

Bonafide Catering CONDITIONAL USE PERMIT

CU-18-006

The Board of County Commissioners ("BOCC") held a public hearing on October 2, 2018, regarding the application of Kristen Cogswell ("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 2, 2018, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to operate a commissary kitchen for a catering business and food truck.
2. The property for which the CUP is requested consists of approximately 3.54 acres, lies within the Urban Residential zoning district, has a physical address of 2667 West Loucks Street, and is located in the:

SE¼NE¼ of Section 32, T56N, R84W.

3. After holding a public hearing on September 6, 2018, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 6 conditions:
 - a. That no restaurant or on-site food retail service shall be permitted, with the exception of catering pickup by customers.
 - b. That business signage shall not be illuminated.
 - c. That only fully shielded cut-off lighting fixtures relative to the business may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
 - d. That all business-related equipment, supplies or materials be stored indoors, with the exception of business-related mobile units.
 - e. That there shall be no exterior storage of business-related junk, debris, or food waste (regardless of screening) kept at the site, with the exception of professional waste storage containers.
 - f. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

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.

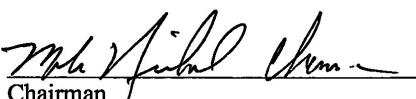
9. The safety and convenience of vehicular and pedestrian circulation and traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area will not be affected.
10. The proposed conditional use is compatible with the health, safety, and general welfare of the community.

NOW THEREFORE, THE BOCC HEREBY GRANTS the CUP to allow a commissary kitchen for a catering business and food truck with the following conditions:

11. That no restaurant or on-site food retail service shall be permitted, with the exception of catering pickup by customers.
12. That business signage shall not be illuminated.
13. That only fully shielded cut-off lighting fixtures relative to the business may be used for new exterior lighting that minimizes glare to passing motorists or neighboring properties.
14. That all business-related equipment, supplies or materials be stored indoors, with the exception of business-related mobile units.
15. That there shall be no exterior storage of business-related junk, debris, or food waste (regardless of screening) kept at the site, with the exception of professional waste storage containers.
16. That, if the type of occupancy being proposed falls within the scope of the IBC as adopted by Sheridan County any new structure, future structure modifications or additions will require Sheridan County Building permits. Future structures/modifications/additions may also require a new CUP.

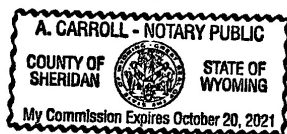
Pursuant to W.S. 16-3-114 and Rule 12 of the Wyoming Rules of Appellate Procedure, any person aggrieved or adversely affected by this decision may seek judicial review in the appropriate district court by filing a petition for review within 30 days.

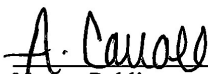
**BOARD OF COUNTY COMMISSIONERS
SHERIDAN COUNTY, WYOMING**

BY: 
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 18 day of October, 2018
by Mike Nickel, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.




Notary Public