

SWEETWATER

COUNTY INDUSTRIAL DEVELOPMENT PLAN

EXECUTIVE SUMMARY

The Sweetwater County Board of County Commissioners requested the preparation of the "Sweetwater County Industrial Development Plan" to be a comprehensive strategy to recruit and cultivate industrial or other development along the Middle Baxter Road/ SH-370 from Interstate 80 south to SH-430 east of Rock Springs, Wyoming and west of the Southwest Wyoming Regional Airport.

The Sweetwater County Industrial Development Plan consists of three phases

Phase I: Targeted Industry Analysis

Phase II: Infrastructure Analysis

Phase II: Implementation



MARCH 2021





PHASES I & II

The Targeted Industry Analysis focused on industry cluster and workforce analysis strengths and weaknesses of the region. Through this analysis, six growing industry clusters were identified that represented the region’s existing and future economic and workforce advantages. These were:

- Renewable Energy
- Computer Services & Software Publishers
- Distribution & eCommerce
- Glass Products
- Agriculture Mining& Construction Machinery
- Inorganic & Agricultural Chemicals

The Site Development Needs for Target Industries table (right) represents the site development needs of these targeted industries. These needs informed the preparation of Phase II: Infrastructure Analysis.

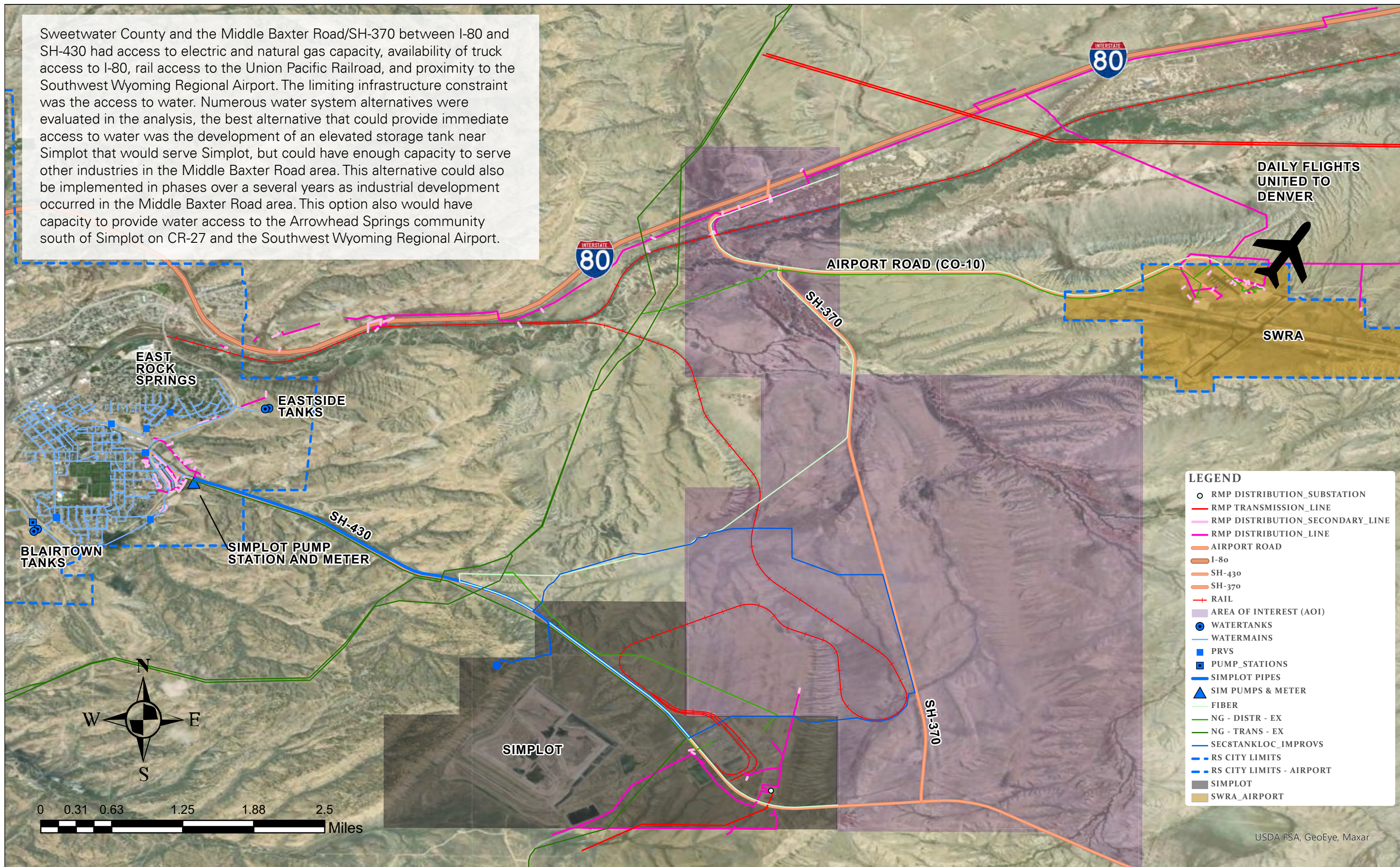
Site Development Needs for Target Industries

