

**LATR, LLC Outdoor Vehicle Storage CONDITIONAL
USE PERMIT**

CU-19-005

The Board of County Commissioners ("BOCC") held a public hearing on March 3, 2020, regarding the application of LATR, LLC ("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 March 3, 2020, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to operate an outdoor vehicle storage area.
2. The property for which the CUP is requested consists of approximately 3 acres, lies within the Urban Residential zoning district, has a physical address of 24 Five Mile Ext., and is located in:

Lot 16, TR Valley Ranch Subdivision.

3. After holding a public hearing on February 6, 2020, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 4 conditions:
 - a. On-site signage shall not exceed the total surface area of the existing single faced sign.
 - b. That an engineered drainage plan be submitted to the Public Works Department for approval, and that any necessary drainage structures and grading, as recommended by the plan, be installed prior to commencing the vehicle storage use.
 - c. That should any new exterior lighting be installed that a new CUP application first be submitted and approved by the county that provides plans, specifications and details for such lighting.
 - d. That all vehicles be screened by a solid wall or fence installed along the common property line to the south. Any wall shall be constructed in a durable fashion with a finished surface of brick, stone, wood, metal, or other decorative material. Fences shall be constructed in a durable fashion with weather resistant wood and be of a consistent pattern. All materials used in the construction of a fence shall be designed and intended for such use. The county may approve a fence constructed of other materials provided the materials and finish will provide generally the same degree of opacity, durability, and aesthetic compatibility with adjoining residential areas. A finished side of all walls or fences shall face the common property line boundary to the south. No wall or fence used for screening purposes shall be less than eight feet nor greater than ten feet in height above grade. All walls or fences used for screening purposes shall be generally opaque at a distance of ten feet. This screening shall be installed prior to commencing the vehicle storage use.

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 operation of an outdoor vehicle storage area with the following conditions:

11. On-site signage shall not exceed the total surface area of the existing single faced sign.
12. That an engineered drainage plan be submitted to the Public Works Department for approval, and that any necessary drainage structures and grading, as recommended by the plan, be installed prior to commencing the vehicle storage use.
13. That should any new exterior lighting be installed that a new CUP application first be submitted and approved by the county that provides plans, specifications and details for such lighting.
14. That all vehicles be screened by a solid wall or fence installed along the common property line to the south. Any wall shall be constructed in a durable fashion with a finished surface of brick, stone, wood, metal, or other decorative material. Fences shall be constructed in a durable fashion with weather resistant wood and be of a consistent pattern. All materials used in the construction of a fence shall be designed and intended for such use. The county may approve a fence constructed of other materials provided the materials and finish will provide generally the same degree of opacity, durability, and aesthetic compatibility with adjoining residential areas. A finished side of all walls or fences shall face the common property line boundary to the south. No wall or fence used for screening purposes shall be less than eight feet nor greater than ten feet in height above grade. All walls or fences used for screening purposes shall be generally opaque at a distance of ten feet. This screening shall be installed prior to commencing the vehicle storage use.

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

STATE OF WYOMING)
)
County of Sheridan)

NO. 2020-756309 APPROVAL - BOCC
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
SHERIDAN COUNTY PLANNING - ANDREA

This instrument was acknowledged before me on the 5th day of March, 2020
by Nick Siddle, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Eileen M. Evers
Notary Public

