to Reclamation land. More specifically, we are interested if access to the property requires access through or across Reclamation land. We look forward to receiving the information and may have additional comments following receipt of that information.

Sincerely,

John H. Lawson  
Area Manager
Appendix 5
Deed from Bureau of Reclamation
to Park County
QUITCLAIM DEED

STATE OF WYOMING  
COUNTY OF PARK  

KNOW ALL BY THESE PRESENTS:

I. Conveyance of the Fee Estate

THAT the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services (hereinafter sometimes called "Grantor"), under and pursuant to the power and authority contained in the provisions of Public Law 106-494, dated November 9, 2000 (114 Stat. 2214), for and in consideration of the sum of Two Hundred Forty Thousand and no/100 Dollars ($240,000.00) duly paid by Park County, Wyoming, a political subdivision of the state of Wyoming, the receipt of which is hereby acknowledged, does by these presents hereby deed, grant, convey and quitclaim unto the said Park County, Wyoming, a body politic created, operating and existing under and by the virtue of the laws of the State of Wyoming, which has its principal office at Park County Courthouse, 1002 Sheridan Avenue, Cody, Wyoming 82414, (hereinafter sometimes called "Grantee") its successors and assigns, subject to the reservations, covenants, conditions, and exceptions hereinafter set forth, all of its right, title and interest in the following described real property situated in the County of Park, State of Wyoming, to-wit:

A tract of Bureau of Reclamation withdrawn land comprising 190.12 acres, more or less, being more particularly described as follows:

T. 53 N., R. 101 W., of the 6th Principal Meridian, in Park County, Wyoming.

Section 20,
S4 T64 S4 E6 - approximately 5.07 acres.
Section 29,
Lot 7 - approximately 9.91 acres;
Lot 9 - approximately 38.24 acres;
Lot 10 - approximately 31.28 acres;
Lot 12 - approximately 5.78 acres;
Lot 13 - approximately 8.68 acres;
Lot 14 - approximately 0.04 acres;
Lot 15 - approximately 9.73 acres.
SW NW/4 NW/4 NW/4 - approximately 5 acres.
SW/4 NW/4 NW/4 - approximately 10 acres.
SE/4 NW/4 NW/4 - approximately 10 acres.
NW/4 SW/4 NW/4 - approximately 10 acres.

Sections 29/30,
Tract 101 - approximately 13.24 acres;

Section 30,
Lot 31 - approximately 16.95 acres
Lot 32 - approximately 16.30 acres.

Hereinafter referred to as the "Property".

TO HAVE AND TO HOLD the foregoing Property together with all and singular the
rights, privileges, and appurtenances thereunto in anywise belonging unto said
Grantee, its successors and assigns forever, subject to the reservations,
exceptions, covenants and agreements herein contained.

II. Specific Reservations of the Grantor

This Quitclaim deed and conveyance is expressly made subject to the following
reservations in favor of the United States of America, and its assigns:

SAVE AND EXCEPT, and there is hereby reserved unto the United
States of America, and its assigns, all rights and interests which have
been previously reserved to the United States in the Patent(s) which
cover(s) the property.

SAVE AND EXCEPT, and there is hereby reserved unto the United
States of America, and its assigns, all coal, oil, gas, and minerals
lying upon the surface or at any depth of the above described property,
not previously reserved by third parties or otherwise conveyed of
record, and including but not limited to those minerals which may be
produced by wells, mines and open pit or strip mining, together with the
right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for coal, oil, gas and minerals and removing the same therefrom.

III. CERCLA Covenant, Reservations and Agreements

A. Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA or "Superfund"), 42 U.S.C. 9620(h)(3)(A)(i), the UNITED STATES OF AMERICA, based upon a complete search of agency records provided by the United States Department of Interior, has determined, that there is no known evidence to indicate that any hazardous substances have been released, disposed of, and/or stored for one year or more on the Property.

B. Grantor warrants that all remedial action necessary to protect human health and the environment has been taken before the date of this conveyance. Grantor warrants that it shall take any additional response action found to be necessary after the date of this conveyance regarding hazardous substances located on the Property on the date of this conveyance.

   (1) This covenant shall not apply:

      (a) in any case in which Grantee, its successor(s) or assign(s), or any successor in interest to the Property or part thereof, is a Potentially Responsible Party (PRP) with respect to the Property immediately prior to the date of this conveyance; OR

      (b) to the extent but only to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the Grantee, its successor(s) or assign(s), or any party in possession after the date of this conveyance that either:

         (i) results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance; OR
(ii) causes or exacerbates the release or threatened release of a hazardous substance the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

(2) In the event Grantee, its successor(s) or assign(s), seeks to have Grantor conduct or pay for any additional response action, and, as a condition precedent to Grantor incurring any additional cleanup obligation or related expenses, the Grantee, its successor(s) or assign(s), shall provide Grantor at least 45 days written notice of such a claim and provide credible evidence that:

(a) the associated contamination existed prior to the date of this conveyance; and

(b) the need to conduct any additional response action or part thereof was not the result of any act or failure to act by the Grantee, its successor(s) or assign(s), or any party in possession.

(C) Grantor reserves a no-cost right of access to all portions of the Property for environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of available utilities at reasonable cost to Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of this conveyance, or in which access is necessary to carry out a remedial action, response action, or corrective action on adjoining property. Pursuant to this reservation, the United States of America, and its respective officers, designates, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the Property and conduct investigations and surveys, to include drilling, test-pitting, borings,
data and records compilation and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary, including but not limited to the installation and operation of monitoring wells, pumping wells, and treatment facilities. Any such entry, including such activities, responses or remedial actions, shall be coordinated with record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

IV. Specific Environmental Notices, Exceptions Restrictions and Covenants Affecting the Property

Notice of FAA Restrictions. Since the property is located within 6 nautical miles of an airport, Grantee, for itself and its successors and assigns, agrees and that any construction or alteration is prohibited on any portion of the Property unless a determination of no hazard to air navigation is issued by the Federal Aviation Administration in accordance with Title 14 Code of Federal Regulations, Part 77, entitled "Objects Affecting Navigable Airspace," or under the authority of the Federal Aviation Act of 1958, as amended.

V. Miscellaneous Conditions, Restrictions and Exceptions to Title

This Quitclaim deed and conveyance is expressly made subject to the following matters to the extent and only to the extent the same are valid and subsisting and affect the property:

A. All existing land-use leases, permits, easements and rights-of-way for public streets, roads and highways, public utilities, electric power lines, electric transmission facilities, railroads, pipelines, ditches and canals on, over and across said land, whether or not of record, including but not limited to the following:


(v) Telephone line easement, Reference No. W-55769, BLM, Holder: Mountain States telephone.