	Renewable Energy	Computer Services & Software Publishers	Distribution & eCommerce	Glass Products	Agriculture, Mining, & Construction Machinery	Inorganic & Agricultural Chemicals
Potential Employment	25-100	25-100	50-1000	10-50	50-300	100-1000
Building Max Footprint SF	250,000	100,000	1,000,000	100,000	300,000	1,000,000
Site Acreage (Likely Maximum)	25	10	100	10	25	100
Site Use/Entitlement	Light industry/comm	Light industry/comm	Light industry/comm	Light industry/comm	Moderate Industry	Heavy industry
Electric Power/Distribution Line	13 kV or less	13 kV or less	13 kV or less	13 kV or less	13kV	13kV
Natural Gas	Low to Moderate	Low	Low	High	High	High
Water	Moderate	Low	Low	Low	Moderate	High
Sewer	Low (Possible Pre-Treat)	Low (San. Only)	Low (San. Only)	Low (San. Only)	Moderate (Pre-Treat)	High (Pre-Treat)
Telecom	T1 / Fiber	T1 / Fiber	T1 / Fiber	T1 / Fiber	T1 / Fiber	T1 / Fiber
Rail	Yes-Shipping	No	No	No	Yes-Shipping	Yes-Shipping
Road	Yes-Heavy Truck	Yes-Moderate Truck	Yes-Heavy Truck	Yes-Moderate Truck	Yes-Heavy Truck	Yes-Heavy Truck
Air (importance)	Yes-Passenger & Freight	Yes-Passenger Only	Yes-Passenger Only	No	Yes-Passenger Only	Yes-Passenger Only
Stormwater Site Permit	No	No	No	No	Yes	Yes

Updated Partial Loop – Cost Estimates

Section	Length (miles)	Cost Estimate
SH – 430, RS to Simplot	4.17	Transfer Fee
Simplot end to Tank	1.29	\$680,000
Tank to CR-45	0.91	\$480,000
Along CR-45	2.59	\$1,370,000
G-2 Loop	1.23	\$650,000
G-3 Loop	1.86	\$980,000
To Airport Option 1	3.22	\$1,700,000
To Airport Option 2	4.55	\$2,400,000
Simplot to Arrowhead Spr.	2.78	\$1,470,000
New Water Storage Tank		\$2,000,000

Sweetwater County and the Middle Baxter Road/SH-370 between I-80 and SH-430 had access to electric and natural gas capacity, availability of truck access to I-80, rail access to the Union Pacific Railroad, and proximity to the Southwest Wyoming Regional Airport. The limiting infrastructure constraint was the access to water. Numerous water system alternatives were evaluated in the analysis, the best alternative that could provide immediate access to water was the development of an elevated storage tank near Simplot that would serve Simplot, but could have enough capacity to serve other industries in the Middle Baxter Road area. This alternative could also be implemented in phases over a several years as industrial development occurred in the Middle Baxter Road area. This option also would have capacity to provide water access to the Arrowhead Springs community south of Simplot on CR-27 and the Southwest Wyoming Regional Airport.



