

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

IN THE MATTER OF A CONDITIONAL USE PERMIT )  
BY MAESTRI RANCH, LLC ) CU-14-007

**APPROVAL OF CONDITIONAL USE PERMIT**

THIS MATTER came before the Board of County Commissioners ("BOCC") for public hearing on August 5, 2014, upon the application of Maestri Ranch, LLC ("Applicant") for a Conditional Use Permit ("CUP") pursuant to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC heard public comment, considered written submissions, and being fully advised herein, finds as follows:

FINDINGS OF FACT

1. On April 28, 2014, Applicant submitted an application for a CUP on property owned by Applicant. The property is zoned (A) Agricultural and consists of approximately 26,000 acres, the airstrip is situated about 4.7 miles east of Passaic Road (CR#255) on the north side of Fence Creek Road (private). The property is located in the :  
  
[S½ Section 35, T58N, R77W]
2. Applicant paid the application fee of \$475.00.
3. Applicant requests the CUP be approved to operate a private airstrip.
4. Notice of a public hearing before the Planning and Zoning Commission was published in the Sheridan Press on May 30, 2014.
5. Property owners within ½ mile of the above described property were notified of this application for CU-14-007 via letters prepared and mailed by Public Works Department Staff ("Staff") on June 6, 2014.
6. Staff mailed Applicant a copy of the Planning and Zoning Commission Staff Report on June 24, 2014.
7. A public hearing was held before the Planning and Zoning Commission on July 2, 2014.
8. The Planning and Zoning Commission recommended that the BOCC **GRANT** the CUP with no conditions.
9. Notice of the public hearing before the BOCC was published in the Sheridan Press on July 18, 2014.
10. Staff mailed Applicant a copy of the Board of County Commissioner's Staff Report on July 29, 2014.
11. No comments were received by the BOCC regarding the CUP.
12. At the public hearing held before the BOCC on August 5, 2014, Mark Reid, County Planner provided a summary of the written staff report CU-14-007, dated August 5, 2014.

CONCLUSIONS OF LAW

13. Applicant properly applied for a CUP, proper notice was given, public hearings were properly held;
14. Applicant's proposed conditional use is in conformance with Sheridan County's current



land use regulations and is compatible with existing and permitted uses in the area of the request;

15. There will be no significant negative impact from the proposed use in the area;
16. The location, lighting and signage and the relation of signs to traffic control will not have any adverse effect on adjacent properties;
17. 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;
18. The proposed conditional use is compatible with the health, safety, and general welfare of the community; and
19. To the extent necessary, any conclusion of law herein is also deemed to be a finding of fact.

NOW THEREFORE, THE BOCC HEREBY GRANTS the CUP with no conditions.

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 of the date of approval of this Permit.

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

BY:

  
 Chairman

STATE OF WYOMING )  
 )  
 County of Sheridan )

This instrument was acknowledged before me on the 21<sup>st</sup> day of October, 2014  
 by Terry Cram, as Chairman of the Board of County Commissioners for Sheridan  
 County, Wyoming.

Eda Schunk Thompson, Sheridan County Clerk  
Sue Allender, Deputy Clerk  
 Notary Public



Exp. 1-5-15

**NO. 2014-715462 APPROVAL - BOCC**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 COUNTY PLANNING - ANGIE