

OFFICE OF THE COUNTY COMMISSIONERS  
SHERIDAN COUNTY COURTHOUSE, 9:00 A.M.  
MAY 15, 2007, SHERIDAN COUNTY, WYOMING

The Board of County Commissioners of Sheridan County, Wyoming met at the time and place above-mentioned. Members present were Chairman Terry Cram, Commissioner Steve Maier and Commissioner Robert L. Rolston. Chairman Cram called the meeting to order and then led everyone in the Pledge of Allegiance.

#### AGENDA

The Board approved the Agenda as published, amended to also consider a request for waiver of a CUP application fee for the Story Fire District and the addition of five right-of-way license applications to the Consent Agenda.

#### ANNOUNCEMENTS

On behalf of the Board, the Chairman recognized county employees for years of service: Thomas Gorzalka, 10 years, and Shane Barney, 15 years, with the Road and Bridge Department; and Mary Walk, 10 years with the County Assessor.

Chairman Cram announced that there are open positions on the following groups. Persons with an interest should submit an application, which is available on the County's website...One position on the *Hospital Board of Directors*, five-year term, closing 5:00 p.m., May 18; ...Four positions on the *Sheridan County Historic Preservation Commission* (contact chairman Billie Little for information 758-4319); one position each to be appointed by the County, City of Sheridan, Town of Dayton, and Town of Clearmont...*Sheridan County Citizens Steering Committee* to work on the development of Sheridan County's Comprehensive Plan. Chairman Cram said Clarion Associates of Ft. Collins CO has been selected to prepare the document.

Chairman Cram advised that a statement of intent has been delivered to Rocky Mountain Ambulance indicating that the County will enter into an agreement with them to provide ambulance service to county residents.

#### COMMENTS FROM THE PUBLIC

Phyllis Simon, secretary to the Public Land Users Committee, requested that the Commission lease the Three Poles state land area, off Beatty Gulch Road, for recreational use by bikers and ATV users. Ms. Simon said the Office of State Lands and Investments has recently authorized recreational leases and encouraged the Commission to lease the land. She said PLUC is offering to develop and manage the area. The Board said the opportunity would be reviewed.

Bill Heine spoke on behalf of the Civil Air Patrol's programs of education, search and rescue and airplane operation and its need of support. Mr. Heine said to keep the airplane operational locally, the Patrol requires 200 hours of flight time, costing \$100/hour. Reimbursement by the national organization is only provided if on a mission. The Board advised that it would decide before July if support could be budgeted for this purpose.

#### CONSENT AGENDA

The Board approved the items listed on the Consent Agenda as follows: (a) Minutes as written of a regular meeting on May 1, 2007; (b) Right-of-way License 07-11; Pinnacle Gas Resources, 10-

inch steel pipe bore, Lower Powder River Road; (c) Right-of-way License 07-12; Pinnacle Gas Resources, 20-inch steel pipe bore, Lower Powder River Road; (d) Right-of-way License 07-13; Pinnacle Gas Resources, 10-inch steel pipe bore, Lower Powder River Road; (e) Right-of-way License 07-14; Stormcat Energy, 12-inch steel pipe bore, Lower Powder River Road; (f) Right-of-way License 07-15; Powder River Energy, 3-phase overhead power line, Badger Creek Road.

#### COUNTY AIRPORT

Upon the recommendation of Airport Manager John Stopka, being approved as to form by the Deputy County Attorney, the Board authorized the Chairman to execute an Airport Business Park Lease Agreement and a Landlord's Consent to Assignment with Vista Investments, LLC, in an amount paid monthly as stipulated in the agreement, for a 30-year term commencing June 1, 2007 through May 31, 2037. All improvements shall revert to the County upon the expiration of the lease. The agreement allows Vista to construct an office building on two lots in the business park which will be leased to Phoenix Fuel, LLC.

