

MINUTES OF THE BOARD OF SHERIDAN COUNTY COMMISSIONERS

The Board met at 9:00 a.m., July 8, 2010, in special session at the County Courthouse, Sheridan, Wyoming. Chairman Maier called the meeting to order and led everyone in the Pledge of Allegiance. Members present were Commissioners Steve Maier, Mike Nickel, Tom Ringley and Bob Rolston. Commissioner Terry Cram was absent.

There were no announcements or comments from the public.

CU-10-004; CLEARMONT FIRE HALL CUP

Chairman Maier opened the public hearing at 9:02 a.m. to receive comment on this request by the Clearmont Rural Fire Protection District to construct a fire hall on its property located near Wyarno, accessed off State Highway 336.

Land Development Coordinator Robin DeBolt reported that the property is zoned Agricultural and consists of five acres. The CUP would allow the District to erect a metal-construction fire hall and other accessory fire structures for fire equipment storage. The District proposes to use the fire hall for meetings, training and maintenance of trucks. She said the structure would be 5,976 sq. ft. in size, noting that future growth could lead to expansion of the building to allow for additional bay space. She said the District will keep most of the property open to grazing. The Planning and Zoning Commission voted to recommend approval of the CUP. No one else spoke to this issue and the hearing was closed at 9:05 a.m.

Chairman Maier advised that the Board on June 1, 2010 had waived all fees relative to the CUP application and the building permit required for this fire hall. The Board then voted to waive the fee for a septic permit for this structure. The Board approved the Clearmont Fire District CUP with the following conditions:

1. Should the owner sell the property, the new owner(s) shall contact the Sheridan County Public Works office as to the change in ownership and to receive a copy of the conditions of the CUP.
2. The proposed structure as permitted shall only be used as a fire hall for meetings, trainings and vehicle maintenance in addition to storage of fire equipment, which shall include fire vehicles. Any proposed change of use will require a new conditional use to be applied for.
3. Additional structures in conjunction to the fire hall will be permitted.
4. The applicant shall apply for and receive a Sheridan County Building Permit on any proposed structure, inspections are required. Unless waived by the BOCC, building permit fees on additional structures shall be required.
5. The applicant shall continue to work with WYDOT on an access permit and submit a copy of such permit to the Sheridan County Public Works Department/Planning within 90 days of approval of the CUP.
6. The applicant shall apply for and receive a Sheridan County Septic Permit, inspections are required. Unless waived by the BOCC, septic permit fees are required.
7. Any exterior lighting shall be shielded to prevent direct glare to adjoining properties or public rights-of-way.

8. The applicant shall be limited to a sign identifying the building as a part of the Clearmont Fire District.

ADJOURNMENT

There being no further published business to come before the Board, the meeting was adjourned at 11:34 a.m.

BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming

Attest:

Steve Maier, Chairman

Eda S. Thompson, County Clerk