

**Pilch Ranch Field Office CONDITIONAL USE PERMIT**

**CU-15-006**

The Board of County Commissioners ("BOCC") held a public hearing on November 17, 2015, regarding the application of Pilch Ranch LLC ("Applicant") for a Conditional Use Permit ("CUP") pursuant to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated November 17, 2015, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to continue operations of a gas production field office.
2. The property for which the CUP is requested consists of approximately 0.74 acres, lies within the Agricultural zoning district, has a physical address of 850 Lower Prairie Dog Road, and is located in the:

NW¼, Section 3, T57N, R83W

3. After holding a public hearing on November 5, 2015, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 5 conditions:
  - a. That if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, new structures or modifications to existing structures will require Sheridan County Building permits, and may require a new CUP.
  - b. That only fully shielded cut-off lighting fixtures may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
  - c. That other than specific directional signage, site identification or safety notices, no new advertising or business signage is permitted on or adjacent to the site.
  - d. That within one year of ceasing use of this site as a field office, removal of all non-agricultural structures shall be required, and be returned to uses consistent with the Agricultural zoning district.
  - e. That the site shall not be used for exterior storage of gas production equipment or materials.

**THE BOCC HEREBY FINDS AS FOLLOWS:**

4. Applicant properly applied for a CUP, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The proposed use is not currently permitted in the zoning district established by Sheridan County's Zoning Regulations.
6. The proposed use is compatible with existing and permitted uses in the area of the request.
7. The proposed use will not cause significant negative impact to other permitted uses in the area.
8. The location, lighting and signage and the relation of signs to traffic control will not have adverse effects on adjacent properties.
9. The safety and convenience of vehicular and pedestrian circulation and traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area will not be affected.

10. The proposed conditional use is compatible with the health, safety, and general welfare of the community.

**NOW THEREFORE, THE BOCC HEREBY GRANTS** the CUP to allow the continued operation of a gas production field office with the following conditions:

11. That if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, new structures or modifications to existing structures will require Sheridan County Building permits, and may require a new CUP.
12. That only fully shielded cut-off lighting fixtures may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
13. That other than specific directional signage, site identification or safety notices, no new advertising or business signage is permitted on or adjacent to the site.
14. That within one year of ceasing use of this site as a field office, removal of all non-agricultural structures shall be required, and be returned to uses consistent with the Agricultural zoning district.
15. That the site shall not be used for exterior storage of gas production equipment or materials.

**Pursuant to W.S. 16-3-114 and Rule 12 of the Wyoming Rules of Appellate Procedure, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.**

**BOARD OF COUNTY COMMISSIONERS  
SHERIDAN COUNTY, WYOMING**

BY: Bob Rolston  
Chairman

STATE OF WYOMING     )  
                                  )  
County of Sheridan    )

This instrument was acknowledged before me on the 20 day of January, 2016  
by Bob Rolston, as Chairman of the Board of County Commissioners for Sheridan  
County, Wyoming.

Katie Araas  
Notary Public

