FINAL REPORT

22-ACRE
“RED ROCK” BUSINESS PARK
FOR LANDS WITHIN E1/2 NE1/4 OF
SECTION 14, T42N, R95W

SUBMITTED TO:
HOT SPRINGS COUNTY

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# FINAL REPORT – “RED ROCK” BUSINESS PARK

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INTRODUCTION

Last year, the Thermopolis-Hot Springs County Economic Development Company (hereafter, “EDC”) purchased a 22-acre site south of Thermopolis in order to develop a business park. Currently, there is little or no land readily available for attracting businesses. A Community Assessment was completed in September 2003. Creating jobs, business development, and providing a business park site were among the highest priorities determined by the community.

A Community Development Block Grant (CDBG) was obtained by Hot Springs County (HSC) to prepare a site plan to determine the feasibility of purchasing the 22-acre site from EDC and developing the site as a business park. This study shall outline the infrastructure, easements, permits, engineering, and other costs required to create business-ready lots. The grant totaling $33,330 was awarded in December 2005, and included a local match from the EDC of $8,333. The HSC solicited proposals to prepare this study, and Engineering Associates (EA) was selected.

A major objective of the project is to create and retain new jobs by attracting and growing new businesses whose wage level meets or exceeds the Wyoming Self Sufficiency Standard wage for Hot Springs County.

PUBLIC INPUT

A. WORKSHOP ON APRIL 6, 2006

Prior to the first workshop, the EDC mailed the Fact Sheet and Site Plan Input flyers to all businesses within Hot Springs County. In order to provide the public opportunity to comment on all aspects of the proposed business park, the initial meeting was held without an official presentation. At that time, the only known restriction were the access points from the highway right-of-way, which were assumed and shown on the site plan. The following items, some of which are included in Appendix A, were available for public review and input:

- Fact Sheet
- "Site Plan Input" Flyer
- Issues for Consideration - Utilities, Access, Platting, Funding
- Photographs of the site
- Topographic site plans, with trace paper to draw sketches
- Examples of Other Business Parks Constructed with WBC funding
Approximately 60-70 people attended this meeting, and provided input by turning in comments or drawing sketches and commenting at the meeting. Information from this meeting was compiled and sent to all persons that signed in at that meeting. The summary of comments is included in Appendix A. With this information, Engineering Associates prepared three different site options for the next public meeting.

B. PRESENTATION ON JUNE 1, 2006

At this meeting, a typical street section was presented, along with 3 different lot layouts for consideration. Approximately 20 people were in attendance, along with Todd Darlington, representing the IIC. At the beginning of that meeting, Ms. Darlington read a statement from the IIC indicating that they were planning to pursue their project elsewhere (see Appendix B). The Thermopolis Chamber of Commerce also declined to formally “reserve” a lot in this location, and plan to keep their options open for future relocation. Opportunities and constraints for these 3 options were discussed at this meeting, with Option 1 receiving the most support from those in attendance.

After that meeting, the Board of the EDC wanted to analyze two other options, so Option 4 and 5 were created. Out of these, Option 5 Modified was the final selection to proceed with the completion of the study. Options 4, 5, and 5 Modified are included in Appendix C.

C. PUBLIC HEARING ON AUGUST 15, 2006

At this public hearing, the County Commissioners will review the preliminary plat, which is included in Appendix D. This plat represents Option 5 Modified, as recommended by the EDC Board. A preliminary facility plan is also included in the appendix, which shows proposed utilities and easements for those utilities.

Also included in this appendix is a generic DRAFT of the Resolution of Support, which will earmark the County’s funding match, and also outlines many key items required by the WBC grant.
EXISTING SITE FEATURES AND EASEMENTS

The legal description and map for the site is included in Appendix E. Generally, it is part of the E1/2 NE1/4 of Section 14, T42N, R95W. Maps prepared by Rick Hudson are also included. In 1992, a corner of the property at the intersection of the highways was transferred to the State of Wyoming Highway Department (WYDOT). The total square footage of the site is 962,023 or 22.085 acres. This includes a portion of the property that has been occupied by the land owners to the south (Rosemarie Helm). Since there are small buildings and large trees on this site occupied by the Helms, it is our recommendation to create a lot (Lot 15) during the platting process, and sell this portion of the property to the Helms. If desired, a property valuation assessment should be obtained, and it should include the surveying and legal costs to transfer this property.

There are no existing buildings on the site (with the exception of the Helm area). Currently, the property is used for agricultural purposes. There are two existing field road access points from the Wyoming Highway Department right-of-way. Overhead power poles exist along the east side of the property. No documented easement for these poles was found.

There is also an existing easement for pumping from the Big Horn River, along with an access road easement. However, the easement is not long enough to actually get to the river. There may or may not be a pump in that location. Engineering Associates was unable to obtain permission to access the river in this location from the landowner, Mr. Richert. Mr. Richert also indicated he thought the easement had expired, and he has no desire to renew this existing easement or grant an additional easement to gain access to the river. Given this information, our raw water analysis includes a new route to the Big Horn River that does not pass through this property.

There are a large number of easements designated in the Title Report for this property (see Appendix E). EA was not involved in this title work, and does not know how this information was compiled. There are a number of exceptions on this Title Report that do not appear to impact this property. The EDC should work with the title company to determine if these exceptions could be removed from future Title Reports. Having this large list of exceptions that do not apply to the property may confuse and discourage
future buyers. The EDC’s legal counsel should address this situation. Upon our review, we feel the following exceptions can be removed from the title report:

Items 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, and 20

**LAND USE / ZONING**

Hot Springs County does not have established “zoning” districts or areas. This property was designated “Agricultural Use” when purchased. A land use change was requested by the EDC to the County. Per County requirements, the EDC sent letters to all adjacent land owners (sample letter and land ownership map are included in Appendix F). EA assisted the EDC through the planning process, and the land use for the site was changed to “Industrial”. See Appendix F for the final recommendations from the Hot Springs County Planning and Zoning office, as well as the County Commissioners. The land use change was considered at meetings on June 21 and July 6, 2006.

Hot Springs County does not have the ability to classify the land use to “light industrial”, which was desired by the EDC to ensure heavy industrial uses would not be permitted at the site. Rather, the County Commissioners requested that covenants be prepared for the site that outlined all of the uses desired and permitted.

**EXISTING TOPOGRAPHY, DRAINAGE, AND SOILS**

This site is surrounded by Highway 20 to the west, Highway 173 (or Buffalo Creek Road) to the north, private property owned by Kenneth & Frances Mitchell and Mark & Cheryl Alldredge to the east, and private property owned by Rosemarie Helm to the south. The site drains generally to the east toward the Big Horn River. Elevations across the property vary by about 20 vertical feet from highest to lowest point.

The information from the Hot Springs County Conservation District and NRCS indicated these soils are Neville loam, with moderate permeability, and very well drained. The Hot
Springs County planner, Lee Campbell, was able to confirm a percolation rate in the vicinity of 23 minutes per inch. Mr. Campbell indicated that soils consisted of sand ("sugar sand") with percolation rates of 5/8" to 3/4" every 15 minutes. Given this information, preliminary drainage plans for the right-of-way, as well as individual lots, will be to contain the runoff in swales and detention ponds on-site and allow it to percolate and recharge existing aquifers. Since this site is currently irrigated, it is our understanding that minimal waste water comes off the site.

