

## CHAPTER EIGHT INDUSTRIAL LAND USES

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### 8.1 EXISTING INDUSTRIAL LAND USE

Industrial activities are manufacturing operations engaged in processing and manufacturing of materials or products derived from raw or extracted materials. In Johnson County, these activities include mining, oil and gas exploration and production, construction, manufacturing, and utility systems.

#### 8.1.1 Unincorporated Area of Johnson County

Industrial operations are located at a variety of sites throughout the unincorporated area. Buckingham Lumber, pictured below, processes raw timber and produces various types of wood products. Industrial operations include:

- bentonite mining;
- uranium mining;
- rock quarries and gravel pits;
- oil and gas exploration, production, and support facilities;
- lumber and logging;
- meat processing facilities;
- construction contractor operations; and,
- welding and sheet metal fabrication.



#### 8.1.2 City of Buffalo

Industrial activities in the City of Buffalo include various types of manufacturing operations (Figure 8-1). Three welding operations repair and produce a variety of metal products. Ouray Sportswear embroiders and silk-screens T-shirts.

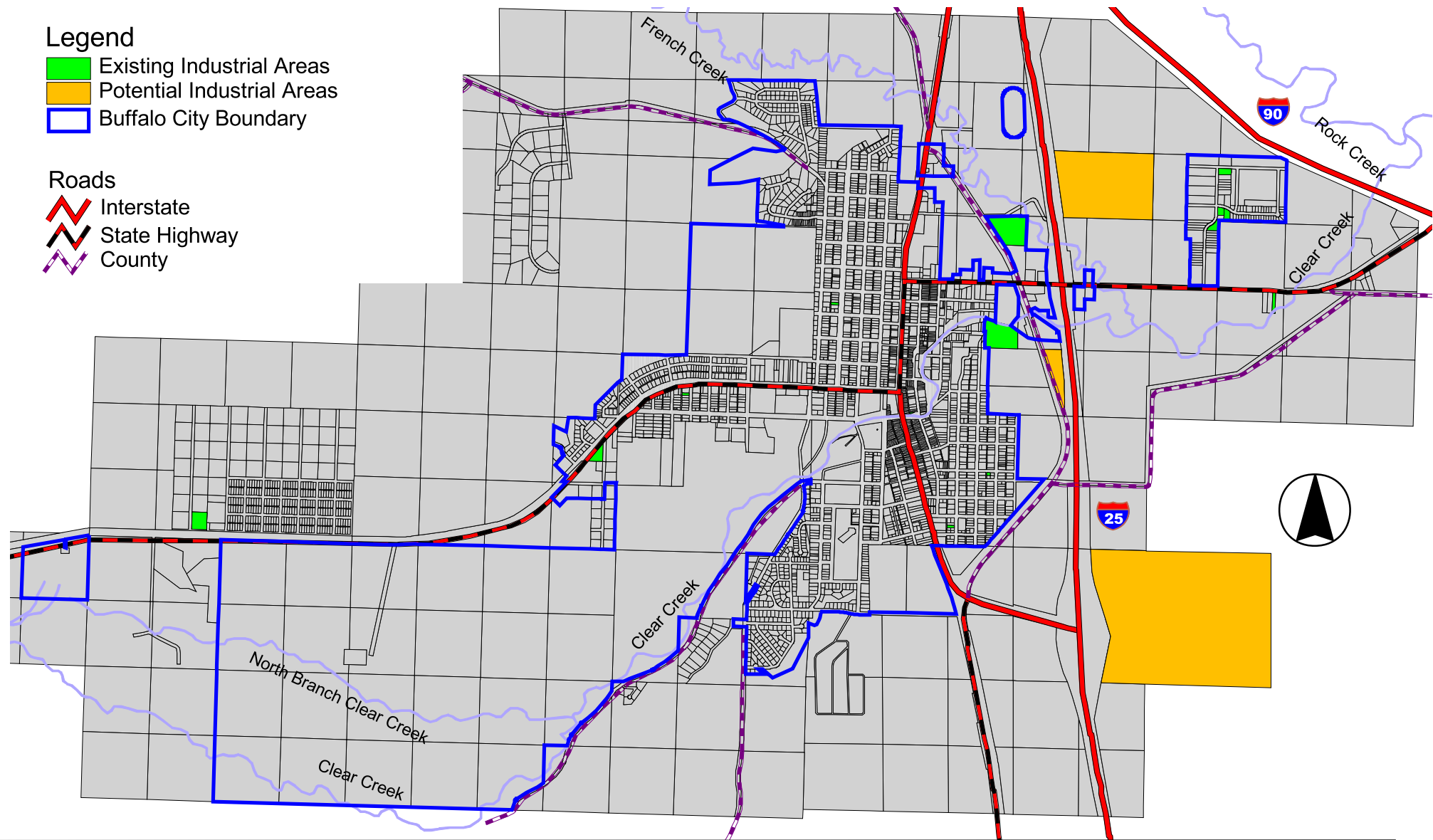
#### 8.1.3 Town of Kaycee

There are no industrial facilities in the Town of Kaycee.

### 8.2 INDUSTRIAL LAND USE ISSUES

#### 8.2.1 Designation of Lands for Future Oil and Gas Development

Much of the ongoing industrial activity in Johnson County is associated with oil and gas development. Oil and gas exploration, production, and product transportation activities generally occur on undeveloped rural properties, or within livestock pasture areas. The lands associated with oil and gas development are very important to the State of Wyoming and Johnson County in light of the significant mineral tax revenues derived from these activities.



