



**Wrench Ranch MDU Electrical Substation
CONDITIONAL USE PERMIT**

CU-15-002

The Board of County Commissioners ("BOCC") held a public hearing on July 7, 2015 regarding the application of Montana-Dakota Utilities Co. ("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 7, 2015 heard public comment, and considered written comments.

1. Applicant is requesting a CUP to construct and operate an electrical substation.
2. The property for which the CUP is requested consists of approximately 0.835 acres, lies within the Agricultural zoning district, will be addressed from Yellowtail Drive (city street) , and is located in the:

SE¼NW¼ , Section 9, T56N, R84W

3. After holding a public hearing on June 4, 2015 the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following two conditions:
 - a. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, that the applicant obtain building permits for new structures, or any subsequent modifications to such.
 - b. Only fully shielded cut-off lighting fixtures may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.

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 and operation of an electrical substation with the following conditions:

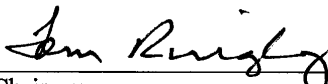
11. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County, that the applicant obtain building permits for new structures, or any subsequent modifications to such.



12. Only fully shielded cut-off lighting fixtures may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.

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 29th day of July, 2015
 by Tom Ringley, as Chairman of the Board of County Commissioners for Sheridan
 County, Wyoming


 Notary Public

