

**Sheridan City Board of Adjustment
Variance Decision**

On November 10, 2022 at 7:00PM, the City of Sheridan Board of Adjustment ("Board") held a meeting to consider the granting of a variance to Absaroka Valley, LLC, as record owner of 82 E Ridge Rd, 1910 and 1930 Gabrielle Ct.; Lot 13, East Ridge Industrial Park Addition, Phase 1, City of Sheridan, Sheridan County, Wyoming (herein the "Property"). Said variance consisted of the following request made by the owner:

Consideration of case number 26083; 82 E Ridge Rd., 1910 and 1930 Gabrielle Ct, an Exemption to allow explosives manufacturing or storage in an M-1 Industrial District. PIN 56842530301333.

The Board of Adjustment convened an advertised public hearing and voted on the matter of the variance by a quorum of members.

Persons in attendance and heard at the public meeting on the matter were:

- Michael Strahan, MD, Jim Weaver CEO and Charlie Kocabek COO – representing Absaroka Valley, LLC
- Shawn Graff – Absaroka Valley employee

The property owners, as part of this application to the Board, submitted a packet of materials that included an application, proposed site plan, and letter of introduction.

Dr Strahan testified at the public hearing that he will not do anything to harm this community. They will follow the national insurance requirements. All doors are electronically locked.

Mr. Graff said every employee will be trained extensively and will sign off.

BNSF sent a letter in opposition.

City Staff submitted a staff report for the November 10th hearing, which was considered by the Board of Adjustment in their review of the matter. The contents of the staff report and all other submittals referenced above, are incorporated herein by reference.

The request was for a Use Exemption to allow explosives manufacturing or storage in an M-1 Industrial District, and after full consideration of the evidence presented at the hearing, and the staff report, the application for a use exemption was granted.

In order for a variance to be granted by the Board, the following factors must be met (Sheridan City Code Appendix A §14.4):

1. The exemption requested is listed as an allowed special exemption within the zoning district in which property is located.
2. The use is consistent with the goals, policies, and recommended future land use of the adopted master plan.
3. The granting of the exemption is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The Board's findings for this request were as follows:

1. Sheridan City Code Appendix A §14.4 allows the Board of Adjustment to grant the exemption requested as listed as a use within the zoning district in which property is located.
Yes, per Appendix A, Section 9 of the Sheridan Municipal Code.
2. The use is consistent with the goals, policies, and recommended future land use of the adopted master plan.
The Future Land Use Map shows the area east of I-90 corridor to be industrial uses.

3. The granting of the exemption is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
The proposed use requires review by the Board of Adjustment, and it is under their purview whether it is an approved use or not.

Conclusions of Law:

1. The request was in accordance with and met the criteria of the Sheridan City Code, Appendix A, Section 14 and with Wyoming Statutes, 15-1-606 and 15-1-608. Particularly Sheridan City code appendix A Section 14.4 allows the Board of Adjustment to permit a wherever it is provided in this ordinance that the approval of the board is required.
2. The public hearing for this request was held in accordance with the requirements of Sheridan City Code, Appendix A, Section 14 and 15-1-606, Wyoming Statutes.
3. The use is consistent with the goals, policies, and recommended future land use of the adopted master plan.
4. The granting of the exemption is in harmony with general purposes and intent of the ordinance.

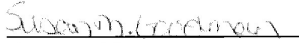
THEREFORE, the Board of Adjustment hereby approves the application for a variance as described in case number 26083, 82 E Ridge Rd, 1910 and 1930 Gabrielle Ct.; to allow an explosives manufacturing or storage in an M-1 Industrial District.

So decided by the Board of Adjustment following the hearing date of November 10, 2022:


Chairman, Board of Adjustment

STATE OF WYOMING
COUNTY OF SHERIDAN

Signed before me on 9th day of December, 2022 by Nancy Drummond.


Notary public

My commission expires 06/12/2028.