ENVIRONMENTAL CONCERNS
To our knowledge, no environmental concerns exist at the site. There are no wetlands on the property. This area is not shown on the only flood plain map that exists for Hot Springs County (Map 5600260001D). The site is approximately 65 vertical feet above the Big Horn River, and should not be considered to be within a flood plain.

PROPOSED INFRASTRUCTURE
Currently, treated water, gas, telephone/fiberoptic, and overhead power lines exist along Buffalo Creek Road to serve the proposed development. There are no sewer lines in the area, and the closest connection for sewer service is more than ½ mile away towards Thermopolis. The area is currently irrigated using raw water pumped from the Big Horn River via the "Alldredge Enlargement of the Garrison Ditch" (Surface Water Permit 7289). As previously noted, two access points exist from the Wyoming highway right-of-ways. Each of these utilities will be discussed in detail.

A. STREET IMPROVEMENTS AND HIGHWAY ACCESS

Obviously, streets will need to be constructed within the business park. Our typical street section is shown on the preliminary plat included in Appendix D (also included in Appendix B). The proposed street section has two travel lanes, each 12' wide with 2' shoulders. Vertical curb and gutter is proposed for both sides of the street, as well as surrounding the traffic islands at the entry off Highway 20. Traffic lanes are laid out for a designated right and left turn from the business park onto Highway 20. Cost estimates for these improvements are included in Appendix P.

Prior to the beginning of this project, the EDC applied for Access Permits from WYDOT (see Appendix G). Several on-site meetings were held between Heath Overfield of EA's Thermopolis office and Vic Strube with WYDOT in Basin. During these meetings, it was determined that the existing access off
Highway 20 directly across from the St. Paul's Lutheran Church access was to remain as the site access point from Highway 20. This access is approximately 1,050' from the intersection with Highway 173. Even though this location does not meet WYDOT’s typical distance requirement from another state highway, locations further than that cannot be used due to grade changes and existing guard rails. The access point off of Highway 173 must be located 660' from the intersection with Highway 20.

Official access permit applications will need to be re-processed during the final plat process. A Traffic Impact Study will be required by WYDOT before they will officially issue the Access Permits. They have provided a letter in Appendix G indicating their approval of the access points as shown on the Preliminary Plat (or Option 5 Modified).

Engineering Associates has obtained survey data necessary to prepare the Traffic Impact Study (TIS) during the final plat process.

Depending upon the findings of the TIS, WYDOT could require auxiliary lanes on either highway for turning or deceleration. This TIS will be difficult to complete, since at this time there are no anticipated business uses proposed at the site. Different uses generate different types of traffic. For example, office uses generate minimal traffic versus restaurant use traffic. EDC and HSC will need to work with WYDOT to determine what is most appropriate for this location. WYDOT could require a turning lane, which would require widening of the highway, or could require an acceleration lane on Highway 20 from the business park. We have included preliminary cost estimates for the construction of a center turning lane and/or acceleration lane towards Thermopolis on Highway 20 when leaving the site. It is impossible to predict what WYDOT might require, so it is suggested that HSC consider budgeting for the study and at least one of the turning lanes in case it is required. The cost
to complete the Traffic Impact Study is estimated at $12,500. Costs for the additional WYDOT travel lanes are included in Appendix P.

B. TREATED WATER

The South Thermopolis Water and Sewer District (STWSD) has an existing 6" diameter water line along Buffalo Creek Road. Several options were analyzed to determine approximate static pressure at the site, and to size the lines to provide the maximum fire flow available. The STWSD also has a 250,000 gallon storage tank located approximately 1,500 feet southwest of the southern portion of the business park site. Using WaterCAD, various hydraulic models were run to determine whether a 6", 8", or 10" dead-end or looped system would be required. Fire flows are impossible to obtain with a dead-end system even if a 10" pipe is used. The 10" size pipe in a loop, however, does not improve fire flow availability, so an 8" line will provide the best fire flow possible.

EA is recommending that a 8" PVC or HDPE looped water line is installed from Buffalo Creek Road to Lane 14 through either property owned by St. Paul's Lutheran Church or Wilson Trusts. This will provide static water pressures of approximately 45 to 50 psi, and 1,500 gpm fire flow capacity. Minimal information was available from the STWSD, but the District is currently conducting a Level I Study with Wyoming Water Development Commission (WWDC) funding. EA is preparing that study, which is due next year. Once this project is funded, any recommendations or findings from that study that have an affect on this project will be updated and/or modified as appropriate.

A preliminary “will serve” letter and hydraulic modeling information is included in Appendix H. In addition, estimated water and sewer uses were analyzed to ensure generally, adequate capacity for possible uses.

Review of the 2006 International Fire Code indicates that buildings up to 22,700 square feet can be allowed given a 1,500 gpm fire flow availability with a 2 hour duration. Types of construction designate the allowable square footage in Table B105.1, and excerpts from the International Fire Code are included in Appendix H.

Estimated costs to install this system include the 8" PVC loop and appurtenances and are included in Appendix P. To ensure future tap connections do not require pavement cuts, 2" connections will be made and
capped to each lot. The correct size meter pit will then be installed upon purchase of that meter from the STWSD. Future lot owners will need to pay STWSD for tap connection fees. If treated water is used for irrigation, the business park would have to purchase one 2" tap. No other additional charges will be required by the STWSD.

C. SEWER

The South Thermopolis Water and Sewer District does not have any sewer lines in the areas adjacent to this site. It is almost 3,000 lineal feet to their existing pump station, which pumps sewage to the Town of Thermopolis. This pump station recently had several emergency repairs performed on it to correct various conditions. The size of the proposed sewer line to provide service to the business park is 8" diameter PVC, which is the minimum main line size required by DEQ. The estimated capacity of this line is 490,000 gallons per day. Estimated business park flows are shown in Appendix H and total less than 15,000 gallons per day.

The construction of the sewer line from the development to the existing pump station will be difficult. There is a utility "bench" that holds the existing STWSD treated water line just north of Lane 14. We are proposing to parallel the water line through utilizing this same bench. Cement-treated backfill may be required in locations where a 10' horizontal separation cannot be met per DEQ requirements. There are also two draws to cross where existing culverts under the highway will have to be extended, and retaining walls constructed to provide a location for the sewer line. In other areas, gas lines may need to be relocated or removed and replaced. Given this data, construction will be expensive and complicated. A permit from WYDOT will also be required to install this line and work within their right-of-way. An encased highway bore is planned to cross the intersection of Highways 20 and 173. Preliminary drawings of this route are included in Appendix H. An ownership map showing all properties adjacent to the highway is also included in Appendix H. Estimated costs for the main line and through the development are included in Appendix P.