(vi) County road easement, Reference No. W-57620, BLM, Holder: Park County.

(vii) RR Track ROW easement, Reference No. W-5142, BLM, Holder: Marathon Oil Company.

(ix) ROW easement, Oil & Gas facility, Reference No. C-045573, BLM, Holder: Marathon Pipeline Company.

(x) ROW easement, Oil & Gas facility, Reference No. W-55768, BLM, Holder: Husky Pipeline Company.

(xi) ROW easement, Oil & Gas facility, Reference No. W-8149, BLM, Holder: Husky Oil Company.

(xii) ROW easement, Oil & Gas facility, Reference No. W-0136202, BLM, Holder: Husky Oil Company.

(xiii) ROW easement, Oil & Gas facility, Reference No. W-031072, BLM, Holder: Marathon Pipeline Company.

(xiv) ROW easement, Oil & Gas facility, Reference No. W-0310789, BLM, Holder: Great Falls Gas Company.

B. All existing interest(s) reserved to or outstanding in third parties in and to coal, oil, gas, and/or minerals.

C. All other existing interests reserved by any original grantor(s) in chain of title unto said grantor(s), their respective successors and assigns, which affects any portion of the property interest(s) hereinafore described.

D. Any survey discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements which may affect the subject property.

E. All outstanding real estate lease agreements issued by United States of America, including but not limited to the following leases, their respective successors and assigns, to-wit:
APPENDICES

NORTH CODY INDUSTRIAL AREA BUSINESS PARK MASTER PLAN


(11111) Lease No. 1/07-60-L0568, Pat McElroy (Superior Production Logging), Termination date: 12-31-2000.


F. All outstanding special use permits ("SUP") issued by U.S. Bureau of Reclamation, including but not limited to the following Permitees, their successors and assigns:

(1) Road SUP, Reference No. 5-LM-60-L2751, U.S. Bureau of Reclamation ("USBR"), Permitee: Minze, Inc.


(iv) Overhead Power Line, Reference No. 00-LM-60-5068, USBR, Permitee: PacificCorp.

VI. Miscellaneous Covenants and Agreements of Grantee

Grantee, by acceptance of this deed, covenants and agrees, for itself, its successors and assigns, and for every successor in interest to the property herein described, or any part thereof, it shall abide by each of the following covenants, each of which will be covenants running with the land. In addition, the United States of America, shall be deemed a beneficiary of each of the following covenants without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed.

FILE DATE: 03/28/2001 FILE TIME: 09:30 PARK COUNTY, WY, KAREN CARTER - COUNTY CLERK
PAGE #: 0007 OF 0009 DOC #: 2001 1596
and shall have a right to enforce each of the following covenants in any court of competent jurisdiction, provided, however, the United States shall have no affirmative duty to any successor in title to this conveyance to enforce any of the following covenants herein agreed:

Except as herein expressly conveyed, Grantee shall have no right of use, license, easement, servitude, or usufruct for any purpose, by necessity or otherwise, express or implied, on, over or under any of the property of the United States. By acceptance of this conveyance, Grantee covenants for itself and its successors and assigns, and that no such right or interest will ever be asserted by reason of this conveyance to Grantee.

Grantee has inspected the hereinabove described and conveyed property and has satisfied itself that the property is free of any hazardous substances or petroleum products or their derivatives, and Grantee, its successors and assigns, will indemnify, protect, defend, save and hold harmless Grantor, and Grantor’s employees, officers, representatives, attorneys and agents, from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of action, damages, losses, cost and expenses (including without limitation, attorneys’ fees and expenses and court costs) in any way relating to, connected with, and/or arising out of the discovery of any hazardous substance(s) or petroleum products(s) or their derivatives which may have contaminated the hereinabove and conveyed property after the date of this Quitclaim Deed, including but not limited to, any environmental response action, corrective action, or remediation action, the costs of any investigation or removal, monitoring, investigation, sampling, or testing in connection therewith.
IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed this 26th day of March 2001.

UNITED STATES OF AMERICA
Acting by and through the
Administrator of General Services

by Jerry N. Moore
Senior Realty Specialist
Real Property Disposal Division
Greater Southwest Region
General Services Administration

STATE OF TEXAS  I
COUNTY OF TARRANT  I

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared JERRY N. MOORE, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Senior Realty Specialist, Real Property Disposal Division, Greater Southwest Region, General Services Administration, Fort Worth, Texas, and acknowledged to me that the same was the act and deed of the United States of America and of the Administrator of General Services and that he executed the same as the voluntary act of the United States of America and of the Administrator of General Services for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE at Fort Worth, Texas, this 26th day of March 2001.

Jerry L. Kirchei
Notary Public, State of Texas
Appendix 6
Public Law 106-494,
106th Congress
PUBLIC LAW 106–494—NOV. 9, 2000

Public Law 106–494
106th Congress

An Act

Nov. 9, 2000
[S. 1994]

To provide for the conveyance of certain land to Park County, Wyoming.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,—

SECTION 1. CONVEYANCE OF LAND TO PARK COUNTY, WYOMING.

(a) FINDINGS.—Congress finds that—

(1) over 92 percent of the land in Park County, Wyoming, is owned by the Federal Government;
(2) the parcel of land described in subsection (d) located in Park County has been withdrawn from the public domain for reclamation purposes and is managed by the Bureau of Reclamation;
(3) the land has been subject to a withdrawal review, a level I contaminant survey, and historical, cultural, and archaeological resource surveys by the Bureau of Reclamation;
(4) the Bureau of Land Management has conducted a cadastral survey of the land and has determined that the land is no longer suitable for return to the public domain;
(5) the Bureau of Reclamation and the Bureau of Land Management concur in the recommendation of disposal of the land as described in the documents referred to in paragraphs (3) and (4); and
(6) the County has evinced an interest in using the land for the purposes of local economic development.

(b) DEFINITIONS.—In this Act:

(1) COUNTY.—The term "County" means Park County, Wyoming.
(2) ADMINISTRATOR.—The term "Administrator" means the Administrator of the General Services Administration.
(3) CONVEYANCE.—In consideration of payment of $240,000 to the Administrator by the County, the Administrator shall convey to the County all right, title, and interest of the United States in and to the parcel of land described in subsection (d).
(4) DESCRIPTION OF PROPERTY.—The parcel of land described in this subsection is the parcel located in the County comprising 190.12 acres, the legal description of which is as follows:

Sixth Principal Meridian, Park County, Wyoming

APPENDICES

PUBLIC LAW 106-494—NOV. 9, 2000
114 STAT. 2215

Lot 15
SW
NW
--------------

Lot 21
NW
--------------

(e) RESERVATION OF RIGHTS.—The instrument of conveyance under subsection (c) shall reserve all rights to locatable, salable, leaseable coal, oil or gas resources.

