

Gregson CONDITIONAL USE PERMIT

CU-22-005

The Board of County Commissioners ("BOCC") held a public hearing on July 5th, 2022, regarding the application of Boe Gregson ("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 July 5th, 2022, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to construct and operate a polo and guest ranch.
2. The property for which the CUP is requested consists of approximately 37.3 acres, lies within the Agricultural zoning district, has a physical address of 3614 US Hwy 87, and is located in the:

SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20, T54N, R83W.

3. After holding a public hearing on June 2nd, 2022, the Planning and Zoning Commission forwarded the application to the BOCC without a recommendation.

THE BOCC HEREBY FINDS AS FOLLOWS:

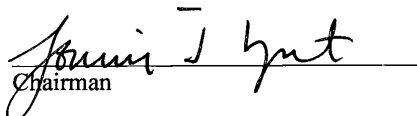
4. Applicant properly applied for a CUP, proper notice was published, and hearings were held in accordance with the Zoning Regulations.
5. The proposed use is not currently permitted in the zoning district established by Sheridan County's Zoning Regulations.
6. The proposed use is not compatible with existing and permitted uses in the area of the request.
7. The proposed use will 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 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 be affected.
10. The proposed conditional use is not compatible with the health, safety, and general welfare of the community.

NOW THEREFORE, THE BOCC HEREBY DENIES THE 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:


Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 21st day of July, 2022
by Lonnie J. Wright, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Eileen M. Evers
Notary Public