D. GAS

Wyoming Gas has lines along Buffalo Creek Road. They have provided a will serve letter, and do not propose to charge the owner with any expenses to install these lines. See Appendix I.
E. POWER – OVERHEAD / BURIED

There are existing overhead power poles inside the property line paralleling Buffalo Creek Road and at the eastern end of the property (not shown on map). Randy Harry with PP&L (now Rocky Mountain Power) in Worland was contacted to discuss these poles, as well as proposed service to the site. Mr. Harry indicated there is three-phase power available at the poles along Buffalo Creek Road. Power must be installed in a looped system, so the costs provided assume running power on both sides of the road beginning and ending at Buffalo Creek Road. It may be possible to create the “loop” by connecting into the other power poles at the east end of the property. Costs to install the wiring and boxes will be $132,000. This cost does not include a 5’ PVC conduit, which must be installed. Estimated costs for this work are approximately $48,000 (3,200 lf of conduit x $15/lf). In addition, HSC should formally request service from Rocky Mountain Power as soon as funds are guaranteed. A letter from them is included in Appendix J.

F. COMMUNICATIONS – TELEPHONE / FIBEROPTIC

Chuck Hopkin with RT Communications in Worland outlined the requirements necessary to provide telephone service to the lots. He is not recommending a fiberoptic line at this time since all service can be provided off of the standard copper telephone lines. This includes high speed dsl internet and T1 feeds. The only need for fiberoptic service would be a business handling 100 phone lines that required a DS3 switch, for example. If necessary, fiberoptic can be added later if a specific business need is determined. The costs below include a feed from Highway 20, with phone lines along the west side of the road, and conduit crossings in two locations to serve Lots 1-5. All lot owners would have to install their own 2” conduit from the box to their building, and RT Communications will install the phone lines in this conduit, which is included in their price.

RT offers two different types of payment. The Owner can pay for the cost to install the telephone lines, which is $19,812. Another option is for the owner to pay $375 for each lot, and in return they receive $2,300 worth of credit toward construction. If HSC pays $375 x 14 lots ($5,250), they will receive $2,300 x 14 lots ($32,200) worth of credit towards construction. This is contingent upon having final plat approval by the County and a signed contract with RT Communications. It is likely that phone and power will run in the same trench,
and these utilities may require an additional easement paralleling the right of way between Lots 6 and 14. RT communications has written a letter confirming this cost of $5,250, which is included in Appendix K.

G. STORM DRAINAGE

The percolation rates anticipated at the site are such that using small on-site detention basins or swales is proposed to handle all storm runoff. Several design storms were used to preliminarily size these detention basins. Two-year, 10-year, and 100-year storms were analyzed for Lots 5 and 6 to determine approximate on-site sizing for detention basins. In addition, it is proposed that the street will drain to 3 different swale locations – one being near the right-of-way between Lots 1 and 6, the second being along the street edge of Lots 3 and 4, and the third being near the cul-de-sac along Lot 5.

The right-of-way (street runoff) swales were sized to fit in the scoria rock section, assuming it was 8.5 feet wide at the top of the pond, 1.5 feet deep with 2:1 side slopes. This provides a 2.5 foot wide bottom for these swales, which will parallel the road. The on-site basins were assumed to be 2 feet deep and generally square in shape, although they can be modified to blend in with the landscaping. A conservative percolation rate of 15 minutes per inch was used to estimate the time for the runoff to infiltrate into the ground. Estimated basin/swale sizes, depth of water, and time for the water to infiltrate in the following table.

<table>
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<tr>
<th>Location</th>
<th>Size of Swale/Basin</th>
<th>2 year</th>
<th>10 year</th>
<th>100 year</th>
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<tbody>
<tr>
<td>Street - Lots 1 &amp; 6</td>
<td>40' long x 8.5' wide x 1.5' deep</td>
<td>0.56 feet 37 minutes</td>
<td>0.88 feet 50 minutes</td>
<td>1.31 feet 69 minutes</td>
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<tr>
<td>Street - Lots 3 &amp; 4</td>
<td>120' long x 8.5' wide x 1.5' deep</td>
<td>0.57 feet 38 minutes</td>
<td>0.90 feet 52 minutes</td>
<td>1.36 feet 71 minutes</td>
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<tr>
<td>Street - Lot 5</td>
<td>80' long x 8.5' wide x 1.5' deep</td>
<td>0.57 feet 37 minutes</td>
<td>0.90 feet 51 minutes</td>
<td>1.35 feet 71 minutes</td>
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<tr>
<td>Lot 6 On Site - 1.4 acre</td>
<td>40' long x 30' wide x 2' deep</td>
<td>0.37 feet 41 minutes</td>
<td>0.76 feet 60 minutes</td>
<td>1.43 feet 91 minutes</td>
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<tr>
<td>Lot 5 On Site - 1.7 acre</td>
<td>50' long x 50' wide x 2' deep</td>
<td>0.16 feet 30 minutes</td>
<td>0.38 feet 42 minutes</td>
<td>0.82 feet 63 minutes</td>
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Hydraflow Hydrographs software was used to calculate this information, which should be analyzed and designed more specifically once the street design and site grading is formally designed. This report is included in Appendix L, along with NRCS soils description. All detention basins/swales shall be lined with commercial-grade weed mat and covered with scoria rock.
H. RAW WATER

This site has existing water rights from the Big Horn River. There are several problems associated with the future delivery of water to the site.

There is an existing easement, which is shown on the drawings in Appendix O, for a pipeline to the river and access to the easement. However, the easement does not extend to the Big Horn River, and the property owner, Mr. Richert, would not allow our personnel access to the river to see if there was a pump somewhere in that location. Mr. Richert also indicated he would not be willing to provide an additional easement to access the river through his property. Therefore, our preliminary design assumes a new delivery pipe to the site through the property owned by the Seaver Trust. Obviously, a new easement would have to be approved by this landowner and acquired.

The raw water system proposed is shown in Appendix M, and includes a self-cleaning screen, vertical turbine pumps, along with an inlet structure at the river. As noted above, since the existing easement does not extend to the river and the land owner has no desire to grant an additional easement to get there, a new force main is proposed to access the site from the river. Because the irrigation system would be a demand system (meaning lot owners could turn on their irrigation systems at any time demanding water), pressure tanks and additional pumping would be required at the site. Underground storage is also required. Therefore, we combined the underground storage with a building to house pressure tanks, controls (telemetry), and pumps at the site. It is proposed that this building would be located either on Lot 1 or Lot 6 near Buffalo Creek Road. This building will need a designated easement for its use. Obviously, this will reduce lot space available for businesses. Estimated costs for this raw water system are included in Appendix P.

Appendix M also includes a letter to Dee Hillberry recommending against a raw water system due to its expense, and long-term maintenance. There is other raw water easement background information in Appendix M further detailing the issues with the existing easements and restrictions to those easements.

If a raw water system is selected, a petition to the State Engineer will need to be filed for a change in the point of diversion and means of conveyance. The water rights within the right-of-way (streets) should also be abandoned or transferred.
If treated water is used for irrigation, the water rights can be transferred to the Town of Thermopolis by filing a petition for a Change of Use, Point of Diversion, and Means of Conveyance. These rights essentially will flow back to the property, since the South Thermopolis Water & Sewer District purchases their water from the Town. Estimated costs to prepare these petitions in either case is $10,000.

Additional water rights research performed by the State Engineer's Office is included in Appendix N.

**LANDSCAPING AND SITE FEATURES**

**A. LANDSCAPING AND IRRIGATION**

Preliminary landscaping plans for the right-of-way within the business park have been prepared. Option 1 provides landscaping in the islands and at both entries. Option 2 includes Option 1 (islands and entry landscaping), as well as street trees throughout the park. If street trees are desired, it is suggested that during the final platting process, driveway locations are designated for each lot. Both options can be utilized with full-width scoria rock or the sidewalk/scoria rock combination. These options are included in Appendix O. Option 2 shows the sidewalk, but as noted above, the sidewalk can also be utilized if Option 1 is selected. All estimated costs for Landscape Options 1 and 2 are included in Appendix P.