(f) LEASES, EASEMENTS, RIGHTS-OF-WAY, AND OTHER RIGHTS.—The conveyance under subsection (c) shall be subject to any land-use leases, easements, rights-of-way, or valid existing rights in existence as of the date of the conveyance.

(g) ENVIRONMENTAL LIABILITY.—As a condition of the conveyance under subsection (c), the United States shall comply with the provisions of section 3620(a) of title 42, United States Code.

(h) ADDITIONAL TERMS AND CONDITIONS.—The Administrator may require such additional terms and conditions in connection with the conveyance under subsection (c) as the Administrator considers appropriate to protect the interests of the United States.

(i) TREATMENT OF AMOUNTS RECEIVED.—The net proceeds received by the United States as payment under subsection (c) shall be deposited into the fund established in section 490(f) of title 49 of the United States Code, and may be expended by the Administrator for real property management and related activities not otherwise provided for, without further authorization.

Approved November 9, 2000.

LEGISLATIVE HISTORY—S. 1894:

SENATE REPORTS: No. 106-412 (Comm. on Energy and Natural Resources).
CONGRESSIONAL RECORD, Vol. 146 (2000):

July 27, considered and passed Senate.
Oct. 23, considered and passed House.
Appendix 7
Fire District Correspondence
March 11, 2009

William L. Harris, PE
GDA Engineers
1508 Stampede Avenue
Cody, Wyoming 82414

Dear Mr. Harris,

Following is a list of requirements concerning fire protection features of the planned industrial development located along Road 2AB. These requirements are based on the assumption that no development will occur until the City of Cody completes its proposed municipal water system along 2AB.

1. The developer shall provide water mains and fire hydrants meeting City of Cody standards. Hydrants shall be spaced a maximum of 400 feet apart.

2. Section 508 of the International Fire Code (IFC) requires that additional on-site hydrants may be required when a building is constructed more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the building.

3. Section 503 of the IFC requires that approved fire apparatus access roads shall be provided for every facility, building, or portion of a building. The fire apparatus access road shall comply with Section 503 requirements and shall extend to within 150 feet of all portions of the facility. Street construction shall meet City of Cody standards, and if cul-de-sacs are necessary, we can provide additional information on turning radius standards.

4. It is impossible to determine specific fire protection features without knowing the size, construction type, and planned use of each building; however, we must assume that all or nearly all of the planned buildings will require the installation of an automatic fire sprinkler system. Therefore we will require that each lot be provided with a 4" tap on the main to allow for connection of a fire sprinkler system. It has been our experience that including this tap during main construction is much less expensive than adding it later.

If you have any additional questions please contact me at 527-8550

Sincerely,

Sam Wilde
Fire Marshal
APPENDIX 8

WESTERN AREA POWER
CORRESPONDENCE
Mr. William Harris  
Cody Land Development Corporation  
P.O. Box 338  
Cody, Wyoming 82414  

RE: North Cody Industrial Area Business Park  

Dear Mr. Harris:

With regard to the North Cody Industrial Area Business Park located in a portion of Section 20, 29 & 30, Township 33 North, Range 101 West of the 6th P.M., Park County, State of Wyoming, Western Area Power Administration’s (Western) comments are as follows:

1. All construction activities within Western’s Transmission Line easements should be coordinated with this office. [A copy of a Right-of-Way Application has been submitted for construction of “North Cody Industrial Area Business Park”]

2. If an updated plat is submitted for recording, it should indicate the transmission line easement areas with the following language included: “The United States easements are restricted areas and all construction activities within said easements should be coordinated with WESTERN AREA POWER ADMINISTRATION, P.O. Box 3700, Loveland, Colorado 80539-3003.”

3. Induced voltages and currents may occur on the facility constructed or placed under or near high voltage transmission lines. The owner shall be responsible for the protection of personnel and equipment in their design, construction, operation and maintenance of the facility.

4. To avert continual severe pruning and eventual removal of tall growing trees, only low growing plants (not exceeding 10 to 12 feet in maximum mature height) are allowed on the easement areas. Please indicate on the recorded plat any landscaping plans in the easement areas.
5. No buildings are allowed within the easement areas.

6. A minimum overhead clearance from the conductors of Western's Transmission Lines must be maintained at all times.

Within these parameters, Western Area Power Administration has no objection to the proposed North Cody Industrial Area Business Park. Thank you for the opportunity to comment on this project. If you have any questions, please contact Ms. Braileigh Jay at (970) 461-7634.

Sincerely,

[Signature]