# Johnson County Land Use Plan

# Existing and Potential Industrial Areas City of Buffalo and Vicinity

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Figure 8-1

The designation of lands in the Johnson County Land Use Plan suitable for future oil and gas is desirable to help encourage future oil and gas development. However, meaningful information is somewhat difficult to map since oil and gas companies continually re-evaluate potential exploration and production prospects within Johnson County and other portions of the Powder River Basin. For this reason, it is important that the Johnson County Land Use Plan generally encourages oil and gas development within undeveloped rural areas.

Some general development criteria for future oil and gas exploration and production activities on private lands are appropriate. Reasonable development and operational criteria should be established to address issues such as:

- noise, light and dust impacts near residential areas
- vehicular speeds and other safety factors on county roads
- damage to roads, bridges, culverts and other county facilities
- minimizing and properly constructing new accesses onto county roads
- shielding equipment yards in highly visible and residential areas
- consolidation of transmission lines, utility trunks, access roads and other elements of infrastructure to minimize effects on the landscape
- minimizing emissions and air pollution
- controlling discharges and water pollution
- controlling the existence and spread of noxious weeds
- reclaiming areas disturbed during construction and restoring areas back to their original land use upon completion of industrial activities

Such criteria will help minimize adverse impacts upon local landowners, rural residences, agricultural operations, and other land uses. These criteria should be addressed more specifically and incorporated within any future zoning regulations for Johnson County.

### **8.2.2 Lack of Lands Designated for Light Industrial Uses**

The unincorporated area contains sites suitable for light industrial development. However, many of these sites are situated in remote areas of Johnson County. Consequently, potential industrial sites in the unincorporated area are generally most suited to support oil and gas services and support facilities and regional utility systems where the proximity to nearby communities is not an important consideration.

Within or immediately adjacent to Buffalo, there are a few isolated industrial sites. However, there is limited area where investors could develop a new small to medium-sized facility.

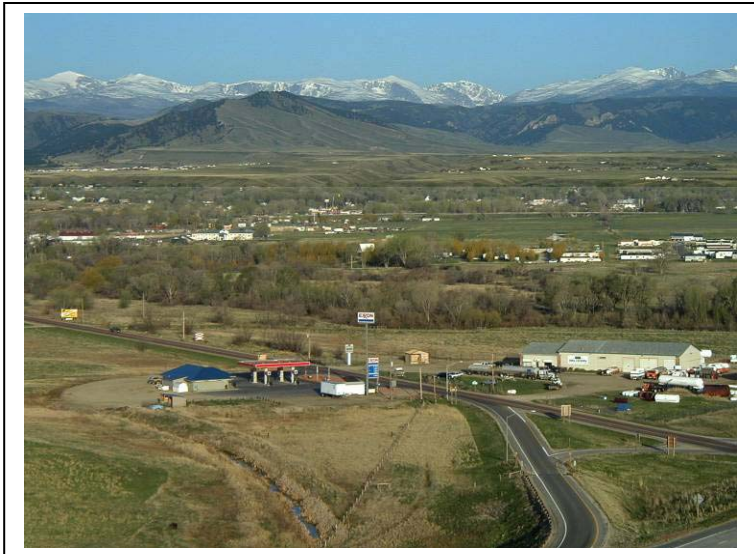
The Buffalo Commerce Center is one exception, but industrial lot sizes are relatively small. The mix of residential, commercial and industrial activities in this area is generally not conducive to safe and efficient vehicular ingress and egress from the area. Some community leaders also suggest that existing covenants are too restrictive to recruit some types of industrial operations.



### **8.3 FUTURE DEMAND FOR INDUSTRIAL LANDS**

Johnson County has the opportunity to attract some light industrial operations if more sites are available within a reasonable distance of Interstate 25 and Interstate 90. An opportunity exists for the establishment of regional warehousing and storage facilities for national courier services and distributors of consumer products. Available sites could also support some smaller manufacturing operations.

Coal bed methane exploration and production companies are regularly searching for sites where field equipment and materials can be stored and mobilized. Such sites are ideally close to Interstate and state highway routes.



### **8.4 POTENTIAL AREAS FOR FUTURE EXPANSION**

#### **8.4.1 Planned Industrial Sites**

Johnson County recently approved a new subdivision of six lots east of Buffalo, which is intended for industrial or commercial use. This small industrial area will be located along U.S. Highway 16, just west of Interstate 90.

The six lots range from 1.5 to 6.0 acres. This small industrial area will be connected to Buffalo's municipal water system. Wastewater treatment may, in some instances, be accomplished through the use of onsite wastewater treatment systems. Further subdivision in this area is expected to create additional industrial/commercial lots.

#### **8.4.2 Potential Sites for Future Industrial Expansion**

There are potential industrial sites east of Interstate 25. These properties would ideally be connected to the Buffalo water and wastewater systems and be annexed into the city.

One property, about 170 acres of the Esponda Ranch, is readily accessible to Interstate 25 and could easily accommodate 10 to 15 ten-acre sites.

A second property is situated just west of the Buffalo Commerce Center. This site contains approximately 60 acres. One larger industrial operation could make use of the entire site. However, this site could also be used by several smaller light industrial operations.