Trees and shrubs were selected for the right-of-way and include:

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<th>Street Trees</th>
<th>2.25&quot; diameter Dropmore Linden</th>
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<td>2 Gallon Goldfinger Potentilla</td>
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<tr>
<td></td>
<td>5 Gallon Fairy Queen Spirea</td>
</tr>
<tr>
<td></td>
<td>2 Gallon Blue Mist Caryopteris</td>
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<td>5 Gallon Old Gold Juniper</td>
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<tr>
<td>Perennials</td>
<td>1 Gallon Karl Foerster Feather Reed Grass</td>
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<td></td>
<td>1 Gallon Blaze Little Blue Stem</td>
</tr>
<tr>
<td></td>
<td>1 Gallon Pandora's Box Daylily</td>
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</table>
A proposed landscaping plant selection list for individual lot owners is included in Appendix O. These plants will match the landscaping within the right-of-way for consistency. Proposed minimum open space (non-building, pavement, etc.) for each lot is 25%, which will include the landscaping and detention pond. It is suggested that general landscaping plans are developed for each lot, outlining tree locations and other planting arrangements, to maintain a uniform look throughout the park.

Below are the water demands for various landscape features:

- **Trees**: 240 gallons / month
- **Shrubs**: 60 gallons / month
- **Perennials**: 28 gallons / month
- **Grass**: 1.8 gallons / month / square foot

Each lot owner could be required to install a 20' wide strip of grass along the street side of their lots if desired. Grass requires significantly higher water use than trees or shrubs, and this should be considered. Estimated water costs for the business park irrigation, as well as for the individual lot owners has been compiled in Appendix O. This list is assuming all water is purchased from the South Thermopolis Water and Sewer District. Estimated annual costs to irrigate the business park landscape using treated water are:

- **Option 1**: $400 total / 14 lots = $29 per year per lot
- **Option 2**: $740 total / 14 lots = $53 per year per lot

Individual lots could be required to install a combination of trees, shrubs, and perennials, along with the accent scoria rock. Other options could be to require the 20' strip of grass, and additional grass on their lot (we have assumed 0.25 acres of grass per lot). Estimated annual costs to irrigate individual lot landscaping using treated water are:

- **10 Trees/200 Shrubs/20 Perennials**: $420 per year per lot
- **20' Strip of Grass**: $265 per year per lot
- **0.25 Acres Grass**: $550 per year per lot
- **Total (if all items desired)**: $1,235 per year per lot

If no grass is installed, estimated monthly costs (assuming a 6 month watering period) per lot for on-site and business park watering is about $80. If grass is desired, and irrigated with treated water, that monthly cost increases to $215.

As discussed above in the raw water section, the business park does have existing water rights that could be used to irrigate the business park. This water would need to be "cleaned up" to remove as much sediment, weeds, and
debris as possible. Drip systems can become clogged very easily, and these systems are typically used to irrigate perennials and shrubs. Estimated operational costs for the raw water system are approximately $4,500 per year as shown in Appendix P. A depreciation account should be established by the business park in order to create a "savings" for large ticket items that will require replacement in the future, such as pumps. With this account, annual expenditures are $18,500. Capital costs to install the raw water system are over $500,000 including engineering fees. A comparison is shown below for the costs of the raw water system versus using treated water.

### Raw Water

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<td>Annual Maintenance</td>
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<td>Depreciation Account</td>
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### Treated Water

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<th>Per Lot</th>
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<tr>
<td>Capital Costs</td>
<td>$142</td>
</tr>
<tr>
<td>Purchasing Treated Water (with grass options)</td>
<td>$1,288</td>
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Financially, the treated water option makes the most sense. In addition, long term maintenance on the system will be minimal since the water is clean and will not clog sprinklers, bubblers, and drip lines. A decision should be made on whether grass is desired or if a xeriscape look is desired for the business park.

### B. LANDSCAPE ROCK

Scoria rock, or the red rock that is seen in many of the hills surrounding Thermopolis, was selected to provide a matching element within the right-of-way. In addition, this type of rock will be used for detention swales/ponds both in the right-of-way and on individual lots. It is proposed that this rock be 2" to 3" in size, 4" deep, with occasional boulder.

![Roundtop Mountain as seen from property.](#)
Scoria rock is approximately $100 per cubic yard in place, or $1.25 per square foot. Cost estimates are included in Appendix P.

C. SIDEWALKS

Sidewalks are typically 5 feet wide to provide for two-way pedestrian traffic. Even though this is a business park, sidewalks provide for a connection without driving between the lots. This can be used for recreation by surrounding residents, employees and patrons of the future businesses. The sidewalk does not extend down to Highway 20, but rather passes through the landscaped traffic islands. Approximate costs for sidewalk are $3.45 per square foot, which includes 4" of crushed base below the sidewalk. If sidewalks are not provided, scoria rock should be placed in that location to "fill up" the right-of-way. Cost estimates are included in Appendix P. The two varieties of sidewalk/rock sections are shown in the Street Section on the Preliminary Plat in Appendix D.

D. STREET LIGHTING

Decorative low intensity lighting will enhance the business park and provide for additional safety for business owners, employees, and patrons. Entry signs should also be lighted to attract attention to the entry locations, as well as the businesses in the parks. Preliminary designs for the street include 5 lights, with two lighted signs. Cost estimates are included in Appendix P.

E. SIGNAGE

Two lighted entry signs are proposed off each highway access, and are sized 10' high by 20' long. In the traffic islands off Highway 20, two additional location signs are proposed, which could hold individual lot owner names with their appropriate location. These signs are shown on the drawings as 10' high x 20' long as well, but could be modified as the Owner desires during the final design process. A budget of $25,000 has been included for these signs. Costs for signage can vary widely depending upon the type of signs.
ESTIMATED PROJECT COSTS

Project costs were broken down by element above and are shown in Appendix P. Also in Appendix P are summaries with all options as well as the selected options. Total project costs are shown on the following pages. The items that are shown in bold below were selected by the EDC Board:

Choose None, One, or Both:
- WYDOT Center Turning Lane
- WYDOT Acceleration Lane

Choose Yes or No:
- Raw Water System

Choose None, Option 1, or Option 2:
- Landscape Option 1
- Landscape Option 2

Choose One of the following:
- Sidewalk Both Sides / Landscape Rock
- Sidewalk One Side / Landscape Rock
- Landscape Rock Only

Choose Yes or No:
- Street Lights

There are likely other costs, such as attorney fees, appraisal expense, etc. that are not included in these estimates. These costs should be added to the grant application.

REFERENCES


Hot Springs County “Land Use Plan” adopted November 18, 2002.


