

Country Mercantile CONDITIONAL USE PERMIT

CU-21-006

The Board of County Commissioners ("BOCC") held a public hearing on January 4, 2022, regarding the application of Golden Bungalow Properties, LLC (Tyfanni Squires (Harbaugh), Manager) ("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 January 4, 2022, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to construct a 9,000 square foot building to be used for antique, home décor and furnishings sales.
2. The property for which the CUP is requested consists of approximately 84.58 acres which the CUP site would occupy a 260' x 135' portion, lies within the Agricultural zoning district, and is located in:

Section 13, T57N, R84W.

3. After holding a public hearing on December 2, 2021, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 4 conditions:
 - a. That only fully shielded cut-off lighting fixtures relative to the business may be used for exterior lighting that minimizes glare to passing motorists or neighboring properties.
 - b. That business-related equipment, supplies or materials and waste be fully enclosed within the proposed structure or containers. Exterior display of retail items is permitted within the CUP site
 - c. That any necessary WYDOT approvals for highway access or signage be secured.
 - d. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

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 construction of a 9,000 square foot building to be used for antique, home décor and furnishings sales with the following conditions:

11. That only fully shielded cut-off lighting fixtures relative to the business may be used for exterior lighting that minimizes glare to passing motorists or neighboring properties.
12. That business-related equipment, supplies or materials and waste be fully enclosed within the proposed structure or containers. Exterior display of retail items is permitted within the CUP site
13. That any necessary WYDOT approvals for highway access or signage be secured.
14. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

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: Nick Siddle
Chairman - Pro Tem

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 26th day of January, 2022
by Nick Siddle, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming. Pro Tem

Elleen M. Evers
Notary Public

