

BEFORE THE BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING

IN THE MATTER OF A CONDITIONAL USE PERMIT)
BY BRADLEY S. & ESTHER M. HOLLIDAY) CU-12-009

APPROVAL OF CONDITIONAL USE PERMIT

THIS MATTER came before the Board of County Commissioners ("BOCC") for public hearing on October 2, 2012, upon the application of Bradley S. & Esther M. Holliday ("Applicant") for a conditional use permit ("CUP"). The BOCC heard public comment, considered written submissions, and being fully advised herein, finds as follows:

FINDINGS OF FACT

1. On June 15, 2012, Applicant submitted an application for a conditional use permit ("CUP") on property owned by Applicant. The property is zoned (A) Agricultural and consists of 102.73 acres, with a physical address of 128 Dayton East Road. The property is south of and adjacent to an established county road and is located in the:

W½SW¼, and a portion of the W½NW¼, Section 34, T57N, R86W
2. Applicant paid the application fee of \$475.00.
3. Applicant requests the CUP be approved to operate a seasonal chicken processing facility and retail sales outlet for site produced food. Processing and retail activities will be within the northern end of an existing 84' x 132' building.
4. Notice of a public hearing before the Planning and Zoning Commission was published in the Sheridan Press on June 29, 2012.
5. Property owners within ½ mile of the above described property were notified of this application for CU-12-009 via letters prepared and mailed by Public Works Department Staff ("Staff") on June 26, 2012.
6. Staff mailed Applicant a copy of the Planning and Zoning Commission Staff Report on July 24, 2012.
7. A public hearing was held before the Planning and Zoning Commission on September 6, 2012, Applicants, Brad and Esther Holliday, and their legal representative, Weston Graham of Barney & Graham, LLC were present.
8. The Planning and Zoning Commission recommended that the BOCC **GRANT** the CUP with the following eight (8) conditions:
 - a. That the Applicant apply for and receive a Building Permit pursuant to Sheridan County's IBC;
 - b. 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 new signage advertising the uses authorized by this permit may be installed only in accordance with the following:
 1. *Entryway sign* – One unlighted structure; not exceeding 32 square feet nor 8 feet in height; and not less than 10 feet from any property line or public road easement.
 2. *Building signage* – Total area not to exceed 32 sf, and be no higher than the roof ridge;