Carey Ashton
Realty Officer

Enclosure
Appendix 9

Mailing List for Public Meeting
## Mailing List for Public Meeting

<table>
<thead>
<tr>
<th>Name</th>
<th>Attention</th>
<th>Address</th>
<th>City, State</th>
<th>Zip Code</th>
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<tr>
<td>Andy Franklin</td>
<td></td>
<td>1208 Meadow Lane Avenue</td>
<td>Cody, WY</td>
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<tr>
<td>B&amp;G Partnership</td>
<td></td>
<td>81 Whitney Drive</td>
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<tr>
<td>BCI Coca-Cola Bottling</td>
<td>Wes Adkins</td>
<td>1334 South Central Ave.</td>
<td>Los Angeles, CA</td>
<td>90021</td>
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<tr>
<td>BNSF Railway</td>
<td>Wes Adkins</td>
<td>1201 West 27th Street</td>
<td>Cheyenne, WY</td>
<td>82001</td>
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<tr>
<td>BPB Acquisition, Inc.</td>
<td>Kevin Murray</td>
<td>PO Box 590</td>
<td>Cody, WY</td>
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<tr>
<td>Bureau of Land Management</td>
<td>John Lawson</td>
<td>PO Box 1630</td>
<td>Mills, WY</td>
<td>82644</td>
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<td>Contractor’s Board/City Hall</td>
<td>Scott King</td>
<td>PO Box 2200</td>
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<td>75026</td>
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<td>Harris Trucking and Construction</td>
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<td>Homestead Estate Trust</td>
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<td>Chandler, AZ</td>
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<td>Jake Fulkerson</td>
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<td>James Klessens</td>
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<td>Jim Sulgrove</td>
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<td>Joe Kondelis</td>
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<td>John and Lulu Shuler</td>
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<td>76A Belfry Hwy</td>
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<td>Joseph and Betty Schultz</td>
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<td>24 Jo Ann’s Road</td>
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<td>Keever Family Living Trust</td>
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<td>Ken Stockwell</td>
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<tr>
<td>Kimberly Jones</td>
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<tr>
<td>Lance Garrison &amp; Jacqueline Lee Min</td>
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<td>Marc Thompson</td>
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<td>Mike Schumacher</td>
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<td>Raymond and Cynthia DeVries</td>
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<td>Red Eagle, L.C.</td>
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<td>Rick Patton</td>
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<td>Ruth Buchholz, Trust</td>
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<td>Sam Krone</td>
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<td>Steve Payne</td>
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<td>Tanager Beverages, LLC</td>
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<td>Terry and Bonnie McCann</td>
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<td>Tim French</td>
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<td>1002 Sheridan Avenue</td>
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<td>Tim Schuh</td>
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<td>US Leasing Group, LLC</td>
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<td>4164 326th Ave NE</td>
<td>Carnation, WA</td>
<td>98014</td>
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<tr>
<td>Western Area Power</td>
<td></td>
<td>PO Box 3700</td>
<td>Loveland, CO</td>
<td>80539</td>
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<tr>
<td>Wyoming Department of Transportation</td>
<td></td>
<td>5300 Bishop Blvd.</td>
<td>Cheyenne, WY</td>
<td>82009</td>
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<tr>
<td>Yellowstone Refining Company</td>
<td>Rash &amp; Associates</td>
<td>PO Box 260888</td>
<td>Plano, TX</td>
<td>75026</td>
</tr>
</tbody>
</table>
Appendix 10
Public Meeting Notes
North Park Industrial Park
Public Meeting Notes
4.2.09

Table 1 (Steve Payne, James Klessens)

Round 1
- Questions on the size – where it came from.
  - Steve talked of extended lots at other sites.
- Question about potential for additional funding for infrastructure.
- Will there be taps in the 2AB Ma??
- Why so many small lots –
  - Modularity – can buy multiple lots
- Why is the lot east of 2AB so big where nothing else is that big
  - Because of the 2AB realignment
- What is the process of dispersing the property? What kinds of hoops will a person have to jump through?
- How intense will be the development regulations?
  - Lots of “What comes next questions?”
- Roger – good layout – can buy additional lots.
- How about compatible uses – what if Roger’s making cold mix – next to someone with a sensitive use
- Frontage lots
  - For those who need visibility
- WBC $ available to push development toward the farthest back lots.
- Will curb/gutter and sidewalk be required?
  - Steve – It will depend on the CLDC decision whether they choose to use a PUD – if they do it they may be able to do it without.
  - Chris – some industrial doesn’t need this type of infrastructure.

Round 2
- Size of lots. If we sell off the front lots it may be different
- Large trucks may have difficulty turning around.
- Make an all weather easement (alley) to allow dual access to the back of the lots.
- Use of spring water for irrigation (need to be careful of springs along hillside as they run a lot of water).
- How do you feel about the level of development?
  - Want nice presentation for same use
  - Would help it to develop
  - Storm drainage can be a problem over there
- Will there be set backs?
  - None in industrial
- Consider where 2AB comes on to US120.
Table 2  (Glenn Ross, Rick Patton, Bill Harris)

Round 1
- Glenn explained the parcels
  - Mr. Allshouse asked if top of Lot 7 would be for sale – would be interested in purchasing.
  - Mr. Allshouse noted that lots of water comes off their house – might be an issue in gravel removal.
  - Cody Meat – Dick would be wonderful if back of his lot is up against the railroad.
  - Some issues of land ownership around the railroad and back of Cody Meat.
  - BLM – thought the track easement is shown wrong, may be more than 100 feet.
  - Ms. Allshouse – said that Big Horn Ready Mix wants to put in an asphalt plant – would cause an issue for them, hearing on 21st at plant.
  - Dick – commented on smaller lots –
    - Glenn noted smaller lots then buy one or more lots.
  - Ask Steve Payne about set backs on city property?
  - Need a cul-de-sac near end to get truck traffic turned around.
  - Dick – soften the curve west of Cody Meat – maybe wide with water/sewer in the ground now.
  - Small lots would not handle a semi truck in the same lot.

Round 2
Chris/Sue
Lynda
Steve Miller
Roger
- Railroad access from Glasroc Way.
- Steve – note access to river from Bureau of Reclamation land.
- Roger – spoke to some of the issues of gravel on lot 7 – they hit lots of dirt on top.
- Chris – maybe smaller business – like Cody Meat – but have a space available for industry – like the idea of smaller but might limit the exposure potential.
- Don Brooks Subdivision – did the small lots too big if you wanted more.
- Steve asked if we had talked about adjoining lots - would want to buy the lesser value lots.
- Power line easement? width
Appendix 11
Extra Resources
## Contacts that did not respond

### Cites
- Cheyenne: mashby@cheyennecity.org
- Douglas: fneuerburg@cityofdouglas.org
- Evanston: pknopf@evanstonyw.org
- Gillette: comde@ci.gillette.wy.us
- Greybull: clerktreasurer@rtconnect.net
- Lander: landeredc@wyoming.com
- Laramie: pwysocki@ci.laramie.wy.us
- Laramie: rhunt@cityoflaramie.org
- Lusk: lusk@netcommander.com
- Newcastle: Newcastlewyoming.net
- Pinedale: zoning@townofpinedale.com
- Rawlins: pbworks@rawlins-wyoming.com
- Riverton: riverton@rivertonwy.gov
- Sheridan: rbriggs@sheridanwy.net
- Thermopolis: bmoeller@directairnet.com

### Counties
- Albany County: http://www.co.albany.wy.us/Departments/Planning/tabid/59/Default.aspx
- Carbon County: Kristyrowan@carbonwy.com
- Goshen County: http://www.goshencounty.org/Planning/EMail/?ID=17
- Laramie County: planning@laramiecounty.com
- Lincoln County: jwoodward@lcwy.org
- Natrona County: bleist@natronacounty-wy.gov
- Sheridan County: mreid@sheridancounty.com
- Sweetwater County: kotm@sweet.wy.us
- Uinta County: gawelling@unitacounty.com
- Weston County: wcclerk@rtconnect.net

