

Stanley Sanitation CONDITIONAL USE PERMIT

CU-16-007

The Board of County Commissioners (“BOCC”) held a public hearing on December 6, 2016, regarding the application of Robert & Genevieve Stanley, Trustees of the Stanley Joint Trust (“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 December 6, 2016, heard public comment, and considered written comments.

1. Applicant is requesting a CUP to operate a sanitation business and to permit the storage and repair of vehicles associated with Stanley Sanitation, LLC.
2. The property for which the CUP is requested consists of approximately 14.98 acres, lies within the Rural Residential zoning district, has a physical address of 48 Wagon Box road, and is located in the:

NE¼SE¼ and SE¼NE¼, Section 18, T53N, R83W.

3. After holding a public hearing on November 3, 2016, the Planning and Zoning Commission certified their recommendation to the BOCC to **GRANT** the CUP with the following 8 conditions:
 - a. 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.
 - b. That the hours/days of operation shall be 7:00 a.m. to 6:00 p.m., Monday through Friday.
 - c. That no more than seven sanitation vehicles be stored/operated from the application’s designated shop and or parking area.
 - d. That all mechanical repairs to trucks shall occur within the designated shop building.
 - e. That no advertising or business signage be permitted on or adjacent to the applicant’s property.
 - f. That fuel/oil storage be permitted only in accordance with standards as may be prescribed in the International Fire Code, or any other related ICC code.
 - g. That there shall be no exterior storage of junk, debris, dilapidated vehicles or supplies relative to, or brought to the site by the sanitation business.
 - h. 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 operation of a sanitation business and to permit the storage and repair of vehicles associated with Stanley Sanitation, LLC with the following conditions:

11. 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.
12. That the hours/days of operation shall be 7:00 a.m. to 6:00 p.m., Monday through Friday.
13. That no more than seven sanitation vehicles be stored/operated from the application's designated shop and or parking area.
14. That all mechanical repairs to trucks shall occur within the designated shop building.
15. That no advertising or business signage be permitted on or adjacent to the applicant's property.
16. That fuel/oil storage be permitted only in accordance with standards as may be prescribed in the International Fire Code, or any other related ICC code.
17. That there shall be no exterior storage of junk, debris, dilapidated vehicles or supplies relative to, or brought to the site by the sanitation business.
18. 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: *Steve Maier*
Chairman

STATE OF WYOMING)
)
County of Sheridan)

This instrument was acknowledged before me on the 11 day of January, 2017
by Steve Maier, as Chairman of the Board of County Commissioners for Sheridan
County, Wyoming.

Katie Araas
Notary Public