DAILY FLIGHTS
UNITED TO
DENVER

SWRA

EAST
ROCK
SPRINGS

EASTSIDE
TANKS

BLAIRTOWN
TANKS

SIMPLOT PUMP
STATION AND METER

SH-430

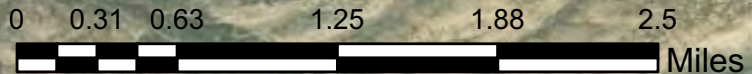
AIRPORT ROAD (CO-10)

SH-370

SIMPLOT

SH-370

- LEGEND**
- RMP DISTRIBUTION_SUBSTATION
 - RMP TRANSMISSION_LINE
 - RMP DISTRIBUTION_SECONDARY_LINE
 - RMP DISTRIBUTION_LINE
 - AIRPORT ROAD
 - I-80
 - SH-430
 - SH-370
 - + RAIL
 - AREA OF INTEREST (AOI)
 - WATERTANKS
 - WATERMAINS
 - PRVS
 - PUMP_STATIONS
 - SIMPLOT PIPES
 - ▲ SIM PUMPS & METER
 - FIBER
 - NG - DISTR - EX
 - NG - TRANS - EX
 - SEC8TANKLOC_IMPROVS
 - - - RS CITY LIMITS
 - - - RS CITY LIMITS - AIRPORT
 - SIMPLOT
 - SWRA_AIRPORT





PHASE III

Land ownership in along Middle Baxter Road/SH370 is divided between the Rock Spring Grazing Association (RSGA) and the United State Department of Interior’s Bureau of Land Management (BLM). It was determined through this planning process that a priority be given to locating future industrial development on property owned

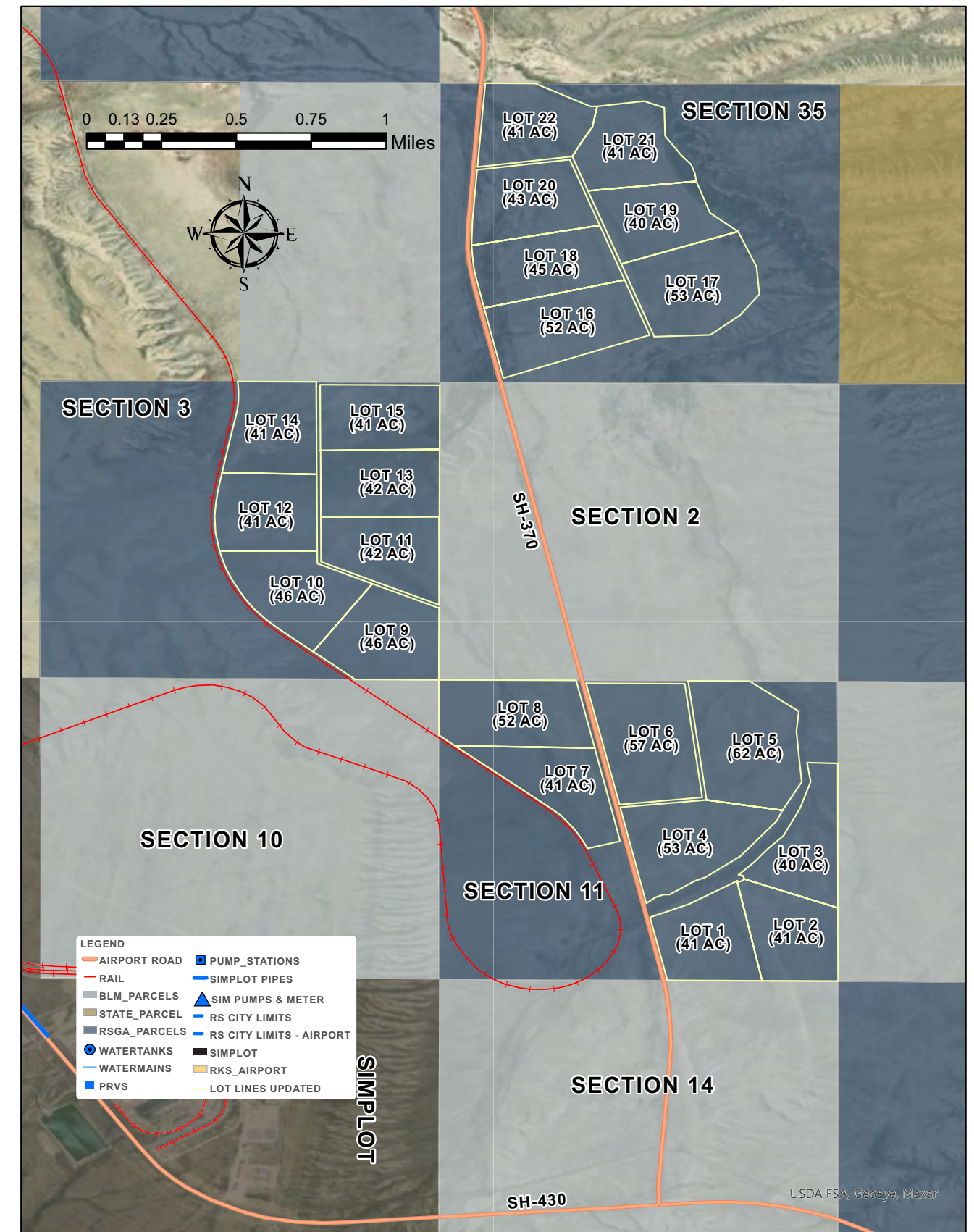
by the RSGA because sale and transfer of this property could occur in a timely manner to meet development needs. The BLM land would be identified for future long-term industrial development needs. Potential lot layouts illustrate the checkerboard pattern of ownership and the development on RSGA owned land.