### Other
- Development Coordinator for Redrock Business Park (Thermopolis): lquarberg@rtconnect.net
- Gillette Economic Development: ccedc@vcn.com
- Lusk Chamber of Commerce: luskchamberofcommerce@yahoo.com
- Realtor for Hannum Road Industrial Park (Campbell County): harry@harrykimbrough.com
- Sundance Chamber of Commerce: chamber@sundancetourism.com
- Wyoming Board of Realtors: clms@tribcsp.com
- Columbus Community Industrial Development Corporation (Columbus, TX): ccyb@sbcglobal.net
- West Hopkins Industries, Inc. Economic Development for Dawson Springs, KY: whi@dawsonspringsky.com
- Monahans Economic Development Corporation Monahans, TX: monahansedc@monahans.org
- Chamco, Inc. The Oshkosh Industrial Development Corporation Oshkosh, WI: ehartman@chamco.org
- CED Beaver County Corporation for Economic Development Beaver, PA: jpalmer@beavercountyced.org
- Berlin Industrial Development Park Authority (BIDPA) Office Berlin, NH: bidpa@ncia.net
- Berlin Industrial Development Park Authority (BIDPA) Economic Development Director Berlin, NH: tcced@ncia.net
- Coös Economic Development Corporation (CEDC) Coös County, NH: cedc@ncia.net
Appendix 12

PacifiCorp Land Use Feasibility Study
Cody Area Sites
Park County, Wyoming
Land Use Feasibility Study

Prepared for:
City of Cody
Cody Economic Development Council
December 1996

By:
PacifiCorp
Eckhoff Watson and Preator Engineering
Consolidated Realty Group

For more information contact: Cindy Brown
920 SW Sixth Avenue, 300 PSB
Portland, Oregon 97204
(503) 464-6297 FAX: (503) 464-5462
E-mail: cindy.brown@pacifiCorp.com
LAND USE FEASIBILITY STUDY

CODY AREA SITES
PARK COUNTY, WYOMING

PREPARED FOR:

PACIFICORP

BY:

ECKHOFF, WATSON AND PREATOR ENGINEERING
3995 SOUTH 700 EAST, SUITE 300
SALT LAKE CITY, UTAH 84107

AND

CONSOLIDATED REALTY GROUP
175 EAST 400 SOUTH
SALT LAKE CITY, UTAH 84111

JANUARY 1997
SITE #2: NORTH CODY AREA

SITE DESCRIPTION

General Description

The North Cody site is a ±190 acre parcel located within Park County, outside of the Cody City limits. The property consists of federal government land part of which is leased to various industrial-type companies. It is located north of the town of Cody across the Shoshone River. The federal government wishes to retain the southern portion of the site which has been designated as wetlands. Marathon Pipeline has an easement covering approximately 32 acres in the area. The following site location map on page 30 illustrates the layout of the parcel.

Physical Characteristics

The site is located on undeveloped open fields and government leased property, some of which is currently occupied. The majority of the land is approximately level. The entire area consists of approximately 190 acres. Sagebrush covers the land. Natural drainage is present on the site. Current and adjacent land use includes Celotex Corporation, Cody Lumber, Dick Jones Trucking, Mountain Wood Products, Nielson Enterprises Incorporated, Husky Oil Company, Burlington-Northern Railroad, WAPA Substation, and Thomas Grazing Lease. The area is somewhat vegetated. A steep sloping hill borders the property to the north.

Zoning

The site is zoned industrial by Park County. The purpose of the Industrial zone is to provide, protect, and recognize area well suited for industrial development and used free from conflict with commercial, residential and other incompatible land uses. The following provides a general range of the types of uses permitted in this zone: airports, manufacturing of electronic components, instruments, jewelry, games, toys and pharmaceuticals; furniture manufacturing, heavy equipment sales and storage, animal boarding kennels, cabinet shops, cleaning plants, dairy products processing, contractors yards, drive-in theaters, cold storage plants, and meat processing.

Access

Park County retains a 60' Right-of-Way running through the center of the site and approximately parallel to the Burlington-Northern Railroad (see Site Location Map on page 30). State Highway 120 intersects the County Road at the site's eastern entrance. Both roads appear to be in good condition.

Rail service to the Cody area is provided by Burlington Northern. Rail service is available at the site. General aviation services, including air freight and air express, are available through the Yellowstone Regional Airport, approximately 3 miles to the south. United Express and Skywest Airlines operate scheduled flights to Denver, Colorado and Salt Lake City, Utah respectively. In addition, Spirit Mountain Aviation, AIV Charter, UPS, and Federal Express have service out of the airport.
## Site #2: North Cody Area - Evaluation by Land Use, Utilities, and Access

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<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>Highway 120- County Road</td>
</tr>
<tr>
<td>Adjacent Uses</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>Industrial, Agricultural</td>
</tr>
<tr>
<td>TOTAL</td>
<td>30</td>
<td>32</td>
<td>29</td>
<td>28</td>
<td>28</td>
<td></td>
</tr>
</tbody>
</table>

### Land/Regional Issues
- **Parcel Size, Terrain, Existing Use**: 190 acres, fairly level, federal government leased industrial land
- **Permitting Time Line**: 6-8# weeks
- **Ownership**: Federal Government
- **Environmental Issues**: Wetland delineation identified wetlands in southern portion of site.
- **Major Area Industries**: Celotex Corp.

### Key:
- **5 = MORE THAN ADEQUATE**
- **3 = ADEQUATE**
- **0 = INADEQUATE/INAPPROPRIATE**
- **-3 = DETRIMENTAL**
- **-5 = SEVERELY DETRIMENTAL**

<table>
<thead>
<tr>
<th>H.I.:</th>
<th>Heavy Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>L.I.:</td>
<td>Assembly/Light Industry</td>
</tr>
<tr>
<td>Dist.:</td>
<td>Distribution</td>
</tr>
<tr>
<td>H.T.:</td>
<td>High Tech Manufacturing</td>
</tr>
<tr>
<td>F.P.:</td>
<td>Food Processing</td>
</tr>
</tbody>
</table>
SITE #2: NORTH CODY AREA - BASIC INFRASTRUCTURE COSTS

Water

Currently there is a 6" water line which serves the immediate area for culinary use only. The nearest existing water transmission line is an 8 inch main located on the north side of State Highway 120, approximately ½ mile from the intersection of the highway and the County Road access to the property. The Shoshone Treatment Plant can handle up to 22 MGD. The City of Cody operates the existing system. Depending on the type and level of development, off-site water improvements will vary. An 8-10 inch water main is adequate for most industrial sites. A transmission line will need to be extended approximately 1½ miles to provide the required fire flow as well as to meet the daily demands of any future development. Additionally, a booster pump and storage tank will be required.

