



Tormanen Bazaar CONDITIONAL USE PERMIT

CU-15-004

The Board of County Commissioners ("BOCC") held a public hearing on October 6, 2015, regarding the application of Roger and Diane Tormanen ("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 October 6, 2015, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to operate a two-day commercial sales events (or bazaars).
2. The property for which the CUP is requested consists of approximately 4.89 acres, lies within the Urban Residential zoning district, has a physical address of 4860 Coffeen Avenue, and is located in the:

NW¼NW¼, Section 14, T55N, R84W

3. After holding a public hearing on September 3, 2015, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 6 conditions:
 - a. That if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, existing structure modifications, new structures or additions to existing structures, will require Sheridan County Building permits, and may require a new CUP.
 - b. That 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 other than specific event directional signage, no new advertising or business signage be permitted on or adjacent to the applicant's property.
 - d. That no more than two (2), 2-day sales events shall be permitted per calendar year. Non-sales set-up/tear down activities may occur up to one week prior to, and two days following any 2-day sales event.
 - e. That there shall be no storage of merchandise or supplies outside of existing structures relative to events, other than the day before, the days of the event, and the day after the event.
 - f. Prior to the operational season each year, the applicant shall submit a schedule of commercial events to the Zoning Administrator that includes the proposed dates of the two-day events, not to exceed two times per calendar year. The applicants may change these dates by written notification of the same.

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 a two-day commercial sales events (or bazaars) with the following conditions:

11. That if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, existing structure modifications, new structures or additions to existing structures, will require Sheridan County Building permits, and may require a new CUP.
12. That only fully shielded cut-off lighting fixtures may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
13. That other than specific event directional signage, no new advertising or business signage be permitted on or adjacent to the applicant's property.
14. That no more than two (2), 2-day sales events shall be permitted per calendar year. Non-sales set-up/tear down activities may occur up to one week prior to, and two days following any 2-day sales event.
15. That there shall be no storage of merchandise or supplies outside of existing structures relative to events, other than the day before, the days of the event, and the day after the event.
16. Prior to the operational season each year, the applicant shall submit a schedule of commercial events to the Zoning Administrator that includes the proposed dates of the two-day events, not to exceed two times per calendar year. The applicants may change these dates by written notification of the same.

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: *Tom Ringley*
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 5 day of November, 2015
by Tom Ringley, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Katie Araas
Notary Public