Potential funding source and estimated amount for each Phase of the Water System expansion with a phased implementation schedule are outlined in the following exhibits:

Water System Project Phase Construction Cost Estimates and Funding Sources

Project Phase	Estimated Construction Cost	Potential Water Funding Sources
Phase I	\$ 5,600,000	EDA, WWDP, WBC, Sweetwater Co., Simplot, Energy Utilities
Phase II	\$ 4,000,000	EDA, WWDP, WBC, Sweetwater Co., Energy Utilities
Phase III-A	\$ 2,600,000	EDA, WWDP, WBC, Sweetwater Co., Energy Utilities
Phase III-B	\$ 2,000,000	EDA, WWDP, WBC, Sweetwater Co., Energy Utilities
SWRA	\$ 1,900,000	FAA, WYDOT, SWRA, WWDP, WBC, City of Rock Springs
Arrowhead Springs	\$ 2,700,000	USDA-RDS, WCDBG, WWDP, Sweetwater Co.

Exhibit 76 – Lot Layouts



Source: TPMA and WHS

Exhibit 89 – Implementation Schedule by Phase

Project Phases	2021				2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Water District Organizational Period																
Phase I: Water Tank and Water Tanks Line				\$5.6M												
Phase II: South Middle Baxter Rd.												\$4.0M				
Phase IIIA: water line extended to Mid-loop																
Phase IIIB: water line to Water Tank																
Airport Water Line Extension																
Arrowhead Water Line Extension												\$2.7M				

Project Phases	2025				2026				2027				2028			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Water District Organizational Period																
Phase I: Water Tank and Water Tanks Line																
Phase II: South Middle Baxter Rd.																
Phase IIIA: water line extended to Mid-loop				\$2.6M												
Phase IIIB: water line to Water Tank				\$2.0M												
Airport Water Line Extension				\$1.9M												
Arrowhead Water Line Extension																

Finance

Design

Bid

Construction

The following strategic partners of the Sweetwater County Industrial Development Plan will be signing a letter of cooperation to demonstrate their shared commitment to this strategic economic development vision for Sweetwater County. They are:

- Joint Powers Water Board
- Simplot
- Sweetwater County
- City of Rock Springs
- City of Green River
- Southwest Wyoming Regional Airport
- Rock Springs Grazing Association
- Arrowhead Springs community