Northwest Rural Water was created to bring water to rural areas where no source existed. However, this state funded program, historically, has been solely for residential use. It is not known if Northwest Rural Water would be able to service the area. Fire flow to the site is currently provided through shuttling the water from the city.

Sanitary

Currently, the area operates on septic tanks. Providing a sewer interceptor to the area would require constructing a pipeline and lift station as well as crossing the Shoshone River. Another option would be to construct a package treatment facility at the site. Both options would require a large capital outlay. Regardless of the methods chosen, sanitary service will need to be provided to the site.

Storm

Cody Canal District operates the current canal system for the City of Cody. There is no storm drain service in the city. On-site retention will be required as part of the development. The on-site system capacities and requirements will be dictated by the amount of impermeable improvements present on the site as well as the permeability of the native soils on site.

Streets

State Highway 120 is in good condition. Direct access to the property would be via the Park County Road. If annexation to the City of Cody were to occur, improvements required would include construction of curb & gutter and sidewalks to City standards. The Park County Road intersects State Highway 120 at the industrial site's entrance.
### SITE #2: NORTH CODY AREA
BASIC INFRASTRUCTURE COSTS

<table>
<thead>
<tr>
<th>UTILITY</th>
<th>DESCRIPTION</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>10&quot; DIP: (9300 LF) x ($28/LF-10&quot;)</td>
<td>$260,400</td>
</tr>
<tr>
<td></td>
<td>Booster Pump Station</td>
<td>$125,000</td>
</tr>
<tr>
<td></td>
<td>1 MG Storage Tunk: (1,000,000@ $0.60/gal)</td>
<td>$600,000</td>
</tr>
<tr>
<td>Sanitary</td>
<td>Across River: (900 LF) x ($65/LF-10&quot;)</td>
<td>$58,500</td>
</tr>
<tr>
<td></td>
<td>Line to River: (5000 LF) x ($45/LF-10&quot;)</td>
<td>$225,000</td>
</tr>
<tr>
<td></td>
<td>Lift Station</td>
<td>$225,000</td>
</tr>
<tr>
<td>Storm</td>
<td>24&quot; HDPE: (4,000 LF) x ($5.5 /LF)</td>
<td>$220,000</td>
</tr>
<tr>
<td></td>
<td>18&quot; HDPE: (4,000 LF) x ($45 /LF)</td>
<td>$180,000</td>
</tr>
<tr>
<td></td>
<td>15&quot; HDPE: (2,000 LF) x ($43 /LF)</td>
<td>$86,000</td>
</tr>
<tr>
<td></td>
<td>Detention Pond</td>
<td>$100,000</td>
</tr>
<tr>
<td>Streets</td>
<td>(10,000 LF) x ($30/ LF)</td>
<td>$500,000</td>
</tr>
<tr>
<td></td>
<td><strong>TOTAL:</strong></td>
<td><strong>$2,579,900</strong></td>
</tr>
</tbody>
</table>

Significant site grading may be required with development of this property. The extent and cost of grading will vary depending on the type and nature of development and may occur as individual sites develop. Because of this, site grading is not considered a necessary infrastructure improvement.

Notes:

1. The above information regarding costs are strictly estimates based on information provided to Eckhoff, Watson & Prestor Engineering by local communities and other sources. Actual costs may differ at the time of development and construction.
2. Proposed improvement costs may include entire service for local area. Interested parties should investigate shared cost possibilities including, but not limited to, LIDs, latercomer fees, etc.
3. Estimated infrastructure costs include basic on-site and off-site access and utility improvements required to market the site for the recommended use. Additional infrastructure may be necessary with final site development.
4. Costs are estimated construction costs only and do not include engineering or administrative costs.
SITE #2: NORTH CODY AREA – MARKETING AND COST CONSIDERATIONS

*Top Uses per Available Infrastructure Ranking*
1. Light Industrial
2. Heavy Industrial
3. Distribution

*Marketing Considerations*

In previous sections, the South Cody site was evaluated based on factors pertaining to land use, utilities, and access. This section focuses on additional marketing considerations affecting the feasibility and marketability of development relative to the industrial use categories. Market prospects are determined by a combination of infrastructure costs combined with local, regional and state-wide demographics; local economics; the quality, quantity and availability of the labor force; local and state taxes; site location in relation to transportation and other population centers; and other intangibles such as the local quality of life. This section will focus on the impact that these marketing factors will have on the site rankings.

*LOCATION AND LAND USE*

*MAJOR HIGHWAY ACCESS*

The North Cody area site, Site #2, is accessed from State Highway 120 which connects to US 14, 16, and 20 approximately one mile to the southeast. State Highway 120 is the major north-south connector, joining Interstate 90 in southern Montana and Interstate 80 in southern Wyoming. US 14 and 20 passes through Yellowstone National Park and connects to Interstate 15, though this route is closed during the winter.

*SETTING*

Site #2 is located just north of town across and adjacent to the Shoshone River, which flows through a gorge at this location. The site is located on a bench between the gorge and a steep slope behind the park which rises for about 100 feet, cresting at the level farm land to the north.

*SURROUNDING LAND USES*

The site is bounded by the river gorge to the southeast, the highway to the west, agricultural uses to the north and east. Other industrial uses exist adjacent to the site, along the north-south access road, which are compatible with the industrial uses contemplated for this park.

*ZONING*

The site is zoned industrial by Park County. If the property is annexed to the city, then the zoning should remain as industrial once inside Cody City.

*CITY LIMITS/URBAN GROWTH BOUNDARY*

Site #2 is located just outside of the Cody City limits which run generally along the Shoshone River. The city would be willing to annex the area provided that the added expense of meeting city road and other standards would not hamper the development. The City of Cody does not currently have urban growth boundaries in
place.

**PHYSICAL CHARACTERISTICS**

**SIZE**

The site consists of ± 190 acres. The general layout of the site runs along the north-south county access roadway as shown in the site location map, page 30.

**DIVISION/EXPANSION OF THE SITE**

The larger parcels within the site could be subdivided down into smaller lots for sale. Expansion could only occur to the northeast since the site is landlocked by the river, the hill and the roadway. However, the site is of sufficient size that no expansion should be necessary in the foreseeable future.

**TOPOGRAPHY**

The majority of the site is relatively flat, with the southerly side sloping sharply toward the Shoshone River. The average slopes found on the site are in the range of 1-3%. This would facilitate industrial development with a minimal amount of earthwork required.