FACT SHEET
Business Park In Hot Springs County
Site Plan Analysis Study

Public Participation Process

Location: 22-acre parcel located south of Thermopolis, junction southeast of Highway 20 and Buffalo Creek Road (Highway 173)

Owner: Thermopolis - Hot Springs County Economic Development Company (EDC)

Access: Wyoming Dept. of Transportation Preliminary Access Permits
- Minimum distances from Hwy Junction:
  • 1,320 feet (1 ¼ mile) – Hwy 20
  • 660 feet (1 ½ mile) – Buffalo Creek Road (Hwy 173)

Building: At this time, one building lot is proposed for a visitor center to house the Thermopolis Chamber of Commerce, with options for:
- Restrooms
- Visitor Information – Brochures, Maps, Information
- Parking lot that can accommodate RV’s & camper trailers

Current Site Plan Analysis Study:
Funding: EDC – 25% Local Match $ 8,333
Community Development Block Grant (CDBG) 25,000
Total Grant Amount $33,000

Goal of Study:
Determine the feasibility of developing the 22 acres as a business park and prepare a site plan that can be used to apply for a Wyoming Business Council “Business Ready Community" Grant to develop the property for job creation & retention

Business Ready Community Grant Requirements:
• 10% Local Match for Grants up to $1,500,000
• One Public Hearing and Resolution of Support from Citizens
• Demonstrate Creation of Jobs

What Can Business Ready Community Grant Funding Be Used For:
• Purchase of land
• Infrastructure – streets, water, sewer, power, telecommunications, etc.
• Purchase rights-of-way for Infrastructure or land
• Amenities for Business Park, Industrial Park or Site, or Business District
• Spec Buildings, Workforce Training Centers, and Convention Centers
• Landscaping

Please attend the public workshops and meetings to be held from April 6 to mid-August, 2006. To provide written input, please contact Lorraine Quarberg with the Thermopolis - Hot Springs County Economic Development Company at 864-2348.

ENGINEERING ASSOCIATES – CONSULTING ENGINEERS & SURVEYORS
WITH OFFICES IN THERMOPOLIS 864-5297 AND CODY 587-4911
PROJECT GOAL: SUCCESSFUL FUNDING FROM WYOMING BUSINESS COUNCIL
"BUSINESS READY COMMUNITY" GRANT AND LOAN PROGRAM

GRANT FUNDING OPPORTUNITIES:
INFRASTRUCTURE SUCH AS WATER, SEWER, STREETS,
TELECOMMUNICATIONS, AIRPORTS. THE GRANT CAN ALSO BE
USED TO PURCHASE RIGHTS-OF-WAY, LAND, INDUSTRIAL AND
BUSINESS PARKS, BUILDINGS, LANDSCAPING, RECREATIONAL
AND CONVENTION FACILITIES.

Your Input Is
Encouraged!

1. SUGGESTIONS OF BUSINESSES/TYPES OF EMPLOYMENT/
   JOB OPPORTUNITIES

2. DO YOU HAVE A BUSINESS THAT YOU MIGHT WANT TO
   LOCATE IN THIS SITE? YES___ NO ___
   IF YES, WHEN? NOW____ IN _____ YEARS.
   IF YES, WHAT TYPE OF USE?
   HOW MUCH SPACE IS NEEDED?
   NUMBER OF NEW JOBS CREATED?
   NUMBER OF EXISTING JOBS RETAINED?
   ESTIMATED RANGE OF WAGES?

3. WOULD YOU LIKE THE BUILDINGS TO CARRY A CERTAIN LOOK OR THEME?
   YES___ NO ___ IF YES, EXPLAIN:

4. IS THIS A GOOD LOCATION FOR A VISITOR CENTER AND THE CHAMBER OF
   COMMERCE? YES___ NO ___ IF NO, WHERE DO YOU THINK A VISITOR
   CENTER AND THE CHAMBER OF COMMERCE SHOULD BE LOCATED?

5. DO YOU HAVE IDEAS ON THE BUILDING THAT WILL HOUSE THE
   THERMOPOLIS CHAMBER OF COMMERCE? ARE YOU IN FAVOR OF:
   VISITOR INFORMATION YES___ NO ___
   INTERAGENCY INTERPRETATION CENTER YES___ NO ___
   EXTERIOR REST STOP FEATURES YES___ NO ___
   OTHER COMMENTS/IDEAS

6. WOULD YOU SUPPORT OPTIONAL PENNY TAX TO DEVELOP AND/OR PAY
   FOR THIS LAND TO SUPPORT BUSINESS GROWTH? YES___ NO ___

7. ANY OTHER CONCERNS / ISSUES

Thank You!

TO RECEIVE FUTURE INFORMATION:
NAME:
ADDRESS:
PHONE:
REPRESENTING:

HOT SPRINGS COUNTY
ECONOMIC DEVELOPMENT COMPANY

SITE PLAN INPUT
ENGINEERING ASSOCIATES, CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS
MARCH 31, 2008 SHEET 1 OF 1
THERMOPOLIS-HOT SPRINGS COUNTY
ECONOMIC DEVELOPMENT COMPANY

INPUT FOR DEVELOPMENT OF 22-ACRE PARCEL SOUTH OF TOWN

PUBLIC WORKSHOP – APRIL 6, 2006
BIG HORN FEDERAL BANK BASEMENT

ATTENDEES: See attached list. Attended by approximately 60-70 people. [Not all attendees signed in.]

SUMMARY:
A workshop was held on the above date to obtain input from the public regarding the development of a 22-acre parcel owned by the Economic Development Company (EDC) south of Town. The EDC also sent out the attached comment sheet by direct mail to all businesses in Hot Springs County, and placed two public notification advertisements in the Thermopolis Independent News. The site had been surveyed, and topographic maps were available at the meeting for review. Also available were various items to consider, which have been condensed and are attached at the back of this report. The format for this public workshop was to allow the public to comment on the site, without any formal presentation. Engineering Associates personnel were available to receive comments, answer any questions, and explain the process. One particular concern is the access entries to the site, which are controlled and restricted by WYDOT.

There did appear to be significant confusion regarding the “Inter-Agency Center” or “Interpretive Center” and Chamber/Visitor Center, and whether this site was just for those interests or for businesses. At this time, the Chamber of Commerce is undecided about relocating to this business park. This does not prohibit them from acquiring a lot (or lots) at a later date in this location. The formal plan submitted by the Interagency Interpretive Center Committee at that meeting does not meet the EDC’s objectives for this site.

To further clarify, the primary focus of this study is for the development of a business park on this property. The EDC’s goal in developing this site is to provide business-ready lots with infrastructure in place to create sustainable wage jobs. The Wyoming Business Council (WBC) funds property and easement acquisition, engineering design, and construction of water, sewer, and transportation infrastructure that will meet their program objectives. The WBC’s Community Readiness Project objectives are to "build facilities to ready itself for new business development and/or facilities for labor force or entrepreneurial training...”.

A second public workshop where several concepts for the business park will be presented will be held in the basement of Big Horn Federal at 7:00 p.m. on Thursday, June 1, 2006. A final public hearing will be held in August by the Hot Springs County Commissioners. The public is welcome to attend these meetings.

