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January 30, 2018

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www.eracrc.com

Chairman Bernard McManus  
Mandy Koltiska  
Ben Keller  
Dave Wills  
Benjamin Weaver

Dear Planning & Zoning Commission Members:

I am writing in favor of the Ramaco rezoning. It is extremely important that we continue to support economic growth in our community. As I'm sure you are aware, the two paragraphs at the end of this letter are directly from the Sheridan Comprehensive Plan, Paragraph one emphasizes recommended actions and provides long-range guidance. The second paragraph details the process taken to create the Comprehensive Plan with public input from a wide range of participants. The plan indicated the area now being proposed for rezoning as a future area for industrial development. This is consistent with both professional and public input and has been in place for nearly 10 years.

I venture to guess you are going to have people trying to intertwine this with the proposed mine; however, as you know, it is a completely separate issue and under a separate jurisdiction. It should have no bearing on this issue. I also believe you may hear it would create a reduction in value of surrounding property, I would suggest that anyone making that claim back it up with solid data.

In closing, I urge you to vote in favor of the rezoning. Thank you for your time and attention.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tom Belus".

Tom Belus  
Associate Broker/Owner  
ERA Carroll Realty Co., Inc.  
307-672-8911  
thomas@eracrc.com

"This Comprehensive Plan outlines Sheridan County's vision and goals for the future and provides guidance for staff and elected and appointed officials to determine directions and make choices about short- and long-range needs. This Plan builds on the direction of Sheridan County's most current comprehensive plan (1982) and the Vision 2020 (Growth Management Plan (2001), jointly prepared with the City of Sheridan, and is a product of discussions and values of participants and citizens in the planning process. It reflects what the public values for the future of Sheridan County. The written policy recommendations (e.g., vision, goals and policies) and recommended actions, should be used in combination with the Future Land Use Plan when making decisions affecting growth, the use and development of land, land conservation, and the provision of public facilities and services. One major emphasis of this plan is to provide long-range guidance to property owners, citizens, and decision makers on land use issues, such as where and how residential, commercial, and industrial development should occur in the future. It also includes policies to protect and conserve resources, such as riparian areas and agricultural lands."