#### LIQUOR LICENSE

Chairman Cram opened the public hearing at 9:29 a.m. Dale Rawlings reported that the application to transfer the Arrowhead Lodge retail liquor license was in compliance. No one else spoke to the issue and the hearing was closed at 9:30 a.m. Having been approved by the County Attorney and Sheriff, the Board approved the transfer of a Retail Liquor License from Arrowhead Lodge and Resort, LLC to Arrowhead Resort, LLC, effective June 1, 2007 through May 31, 2008.

#### CU-07-004; REED TRUCKING CONDITIONAL USE PERMIT

Chairman Cram opened the public hearing at 9:32 a.m. Land Development Coordinator Robin DeBolt advised the CUP was requested to allow Randy Reed to park four semi-trucks and trailers on property addressed as 1 Woodland Park Road which is zoned Urban Residential. She noted that the current Comprehensive Plan has numerous statements encouraging no development in residential zoning, and stated the Planning staff and the Planning and Zoning Commission recommended denial of this request. Dennis Hayes, Hayes Mapping and Consulting, outlined how Mr. Reed would proceed to satisfy the criteria used to consider a CUP, being the hours of use, lighting, screening and repair activities in the proposed shop. Mr. Hayes said WYDOT had granted two driveway permits, and that truck traffic was legal on CR 66.

Sylvia and Ross Sadler and John Skaggs all commented on the amount of noise and smoke currently experienced and their fear of an accident on CR 66. Brenda Wile said that businesses have either been allowed in the past or were started before adoption of the Zoning Resolution. She was concerned about their impact and code enforcement. The hearing was closed at 9:57 a.m. The Commissioners stated that they had reviewed the area, noted that others had violated the intent of the zoning, but that they needed to respect the Comprehensive Plan and the zoning designation. The motion to approve the CUP failed for lack of a positive vote. The Chairman stated the applicant would receive Findings of Fact, Conclusions of Law supporting its decision.

#### WIC PROGRAM

The Board authorized the Chairman to execute the Women, Infants and Children Program contract with the Department of Health for the period July 1, 2007 through

December 31, 2008, in an amount not to exceed \$23,760, contingent upon the sovereign immunity and indemnity clauses being amended as suggested by the Deputy County Attorney.

#### COUNTY BUDGET

As presented by Business Manager, Renee Obermueller, Chairman Cram acknowledged receipt of the FY 2007-2008 Requested Budget as required by Wyoming Statute 16-4-104(a). The Requested Budget outlines the requested expenditures and projected revenues by County department, general/fixed costs and capital funding. The proposed budget will be prepared in the next few weeks.

#### PURCHASING POLICY

Chairman Cram stated that the current Purchasing Policy gives a 5% preference to vendors situated in Wyoming. He said the Deputy County Attorney is recommending that the Policy be amended to reflect a change approved by the legislature that the 5% preference is for contracts less than \$5,000,000. No action was taken by the Board on this issue.

#### RED GRADE ROAD

The Board opened Red Grade Road to all vehicular traffic effective May 15, 2007 at 5:00 p.m. Public Works Director Bruce Yates said drifts still exist above the ranger station. The Board authorized him to temporarily close the road if conditions should warrant.

#### STORY FIRE DISTRICT

Chairman Cram advised that the District is building a new fire hall on Lot 113 of the Ponderosa Subdivision. Mr. Cram said governmental entities must follow county zoning rules but are not usually required to pay the fee. The District acquired the lot about twelve years ago and has been saving for this project since. The Board approved waiving the conditional use permit fee of \$350.

#### NATURAL GAS PRODUCTION

Bj Kristiansen, Coalbed Methane Coordination Coalition, gave a report on natural gas production in Sheridan County and the other four counties of the Coalition; Johnson, Campbell, Carbon and Sweetwater.

#### ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 10:51 a.m.

BOARD OF COUNTY COMMISSIONERS  
Sheridan County, Wyoming

ATTEST:

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Audrey Koltiska, County Clerk

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Terry Cram, Chairman