The comments received are outlined below. A number behind any comment indicates that comment was received that number of times. Comments have grouped into general
• Provide training needs – CWC College / technology available via fiberoptics
• Votech school for family jobs
• Balance new against what businesses currently exist.
• Balanced mix; light industry, office space, etc.
• Work at getting new businesses in Town and not moving what we have
• I want to suggest that most if not all of the acquiring of this building be locally contracted.
• Leave in agriculture

DO YOU HAVE A BUSINESS THAT YOU MIGHT WANT TO LOCATE AT THIS SITE?
• Yes - 1
• No - 17
• No Response - 8

IF YES, WHEN?
  o In three years

IF YES, WHAT TYPE OF USE?
  o Assembly and shipping

HOW MUCH SPACE IS REQUIRED?
  o 2000 sq ft

NUMBER OF NEW JOBS CREATED?
  o 2/4

NUMBER OF EXISTING JOBS RETAINED?
  o 0

ESTIMATED RANGE OF WAGES?
  o $10 to $12 / hr

WOULD YOU LIKE THE BUILDING TO FOLLOW A CERTAIN LOOK OR THEME?
• Yes - 19
• No - 3
• No Response - 4

IF YES, EXPLAIN:
  o Native stone – 4, 1
  o Red Cliffs, Stucco
  o Log
  o Tie into other Materials
  o Western theme from downtown Thermop old stone buildings
  o Western theme - 2
  o Western – log
  o Western look – compliment the area and represent WY
  o A Western but modern look
  o Western Theme – Log buildings as the center in Jackson. Put a big bronze statue in front as Cabela's does in front of their stores 1, 1
  o Clean western theme
  o Maintain look of the West – Log, rock landscaping
  o Maintain a "natural" surrounding appropriate to the West appeal
  o A uniform appearance would be desirable – log, colonial, or pioneer style
ARE YOU IN FAVOR OF VISITOR INFORMATION?
- Yes - 21, 6
- No - 
- No Response - 4

ARE YOU IN FAVOR OF INTERAGENCY INTERPRETIVE CENTER?
- Yes - 14, 8
- No - 4
- No Response - 7

OTHER COMMENTS / IDEAS?
- Log home; stone foundation; front porch
- Loft area for community meetings
- Ideal for stuffed animals from Fish and Game, etc.
- Down Town
- Small bldg that houses agencies display, chamber, parking and restrooms
- Promote the local attractions.
- Chamber business office should be downtown, but let interpretive center distribute brochures, give directions, etc.
- Chamber should probably be in Town, more accessible to travelers from any direction
- Move in closer to Town.
- The Interpretive Center needs to be part of the Chamber. At this time I believe attracting new business that provides good jobs would take precedence over the I.A.I.C.
- I believe these two [Chamber/Interpretive Center] should be combined and work closely together
- If the Chamber gets a new building, will they be able to maintain it and pay for it with their current funding? We need to look at other towns of comparable size to see what type of facility they operate out of.
- Same issue w/ an Interpretive Center. Will it support itself or become a drain on the tax payer?
- A local museum would be nice and possibly a gift shop and restaurant and a conference holding center
- Tie in with museum and education center – video conferencing, etc, classrooms, conventions
- State Park Area might work out well, as well as old Highway Department Building
- Must cater to RV’s
- Parking for trailers and RV’s.
- Landscaping and signage are a concern.
- I believe the lots should be sold to businesses to generate revenue for the county tax base rather than leasing
- Room for lots of various businesses
- We have two empty buildings on Arapahoe buy them – help those people out.

ANY OTHER CONCERNS / ISSUES?
- We need to push our Springs! An Interpretive center could do this.
- Want to see native grass, plants.
- Maintain open/green space
- Keep mountain views for visual impact
- What is the Interpretive Center?
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<th>Group</th>
<th>Last</th>
<th>First</th>
<th>Street</th>
<th>City</th>
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* TURNED IN SURVEY, ABSENT FROM MEETING
Access Issues

- WYDOT will restrict access entries - minimum distances from highway junction:
  - Off Highway 20:
    - Preliminary Access Permit - no access first 1,320'
    - Existing access is 1,115 feet from junction
  - Off Highway 173 (Buffalo Creek Road):
    - Preliminary Access Permit - no access first 660'
    - Existing access is 935 feet from junction

- Minimum Right-of-Way Width (For Streets and Utilities): 60 feet
  - Approx. Percentage of Project Site Acreage that is Used for ROW: 18-27%
    - For this site - 4 to 6 acres
    - Dependent upon street configuration
  - Streets - parking or no parking?
  - Sidewalks - may not be needed if no street parking
  - Utilities - proposed and future

- Right-of-Way (ROW) Width could increase to accommodate various types of vehicle traffic

- Minimum Turning Radiiuses:
  - Car and Camper Trailer - 33' to 36'
  - Motor Home - 40'
  - Single Trailer Semi-Truck - 45'
  - Motor Home & Boat Trailer - 50'

Utility Issues

Water: South Thermopolis Water & Sewer District
6" Dia. Water Line located along Hwy 173

Sewer: South Thermopolis Water & Sewer District
No Sewer Services at Site
Existing Pump Station almost 3,000 feet away
Many improvements needed

Significant expense to construct sewer service
- Gravity or force main (pumping) options
PLATTING INPUT

Size of Lots:

- More Lots - Lot Size 0.50 to 1.5 Acres
  - Could Create 12 to 30 Lots
  - Opportunities for Variety of Business Needs
  - Several Lots Can Be Purchased for Larger Businesses
  - More Access Points (Driveways) off Interior Street
  - Increased Monumentation Costs
  - Increased Costs for Utility "Taps" or Postpone Installation – may Require Street Cutting Later

- Fewer Lots - Lot Size 1.5 to 3 Acres
  - Could Create 5 to 12 Lots
  - Hinders Business Uses If Large Lot is Not Required
  - Fewer Individual Utility Connections
  - Less Monumentation Costs

Ideas To Consider:

- Community Parking Lot(s)
  - May be beneficial for larger vehicles
  - Walking Trails or Sidewalks to various businesses
- Access off Highway 20 is limited due to grade changes
- Visibility off Highway 20 is restricted from south until adjacent to property
- Dead-end Cul-de-sacs
- Storm Drainage Run-off
  - Create on-site features to minimize run-off
  - Easements for piping
- Landscaping
  - Irrigate using raw water from Big Horn River
  - Evaluate need for silt-pond
  - Xeriscaping
  - Visual Screening
  - Other themes of landscaping
- Covenants to Establish Architectural Standards for Business Park Buildings
Citizens are asked for input on land development south of town

by Richard Schmid

Citizens are invited to stop by Big Horn Federal on April 6 between 6-8 p.m. to share their thoughts on how to develop 23 acres of land south of Thermopolis. The Thermopolis- Hot Springs Economic Development Co., Inc. (CHC) Chamber of Commerce, with support from the county, is soliciting input from the public to determine a site plan for a proposed new business park on land that adjoins Highway 20 and Buffalo Creek Road across from Copper Mountain Auto Sales.

The site plan due to be presented is based on a feasibility study conducted in early 2009. The public meeting is intended to solicit input from the community on possible uses for the land, and the chamber will use the input to compile a comprehensive site plan for the 23 acres.

Public input is essential in making the best use of this valuable piece of property within the community. The chamber is urging citizens to attend the meeting to offer their thoughts and suggestions on how the area could be developed.

Business park interpretive meeting scheduled April 6

A public workshop to discuss the site plan for a proposed new business park is scheduled for April 6, from 6-8 p.m. at Big Horn Federal.