**ENVIRONMENTAL ISSUES**

There does not appear to be any wetlands on the site which would affect the prospective development and its usage. However, a small drainage corridor is present on the site draining the agricultural uses to the west into the river. Some small areas of wetlands may need to be identified along the drainage but it should not impact the future development.

It is reported that contamination of portions of this site has occurred in connection with some historical use. The extent of the contamination must be thoroughly researched and documented, and a remediation plan developed and implemented. No company will be willing to occupy land which does not have a "clean bill of health". In the event that the responsible parties are not able to pay the cost of remediation, then other sources must be sought. If the cost of cleanup is relatively low and the responsible party cannot pay, then federal "brown field" money may be available to help. It is also possible that a buyer may willingly incur the expense of cleanup provided that the total cost does not exceed the value of the land.

**Cost Considerations**

**LAND OWNERSHIP**

Ownership is currently vested in the federal government, though the County has applied for and is expected to receive the property on an economic development grant. This fact may provide some relief on the environmental cleanup issue, since the federal government can be expected to clean up anything for which there are no funds to do so. Uniform ownership, particularly in the County's hands, will better enable proper planning and execution of the development.

Because of the historical uses of this area, including roads, railroad, pipelines and a variety of other industries which have vacated, completing an ALTA land survey is highly recommended.
UNDEVELOPED VS. DEVELOPED LAND VALUES

Unimproved land in the Cody area is currently selling in the range of $1,000 per acre. Prices for "improved" land sites in the Cody market are reported to be about $25,000 per acre, though we were unable to locate an actual site for sale at that cost. The one private industrial park planned for Cody at this time is 20 acres and reported to be offering improved lots for $100,000 per acre. It is not possible to develop a park with the recommended level of improvements for less than $25,000 per acre, and these costs are likely to be considerably higher for a high end business park.

DEVELOPMENT COSTS

Off-site costs are estimated to be $2,579,900, approximately $13,600 per acre, as shown on the table of infrastructure costs located on page 33. This estimate does not include grading or common area and open space landscaping. These two factors should add considerably to the development cost.
SITE #2: NORTH CODY AREA - SUMMARY OF SUITABLE USES AND RECOMMENDATIONS

Summary of Suitable Uses

Because of the historical uses of this area, some of which are still in evidence, i.e., a partially dismantled refinery, and existing uses, this property is likely to appeal only to Heavy Industrial, Distribution and some Assembly & Light industrial users. Although the site is physically well suited to a distribution-type user, the distance to an interstate or a large population base reduces greatly the chance of attracting one of these users.

The site is rail served, but the existing track runs down one side of the park and there is inadequate depth between the road and the rail for a typical rail-served warehouse. The rail must cross the road, therefore, to serve the parcels with adequate depth for this use. If the north-west end of the park, the entrance, were to be cleaned up and occupied by the light and cleaner of these users, a food processor could be attracted.

Recommendations and Final Comments

Taking the following steps will assist the city and county to develop and market the park in an orderly, logical fashion:

☐ Make a list of the types of industries currently occupying the park. Use this list together with this report and the city's and county's wishes in effort to determine which types of employers Cody and Park County want in the park.

☐ Complete a master plan of the park based upon the desired and potential types of employers. The master plan should include at least road, utilities and parcel layouts, rail service layout, covenants, conditions and restrictions, and the location and description of internal amenities such as trails and seating areas. A plan to install a municipal water system, sewer system, and road improvements should also be included in the overall master plan. To save costs the roads could be built later.

☐ Review existing zoning and revise it if necessary to accord with market prospects and Park County's and Cody's wishes.

☐ Signs for existing companies should be rebuilt to a current and somewhat uniform standard (the Celotex sign is dilapidated).

☐ Adopt a standard for minimal landscaping, perhaps as a part of a comprehensive set of Covenants, Conditions, and Restrictions.

☐ Choose an appropriate name for the park and install a sign.

☐ Create an attractive, landscaped entrance to the park.

☐ Produce a comprehensive marketing plan to pursue the desired industries and employers. More details on where to focus these efforts is discussed in the conclusion of this report.

☐ Study a possible rail alignment which would serve the north side of the park and, if feasible, plan and build it. To save costs only the road crossing could be built (since crossing take the greatest amount of time to get permitted and completed) and the balance of the alignment agreed to but built only when needed later.
As part of a general cleanup remove the refinery and any other facilities which are no longer in use.

Identify easements which are no longer in use and have the owners abandon them.

Do a complete environmental assessment of the property and clean up all contamination. Many companies are reluctant to move into sites adjacent to contaminated areas for fear that the pollutants have migrated, or may at some time in the future.

The goal for the North Industrial Park should be to have the appearance and character of a modern industrial park.
### Site #2: North Cody Area - General Site Information

<table>
<thead>
<tr>
<th>General Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
</tr>
<tr>
<td>Jurisdiction:</td>
</tr>
<tr>
<td>Is parcel within urban growth boundary?:</td>
</tr>
<tr>
<td>Is annexation to the city necessary?:</td>
</tr>
<tr>
<td>Total acreage:</td>
</tr>
<tr>
<td>Acreage suitable for construction:</td>
</tr>
<tr>
<td>Assessed Value of Land:</td>
</tr>
<tr>
<td>Market value of land:</td>
</tr>
<tr>
<td>Property owner:</td>
</tr>
</tbody>
</table>

### Existing Conditions

<table>
<thead>
<tr>
<th>Current use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cody Lumber, WAPA Station, Mountain West Products, Celotex, Thomas Grazing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there any existing structures or other improvements?:</th>
<th>Yes ☑ No ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, please describe:</td>
<td>Buildings for the above mentioned businesses, refinery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent parcels:</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Vacant ☐ Other: Agricultural</td>
</tr>
<tr>
<td>South: Vacant ☐ Other: Shoshone River and wetlands</td>
</tr>
<tr>
<td>East: Vacant ☐ Other: Industrial Uses</td>
</tr>
<tr>
<td>West: Vacant ☐ Other: Industrial Uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is site subdividable?:</th>
<th>Yes ☑ No ☐</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Are there any existing easements?:</th>
<th>Yes ☑ No ☐</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, please describe:</td>
<td>Marathon Oil Pipeline, Burlington Northern Railroad, Gas, Telephone</td>
</tr>
</tbody>
</table>

