

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

IN THE MATTER OF A CONDITIONAL USE PERMIT )  
BY COWBOY STATE BANK ) CU-12-005

**APPROVAL OF CONDITIONAL USE PERMIT**

THIS MATTER came before the Board of County Commissioners ("BOCC") for public hearing on May 1, 2012, upon the application of Cowboy State Bank ("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 February 13, 2012, Applicant submitted an application for a conditional use permit ("CUP") on property owned by Applicant. The property is zoned (C-2) Commercial 2 and consists of approximately 8.48 acres, the property is west of Kukuchka Lane near Ranchester with a physical address of 6 Kukuchka Lane. The property is located on:  
  
[Lot 7 of the Wyoming Log Home Estates Subdivision]
2. Applicant paid the application fee of \$475.00.
3. Applicant requests the CUP be approved to utilize the property as a Transportation facility for Sheridan County School District #1.
4. Notice of a public hearing before the Planning and Zoning Commission was published in the Sheridan Press on March 2, 2012.
5. Property owners within ½ mile of the above described property were notified of this application for CU-12-005 via letters prepared and mailed by Public Works Department Staff ("Staff") on February 28, 2012.
6. Staff mailed Applicant a copy of the Planning and Zoning Commission Staff Report on February 28, 2012.
7. A public hearing was held before the Planning and Zoning Commission on April 5, 2012, and Applicant, Sam Summers was present.
8. The Planning and Zoning Commission recommended that the BOCC **GRANT** the CUP with the following nine (9) conditions:
  - a. The Applicant apply for and receive a Sheridan County Building permit and pay all fees associated with the permit complying with inspections should there be modification of the existing structure falling under Sheridan County's IBC;
  - b. Additional structures or change of use will require amending this conditional use permit;
  - c. Only operable, licensed school district vehicles/buses shall be kept on the property;
  - d. No parking is permitted on US Highway 14 or Kukuchka Lane;
  - e. Only fully shielded cut-off lighting fixtures may be used for any new exterior lighting that minimizes glare to passing motorists or neighboring properties;
  - f. That vehicle mechanical activity be conducted within the building;

- g. That staff and public parking spaces be appropriately delineated or marked;
  - h. That the Applicant, or subsequent owner, maintains that portion of Kukuchka Lane adjacent to Lot 7.
  - i. That exterior storage of materials be fully screened from public view using any combination of fencing or vegetation achieving 100% opacity within 300' of the stored materials.
- 9. Notice of the public hearing before the BOCC was published in the Sheridan Press on April 13, 2012.
  - 10. Staff mailed Applicant a copy of the Board of County Commissioner's Staff Report on April 18, 2012.
  - 11. No comments were received by the BOCC regarding the CUP.
  - 12. At the public hearing held before the BOCC on May 1, 2012.
    - a. County Planner, Mark Reid, provided a summary of the written staff report.
    - b. The Applicant was not present.

CONCLUSIONS OF LAW

- 13. Applicant properly applied for a CUP, proper notice was given, public hearings were properly held;
- 14. Applicant's proposed conditional use is in conformance with Sheridan County's current land use regulations and is compatible with existing and permitted uses in the area of the request;
- 15. There will be no significant negative impact from the proposed use in the area;
- 16. The location, lighting and signage and the relation of signs to traffic control will not have any adverse effect on adjacent properties;
- 17. 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;
- 18. The proposed conditional use is compatible with the health, safety, and general welfare of the community; and
- 19. To the extent necessary, any conclusion of law herein is also deemed to be a finding of fact.

NOW THEREFORE, THE BOCC HEREBY **GRANTS** the CUP with the following nine (9) conditions:

- 1. The Applicant apply for and receive a Sheridan County Building permit and pay all fees associated with the permit complying with inspections should there be modification of the existing structure falling under Sheridan County's IBC;
- 2. Additional structures or change of use will require amending this conditional use permit;
- 3. Only operable, licensed school district vehicles/buses shall be kept on the property;
- 4. No parking is permitted on US Highway 14 or Kukuchka Lane;

5. Only fully shielded cut-off lighting fixtures may be used for any new exterior lighting that minimizes glare to passing motorists or neighboring properties;
6. That vehicle mechanical activity be conducted within the building;
7. The staff and public parking spaces be appropriately delineated or marked.
8. That the Applicant, or subsequent owner, maintains that portion of Kukuchka Lane adjacent to Lot 7.
9. That exterior storage of materials be fully screened from public view using any combination of fencing or vegetation achieving 100% opacity within 300' of the stored materials.

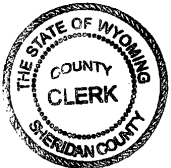
Pursuant to W.S. 16-3-114 and Rule 12 of the *Wyoming Rules of Appellate Procedure*, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within in 30 days of the date of approval of this Permit.

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

BY:   
Chairman

STATE OF WYOMING     )  
                                      )  
County of Sheridan     )

This instrument was acknowledged before me on the 6<sup>th</sup> day of June, 2012  
by Mike Nickel, as Chairman of the Board of County Commissioners for Sheridan  
County, Wyoming.  
Eda Schunk Thompson, Sheridan County Clerk  
Sue Allender, Deputy Clerk  
Notary Public



640-1-5-15

**NO. 2012-696898 APPROVAL - BOCC**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
PLANNING - SUE