Hot Springs County has been awarded a $25,000 grant from the Wyoming Business Council to help develop a comprehensive site plan for the 23 acres that adjoin Highway 20 and Buffalo Creek Road across from Copper Mountain Auto Sales.

Representatives from Engineering Associates of Cody will be in attendance to discuss the planning process and provide maps. The public is encouraged to share thoughts.
Todd Darlington, former Thermopolis-Hot Springs Chamber of Commerce executive director, and Travis Conklin of Engineering Associates study how the interpretive center plan (below) might fit into the proposed business park. Suggestions from citizens will be accepted through Friday at the economic development office in town hall.

One alternative

While this plan is supported by people promoting a joint interpretive center and Chamber of Commerce building, it appears little of it will be included. U.S. Highway 20 would be on the left side and the Buffalo Creek Bridge would stay. This proposal is aimed more at tourism, while other ideas are supported using it for other types of businesses.
Business park meeting draws crowd; plat draft is underway

by Cassandra Profita

Seventy people attended an open house Thursday regarding the proposed business park south of Thermopolis.

The public hearing was the first of three gatherings designed to collect community input on how to develop the 22-acre site near the intersection of Highway 20 and Buffalo Creek Road. The Thermopolis-Hot Springs County Economic Development Co. purchased the land for $200,000 and is hoping a grant will cover infrastructure costs of developing it.

With a $25,000 grant from the Wyoming Business Council and $8,380 from the Economic Development Co., Hot Springs County hired Engineering Associates of Cody to develop a site plan.

At the open house Thursday, citizens sketched out their ideas of how the site could look. Maps, guidelines and sample business parks from other communities were on display, and representatives from Engineering Associates of Cody offered additional information on the platting process.

EDC director Lorraine Quarberg said she is accepting comments and ideas for the site through Friday. Using input from the community, Engineering Associates will develop a preliminary draft, which should be available in July.

The public will be invited to comment on the initial plan, which will include projections for infrastructure costs, at a second hearing.

The county is planning to apply for a Wyoming Business Council grant for up to $1.6 million to help pay for extending utilities and sewer lines to the site. A third public hearing will be held before the grant application is sent out in August or September, said Quarberg.

Although it is not certain who will eventually build on the land, the idea behind the proposal is to attract visitors and new businesses to Thermopolis, the said. The site could house the chamber of commerce office and an interpretive center.

It will not be used for industrial purposes, Quarberg said. A covenant court has been formed to determine what kind of businesses will and will not be allowed to build on the property.

In order to obtain the Wyoming Business Council grant, the county will have to tailor the business park to certain specifications. One requirement is businesses located on the site will have to bring new, sustainable/year-round jobs that pay more than $15 per hour.

If the community decides it does not want to abide by the grant's rules, the county will have to find another method of funding the infrastructure, said Quarberg.
SUMMARY

16 LOTS
1.17 AC. AVERAGE LOT SIZE
3.11 ACRES IN ROW
74866 SF OF PAVING
4330 LF OF CURB AND GUTTER
28' WIDE STREETS
50' MINIMUM CURB RADIUS
100' DIAMETER CUL-DE-SAC

STORM WATER DETENTION POND

NOTE: LOT 9 DOES NOT INCLUDE AREA SOUTH OF FENCE.
DESIGN SUMMARY

9 LOTS
2.1 AC. AVERAGE LOT SIZE
3.11 ACRES IN ROW
74866 SF OF PAVING
4330 LF OF CURB AND GUTTER
28' WIDE STREETS
50' MINIMUM CURB RADIUS
100' DIAMETER CUL-DE-SAC

NOTE: LOT 6 DOES NOT INCLUDE AREA SOUTH OF FENCE.

LEGEND
- OVERHEAD POWER LINE
- FIBER OPTIC LINE
- BURIED CAS & TELEPHONE
- BURIED TELEPHONE
- BURIED ELECTRICAL
- FENCE
- CONVENT
- EXISTING RAILWAY, HIGHWAY, POWER LINE
- EXISTING UNMARKED Pipe
- DECEASUS AND EVERGREEN TREES
- DECIDUOUS TREES

OPTION 2
DESIGN SUMMARY

10 LOTS
1.8 AC. AVERAGE LOT SIZE
3.95 ACRES IN ROW
121,795 SF OF PAVING
3857 LF OF CURB AND GUTTER
28' WIDE STREETS
165 PARKING SPACES
50' MINIMUM CURB RADIUS
11,291 SF WALKING TRAIL
40,301 SF SERVICE ROAD

NOTE: LOT 10 DOES NOT INCLUDE AREA SOUTH OF FENCE.

LEGEND

OPTION 3
TYPICAL STREET SECTION

(Not to scale)
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WELCOME TO THE PUBLIC PRESENTATION ON DEVELOPMENT OF THE THERMOPOLIS-HOT SPRINGS COUNTY ECONOMIC DEVELOPMENT COMMISSION'S 22-ACRE PARCEL SOUTH OF TOWN....

PLEASE SIGN IN (PRINT!)
(or INITIAL IF YOU ATTENDED THE LAST MEETING).......

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<td>Lee A Campbell</td>
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INTERAGENCY INTERPRETIVE CENTER
May 30, 2006

The Interagency Interpretive Center Committee (IICC) would like to make the following statement concerning the 22 acres of land which is located south of Thermopolis.

As a committee the IICC understands the importance of a business park for Hot Springs County.

The Thermopolis-Hot Springs Economic Development Corporation and Hot Springs County Commissioners have selected and purchased 22 acres South of Thermopolis for the location of this business park. The IICC also selected the 22 acres as the best location for the Interpretive Center.

The IICC supports economic development in Hot Springs County and recognizes that a business park and Interpretive Center cannot co-exist on the 22 acres. Therefore, the IICC will no longer pursue this piece of property. We wish the Thermopolis-Hot Springs Economic Development Corporation great success with the business park. The IICC will continue to assist in anyway on the business park objective.

We will be meeting with the Chamber of Commerce Board of Directors on June 14th to present our new plan, which is as follows:

Based on the opinions of several consultants, and personnel from Wyoming Travel & Tourism, that the committee has met with, they have suggested that the Hot Springs State Park is a good alternative for the location of the Interpretive Center.

The IICC is working to develop a partnership and Memorandum of Understanding with the office of Wyoming State Parks and Cultural Resources to see if the Interpretive Center may be placed in Hot Springs State Park or perhaps another state park.

We will continue to build on our partnership with Wyoming Travel & Tourism, Wyoming Game & Fish, and the Wind River Indian Reservation among other entities. In addition, we continue to act as partners on the planning committee for the Wind River Scenic Byway and the Big Horn Basin National Heritage Corridor project.

Statewide support for our project has been positive and we look forward to continuing a working relationship with local entities so that we might still successfully place this Interpretive Center within Hot Springs County.

We still welcome the Chamber of Commerce office as part of our plan.
May 22, 2006

Board of Directors
Thermopolis - HSC Economic Development Company
420 Broadway
Thermopolis, WY 82443

RE: Visitor Center/Chamber Office

Dear Board Members:

Since our last letter to you which was dated March 23, 2006, the Chamber Board of Directors has spent considerable time discussing the visitor center/Chamber office.

We attended the first CDBG planning workshop on April 6, 2006. Then at our Board meeting on April 12th, we received an update from the IIC Committee and had a lengthy discussion about the Chamber's relationship with that Committee and our future relocation to the new business park.