### Zoning

<table>
<thead>
<tr>
<th>Land Use Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan Designation:</td>
</tr>
<tr>
<td>Zoning Designation:</td>
</tr>
<tr>
<td>Overlay zone:</td>
</tr>
<tr>
<td>Is site in an industrial park?:</td>
</tr>
<tr>
<td>Approval time required:</td>
</tr>
<tr>
<td>Is traffic study required?:</td>
</tr>
</tbody>
</table>
## Site Development - Zoning Requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Notes recorded with zoning ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size:</td>
<td>None recorded</td>
</tr>
<tr>
<td>Building Coverage:</td>
<td>None recorded</td>
</tr>
<tr>
<td>Density:</td>
<td>None recorded</td>
</tr>
<tr>
<td>Landscape %:</td>
<td>None recorded</td>
</tr>
<tr>
<td>Parking (ratio):</td>
<td>One Space/worker plus average number of business invites at one time</td>
</tr>
<tr>
<td>Standard Stall Size:</td>
<td>9 ft x 20 ft</td>
</tr>
<tr>
<td>Compact Stall Allowance/Size:</td>
<td>None recorded</td>
</tr>
</tbody>
</table>

### Setbacks (building):
- **Front:** 25 feet
- **Side:** 15 feet
- **Rear:** 15 feet

### Setbacks (parking):
- **Internal Landscaping in Parking:** 5 feet

### Building Height:
- None recorded

## Physical/Environmental

<table>
<thead>
<tr>
<th>Feature</th>
<th>Notes recorded with zoning ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Cover:</td>
<td>Cleared 85%, Wooded 15%</td>
</tr>
<tr>
<td>Slope</td>
<td>Level 80%, Gently Rolling 10%, Hilly 10% Rock Outcrops 5%</td>
</tr>
<tr>
<td>Floodplain Designation:</td>
<td>Yes ☑</td>
</tr>
<tr>
<td>Soils bearing data available?</td>
<td>Yes ☑</td>
</tr>
<tr>
<td>Has a geotechnical report been completed for this site?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Are there any identified wetlands?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Describe any known environmental concerns on or within 1/4 mile of the site:</td>
<td>Contamination has been found at site due to the refinery. Currently, Cody is in discussion concerning the level of NEPA analysis necessary to dispose of land.</td>
</tr>
<tr>
<td>Has this site been the subject of an environmental audit?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Does this site have any underground storage tanks?:</td>
<td>Yes ☑ No ☐</td>
</tr>
</tbody>
</table>

### Utilities

#### Water
- **Service Provider:** City of Cody
- **Total plant capacity:** 22 MGD - Shoshone Treatment Plant
- **Available capacity:** 14 MGD
- **Service and meter installed at site?:** Yes ☑ No ☐
<table>
<thead>
<tr>
<th>Line size:</th>
<th>Service not available at site.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing flow (gpm/min):</td>
<td>Service not available at site.</td>
</tr>
<tr>
<td>Location of nearest main line:</td>
<td>8 inch main, approximately ¼ mile from site.</td>
</tr>
<tr>
<td>Existing flow/pressure:</td>
<td>Service not available at site.</td>
</tr>
<tr>
<td>Fee/Setup charges:</td>
<td>$400.00</td>
</tr>
<tr>
<td>Estimated Extension distance to site:</td>
<td>½ miles</td>
</tr>
<tr>
<td>Extension From Off-site:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Are there developed water wells on site?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Are the wells registered with DOE?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>Is surface water available on the site?:</td>
<td>Yes ☑ No ☐</td>
</tr>
<tr>
<td>If yes, name of source:</td>
<td>Shoshone River</td>
</tr>
<tr>
<td>Is the site in an irrigation district?:</td>
<td>Yes ☑ No ☐</td>
</tr>
</tbody>
</table>

**Sanitary Sewer**

| Service Provider:             | City of Cody                  |
| Service and meter installed at site?: | Yes ☑ No ☐               |
| Location of nearest main line: | ~ ¼ mile south of site              |
| Fee/Setup charges:            | $500/5,000 gallons of estimated water use per month |
| Estimated Extension distance to site: | ~ 9,900 feet                 |
| Extension From Off-site required?: | Yes ☑ No ☐                   |
| Is there a lift station?:     | Yes ☑ No ☐                   |
| Upgrade needed?:              | Yes ☑ No ☐                   |
| Is there a septic system on site?: | Yes ☑ No ☐               |
| If no, has a septic test been completed?: | Yes ☑ No ☐              |

**Storm Sewer**

| Service provider:             | No service-City operates on canal system |
| Is there a receiving stream or adjacent to site?: | Yes ☑ No ☐ |

**Electric Power**

| Provider:                     | Pacific Power                |
| Electrical service on site?:  | Yes ☑ No ☐                   |

**Natural Gas**

| Provider:                     | Cody Gas                    |
| Service line and meter installed?: | Yes ☑ No ☐               |
| Location of nearest distribution main: | 6 inch                      |
## Telephone

<table>
<thead>
<tr>
<th>Provider</th>
<th>US West Communications</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Location</td>
<td>County Road</td>
</tr>
<tr>
<td>Overhead?</td>
<td>Yes ☑️ No ☐️</td>
</tr>
<tr>
<td>Is underground conduit required?</td>
<td>Yes ☐️ No ☑️</td>
</tr>
</tbody>
</table>

### Cable

| Provider       | TCI Cablevision       |

### Transportation

#### Roadway

<table>
<thead>
<tr>
<th>Major access:</th>
<th>State Highway 120</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will site require access road?</td>
<td>Yes ☑️ No ☐️</td>
</tr>
<tr>
<td>Existing roadways:</td>
<td>County Road</td>
</tr>
<tr>
<td>Improvements needed/required:</td>
<td>Yes ☑️ No ☐️</td>
</tr>
<tr>
<td>Transportation Impact fees?:</td>
<td>Yes ☐️ No ☑️</td>
</tr>
<tr>
<td>Distance to nearest four lane arterial:</td>
<td>located at entrance to site</td>
</tr>
<tr>
<td>Identify arterial:</td>
<td>State Highway 120</td>
</tr>
<tr>
<td>Distance to nearest major highway interchange:</td>
<td>~1.5 miles</td>
</tr>
<tr>
<td>Identify major highway:</td>
<td>US Highway 14, 16 and 20</td>
</tr>
</tbody>
</table>

#### Rail

<table>
<thead>
<tr>
<th>Service Provider:</th>
<th>Burlington Northern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Available at site:</td>
<td>Yes ☑️ No ☐️</td>
</tr>
</tbody>
</table>

#### Air

| Nearest general aviation airport: | Distance: Yellowstone Regional Airport, ~3 miles |
| Nearest commercial aviation airport: | Distance: Yellowstone Regional Airport, ~3 miles |