

**Daugaard CONDITIONAL USE PERMIT**

**CU-22-008**

The Board of County Commissioners ("BOCC") held a public hearing on September 6, 2022, regarding the application of Devin & Caitlin Daugaard ("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 September 6, 2022, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to construct and operate a construction business.
2. The property for which the CUP is requested consists of approximately 6.2 acres of which 4.1 acres would be used for the site, lies within the Agricultural zoning district, has a physical address of 120 Meade Creek Road, and is located in the:

NW¼SE¼ of Sec. 8, T54N, R83W.

3. After holding a public hearing on August 4, 2022, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 5 conditions:
  - a. That only fully shielded cut-off lighting fixtures relative to the business may be used for exterior lighting that minimizes glare to passing motorists or neighboring properties, and that lighting of signage be prohibited.
  - b. That any necessary WYDOT approvals for highway access or signage be secured.
  - c. That any necessary WDEQ approvals for commercial sewer and/or water systems, if classified as such, be secured.
  - d. That an updated site plan showing parking meeting county standards be provided when making application for a building permit.
  - e. 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 the construction and operation of a construction business with the following conditions:

- a. That only fully shielded cut-off lighting fixtures relative to the business may be used for exterior lighting that minimizes glare to passing motorists or neighboring properties, and that lighting of signage be prohibited.
- b. That any necessary WYDOT approvals for highway access or signage be secured.
- c. That any necessary WDEQ approvals for commercial sewer and/or water systems, if classified as such, be secured.
- d. That an updated site plan showing parking meeting county standards be provided when making application for a building permit.
- e. 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: Lonnie J. Wright  
Chairman

STATE OF WYOMING     )  
                                  )  
County of Sheridan     )

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2022  
by Lonnie J. Wright, as Chairman of the Board of County Commissioners for Sheridan  
County, Wyoming.

Elleen M. Evers  
Notary Public