All of this was followed by a survey to our membership about our relocation, one of our new Board members attending an IIC meeting, an offer from a property owner to sell the Chamber real estate right downtown, and numerous additional discussions about the pros and cons of relocating to the business park.

As of this date, our Board has taken no action on whether to continue actively pursuing a visitor center/Chamber office in the business park. Our immediate efforts will be focused on finding a new location, preferably on the highway that will better serve our needs for the next several years. Therefore, it is no longer necessary to include the visitor center/Chamber office in the BRC grant application.

However, we still want to keep our options open with EDC and request the opportunity to identify a lot(s) for future development of a visitor center/Chamber office if and when that becomes a reality for the Chamber. We understand that you cannot "land bank" indefinitely, but we are hopeful that some agreement can be worked out with EDC and the County.
The Chamber remains supportive of your efforts to develop this property and recognizes the importance of getting infrastructure south of Town.

If you have any questions or need additional information, please don't hesitate to contact our executive director, Kathy Wallingford.

Sincerely,

Dave Denton
President

cc: HSC Commissioners
Leah Bruscino, Wyoming Business Council
Todd Darlington, IIC Task Force
Eric Decker, BHB RC&D
EDC business park presentation on June 1

On June 1 at 6:30 p.m., at the Horn Federal Engineering Associates will give a public presentation on proposed development of 25 acres of land south of Thermopolis.

The land was purchased by the Thermopolis Hot Springs Economic Development Co. in February using a $230,000 loan. The EDC, with support from the county commission as grant sponsor, is in the initial stages of designing a business park and interpretive center on the parcel that adjoins Highway 20 and Buffalo Creek Road across from Copper Mountain Inn.

The site has since been surveyed, and topographic maps are being developed.

A summary of ideas taken during an informal public meeting April 8 in Thermopolis is available for review at the EDC office, Thermopolis Town Hall or by calling director, Lawrence Quarberg, 864-2243.

The Hot Springs County commissioners will hold a final public hearing in August.

In addition, the county land use planning board has set a public hearing on the proposed business park preliminary plat for June 21 at 7:05 p.m. The county engineer, in consultation with the project developer and state engineer, will have the initial plan on display at that time.
Business park session Thursday

The chamber of commerce has considered many possible sites for a new business park north of the city. They have conducted a site analysis and have identified three potential locations. The chamber president, Mr. Johnson, said that the park will be a major development for the community and will attract new businesses.

Mr. Johnson said that the chamber is willing to contribute to the cost of developing the park, which will include the construction of roads, utilities, and other infrastructure. He said that the project will generate jobs and increase the local economy.

A public meeting will be held on Tuesday to discuss the plans for the business park. The meeting will be held at the community center and will be open to the public. Members of the community are encouraged to attend and provide input on the project.

The chamber of commerce is looking for businesses that are interested in relocating to the new park. They have already received inquiries from several companies, and they are confident that the park will be successful.

Mr. Johnson said, "We have been working hard to make this happen, and we are excited about the potential for this project. We believe it will be a major step forward for our community."
Business park plan with 16 lots picked

by Dick Hall

About 20 citizens and members of the Thermopolis-Hot Springs Chamber of Commerce and Economic Development Company board listened as Engineering Associates design principal Theresa Gunn presented three possible schemes for the proposed industrial park south of town on Thursday.

Those attending chose option one by a large margin. That plan calls for 16 lots to be developed with an average size of 1.2 acres per lot.

Two entrances would be available, one off Highway 20 and another off Buffalo Creek Secondary.

The timeline on developing the plan and obtaining seed money from the state kicks off with a presentation to the Hot Springs County Land Use Planning Board on June 21.

If that group approves, the proposal would be forwarded, in turn, to the county commissioners and the state for consideration.

Any action at the state level would be expected in late January. The hope is to apply for a grant of $1.5 million with the county coming up with 10%.

Infrastructure could begin in the summer of 2007, concurrent with the marketing of the lots.

The aim of the EDC is to attract such businesses as wholesalers, distributors and light manufacturing. A set of covenants, restrictions and site development requirements will be incorporated into any sales agreement.

According to EDC director Lorraine Queberg, the intent of the business park project is to develop jobs that meet the state's definition of self-sufficiency for Hot Springs County, which is currently pegged at $11,700 per hour.

More on page 9
Interpretive center site possibly in state park?
Interpretive center site possibly in state park?
13 LOTS
1.33 AC. AVERAGE LOT SIZE
3.89 ACRES IN ROW
79512 SF OF PAVING
5153.6 LF OF CURB AND GUTTER
28' WIDE STREETS
50' MINIMUM CURB RADIUS
9884.6 SF SERVICE ROAD
.48 AC. STORM WATER DETENTION POND
.09 AC. GREEN SPACE

NOTE: LOTS 7 & 13 DO NOT INCLUDE AREA SOUTH OF FENCE.
DESIGN SUMMARY

14 LOTS
1.18 AC. AVERAGE LOT SIZE
4.66 ACRES IN ROW
66469.8 SF OF PAVING
3764.7 LF OF CURB AND GUTTER
28' WIDE STREETS
50' MINIMUM CURB RADIUS
48043 SF SERVICE ROAD
0.48 AC. STORM WATER DETENTION POND

NOTE: LOT 14 DOES NOT INCLUDE AREA SOUTH OF FENCE.
14 LOTS
1.35 AC. AVERAGE LOT SIZE
2.94 ACRES IN ROW
66469.8 SF OF PAVING
4071 LF OF CURB AND GUTTER
28' WIDE STREETS
50' MINIMUM CURB RADIUS
0.48 AC. STORM WATER DETENTION POND

NOTE: LOT 14 DOES NOT INCLUDE AREA SOUTH OF FENCE.
SAMPLE RESOLUTION OF SUPPORT

RESOLUTION NO.

A RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION TO THE BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM FOR A BUSINESS COMMITTED PROJECT ON BEHALF OF THE GOVERNING BODY FOR THE

FOR THE PURPOSE OF:

WITNESSETH

WHEREAS, the Governing Body for the desires to participate in the BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM to assist in financing this project; and

WHEREAS, the Governing Body of the recognizes this project will create and/or improve infrastructure within the boundaries of; and

WHEREAS, the BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM requires that certain criteria be met, as described in the Wyoming Business Council’s Rules governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, the Governing Body of the plans to match the requested BUSINESS READY COMMUNITY GRANT AND LOAN PROGRAM BUSINESS COMMITTED PROJECT from the following source(s):

WHEREAS, the is working in partnership with and has provided preliminary for; and

WHEREAS, the held a public hearing on , 2005 and gave full consideration to all comments received;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE, that a grant application in the amount of $ be submitted to the Wyoming Business Council for consideration of assistance in funding the

BE IT FURTHER RESOLVED, that are hereby designated as the authorized representatives of to act on behalf of the Governing Body on all matters relating to this grant application.
PASSED, APPROVED AND ADOPTED THIS day of , 2005.

By: __________________________

ATTEST:

CERTIFICATE

I, , hereby certify that the foregoing Resolution was adopted by the at a meeting held on , 2005, and that the meeting was held accordingly to law; and that said Resolution has been duly entered in the of the .

______________________________