



**Cornerstone Church Expansion CONDITIONAL USE  
PERMIT**

**CU-17-005**

The Board of County Commissioners ("BOCC") held a public hearing on May 2, 2017, regarding the application of Cornerstone Church of Sheridan ("Applicant") for a Conditional Use Permit ("CUP") pursuant to the Rules and Regulations Governing Zoning, Sheridan County, Wyoming ("Zoning Regulations"). The BOCC received the written Staff Report dated May 2, 2017, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to expand existing church operations to include a 5,800 square foot addition to the existing church administrative wing to house new classrooms, a fellowship area and office space, along with paving/lighting the existing parking areas.
2. The property for which the CUP is requested consists of approximately 9.6 acres, lies within the Urban Residential zoning district, has a physical address of 4351 Big Horn Avenue (State Highway 332), and is located in the:

SW¼SE¼ Section 10, T55N, R84W.

3. After holding a public hearing on April 6, 2017, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 5 conditions:
  - a. That at the time of application for the building permit, exterior lighting plans and specifications for this site be prepared and submitted indicating the use of only fully shielded cut-off lighting fixtures. Completion of lighting improvements as indicated on the plan shall be installed and shall be a condition of issuance of the Certificate of Occupancy.
  - b. That at the time of application for the building permit, a Drainage Report for this site be prepared and submitted by a registered Wyoming Professional Engineer that includes the design calculations necessary to support the proposal in accordance with *Storm Drainage Design Criteria* published by the City of Sheridan. The report shall incorporate the submittal requirements referenced therein. Completion of storm drainage improvements as recommended by the report shall be installed, and shall be a condition of issuance of the Certificate of Occupancy.
  - c. That at the time of application for the building permit, an approved Wyoming Department of Environmental Quality and/or Sheridan County small wastewater permit be provided, should the proposed expansion necessitate such. Completion of necessary sewage treatment and discharge improvements as indicated on the permit shall be a condition of the issuance of the Certificate of Occupancy.
  - d. That other than way-finding, directional, regulatory or parking signage, no additional signage be permitted on or adjacent to the applicant's property.
  - e. That the conditions of CU-03-009 are hereby rescinded.

**THE BOCC HEREBY FINDS AS FOLLOWS:**

4. Applicant properly applied for a CUP, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The proposed use is not currently permitted in the zoning district established by Sheridan County's Zoning Regulations.
6. The proposed use is compatible with existing and permitted uses in the area of the request.
7. The proposed use will not cause significant negative impact to other permitted uses in the area.
8. The location, lighting and signage and the relation of signs to traffic control will not have

adverse effects on adjacent properties.

9. 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.
10. The proposed conditional use is compatible with the health, safety, and general welfare of the community.

**NOW THEREFORE, THE BOCC HEREBY GRANTS** the CUP to allow the expansion of church operations to include a 5,800 square foot addition to the existing church administrative wing to house new classrooms, a fellowship area and office space, along with paving/lighting the existing parking areas with the following conditions:

11. That at the time of application for the building permit, exterior lighting plans and specifications for this site be prepared and submitted indicating the use of only fully shielded cut-off lighting fixtures. Completion of lighting improvements as indicated on the plan shall be installed and shall be a condition of issuance of the Certificate of Occupancy.
12. That at the time of application for the building permit, a Drainage Report for this site be prepared and submitted by a registered Wyoming Professional Engineer that includes the design calculations necessary to support the proposal in accordance with *Storm Drainage Design Criteria* published by the City of Sheridan. The report shall incorporate the submittal requirements referenced therein. Completion of storm drainage improvements as recommended by the report shall be installed, and shall be a condition of issuance of the Certificate of Occupancy.
13. That at the time of application for the building permit, an approved Wyoming Department of Environmental Quality and/or Sheridan County small wastewater permit be provided, should the proposed expansion necessitate such. Completion of necessary sewage treatment and discharge improvements as indicated on the permit shall be a condition of the issuance of the Certificate of Occupancy.
14. That other than way-finding, directional, regulatory or parking signage, no additional signage be permitted on or adjacent to the applicant's property.
15. That the conditions of CU-03-009 are hereby rescinded.

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.

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

BY: Steve Maier  
Chairman

STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

This instrument was acknowledged before me on the 15<sup>th</sup> day of September, 2017 by Steve Maier, as Chairman of the Board of County Commissioners for Sheridan County, Wyoming.

Andrea R. Garrett  
Notary Public

