AGENDA
CITY OF SHERIDAN
JUNE 11, 2018
SPECIAL COUNCIL MEETING START 5:30 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call of Members

OLD BUSINESS

5. Second Reading of Ordinance #2190 - Rezoning Blocks 5, 6, 7, 8 and 9 of Suburban Home Company Addition to B2 - Community Development Director Brian Craig

6. Adjournment

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
Ph (307) 674-6483 Fax (307) 674-2195

Public Works

MEMORANDUM

Project Name:	Second Reading of Ordinance #2190 - Rezoning Blocks 5, 6, 7, 8 and 9 of Suburban Home Company Addition to B2 - Community Development Director Brian Craig
From:	Brian Craig, Community Development Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	05/31/2018

Recommendation:

Staff recommends the City Council approve Ordinance #2190, Suburban Homes Subdivision Rezone, a request to rezone 9.03 acres including portions of Blocks 5, 6, 7, 8, and 9, and vacated streets and alleys, from a B-1 Business District to a B-2 Business District, located at 2571 N. Main St.

Planning Commission Action: The Planning Commission recommended approval of Ordinance #2190 at their May 14, 2018 regular meeting.

Potential Findings of Fact:

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, which the City Council should be aware of:

WS §15-1-601(d)

d) All regulations shall be made:

i. *In accordance with a comprehensive plan and designed to:*

A. *Lessen congestion in the streets;*
B. *Secure safety from fire, panic and other dangers;*
C. *Promote health and general welfare;*
D. *Provide adequate light and air;*
E. *Prevent the overcrowding of land;*
F. *Avoid undue concentration of population; and*
G. *Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.*

ii. *With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;*

iii. *With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and*

iv. *With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.*

The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, "*promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers providing adequate light and air; preventing the overcrowding of land; avoiding the undue concentration of population, facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.* "

Background:

This site is the former K-mart property. The K-mart building is currently vacant, but has recently been purchased by the applicant for the purpose of reuse as a light manufacturing and corporate office facility for Emit Technologies. The applicant has expressed a desire to add buildings in the future and turn this site into a corporate campus centralizing most of their operations. The current B-1 zoning does not allow light manufacturing and thus the applicant is seeking to rezone to B-2, which would allow light manufacturing and other uses associated with the Emit occupation of the property. Light manufacturing has become a prominent activity in the North Main area of our community. Appendix A of City Code lists the allowed and prohibited uses for zoning districts. The B-2 district allows for enclosed light industry uses and related office, shipping, and receiving. Appendix A lists a string of uses that are prohibited in B-2, which include heavy industry, unenclosed processing, and many uses that create noise, dust, and other external nuisances.

As part of the request to rezone this property, staff sent notice to the 9 property owners within 300 feet. Staff has received a letter of support for this request from the North Main Association, which is attached to this packet.

Discussion:

In reviewing any zoning proposal, Staff considers the following factors; which are aligned with addressing state statutory mandates regarding zoning preserving the character, health, and safety of neighborhoods:

- The zoning of surrounding parcels.
- The actual land use of surrounding parcels.
- Impacts to surrounding properties.
- Consistency with adopted planning documents.
- The ability of existing infrastructure to handle the potential uses

Zoning and Land Use

Zoning in this area is primary B-1 Business District to the southwest and west and County zoned Commercial 1 to the south and east. Land use in the area includes restaurant, commercial, and industrial. Additionally, the property is buffered by the interstate to the north and a rail line along the east.

Impacts to Surrounding Properties

The proposed light manufacturing use will be occurring internal to the structure. As the campus expands and additional buildings are added, the property will also be enhanced with landscaping and other elements required in the entryway corridor. The use will also create daytime employment which could benefit the nearby restaurants and commercial/retail centers.

Consistency with the Sheridan Land Use Plan
The Sheridan Land Use Plan identifies this area as commercial, which is the same land use designation for the Hi-Tech Park where Vacutech and the future Weatherby facility are located. The Land Use Plan states that industrial areas should be located where they have good access to public utilities, railroad lines, I-90, and existing infrastructure. This property fits the bill for light manufacturing use and is compatible with the surrounding uses and the budding light industry on this end of the community.

Infrastructure
Water, sewer, and street infrastructure are available to the property adequately sized for the proposed reuse of the building and future growth of the corporate campus.

Given the above, staff does not believe the rezoning request is inappropriate or incompatible with existing conditions.

Attachments

Ordinance 2190
Rezoning Petition
Aerial Image of Project
North Main Support Ltr

ORDINANCE NO 2190

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Section 1., and shown on the attached **Exhibit A**, from a B-1 Business District to a B-2 Business District.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from a B-1 Business District to a B-2 Business District, and a public hearing having been held thereon by the City Council; THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF SHERIDAN, WYOMING:

Section 1. The following described land is hereby rezoned from a B-1 Business District to a B-2 Business District, to wit:

A tract of land situated in Blocks 5, 6, 7, 8, and 9, and including the vacated alleys, Stevens and Lonabough Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of Lot 1, Block 6, Suburban Homes Company Addition (Before Streets were Vacated) and lying on the east line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 2, (Monumented with a 1" Iron Pipe); thence S08°40'02"E, 288.13 feet along the east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2; thence S67°13'34"W, 66.74 feet along the southerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of a tract of land described in Book 489 of Deeds, Page 665; thence S67°12'39"W, 524.53 feet along the southerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southwest corner of said tract described in Book 489 of Deeds, Page 665 (Monumented with a 1½" Aluminum Cap, unmarked); thence N23°13'55"W, 179.87 feet along the westerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southeast corner of a tract of land described in Book 559 of Deeds, Page 561, Parcel No. 39B; thence, N22°13'17"W, 141.07 feet along the east line of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B to a point, said point being the northeast corner of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B and lying on the westerly line of said tract described in Book 489 of Deeds, Page 665; thence N01°07'13"E, 189.60 feet along said westerly line of said tract described in Book 489 of Deeds, Page 665 and the westerly line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence N26°24'57"E, 251.93 feet along said westerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence, along the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 and Parcel 2 through a non-tangent curve to the right, having a central angle of 104°55'28", a radius of 180.00 feet, an arc length of 329.63 feet, a chord bearing of N70°59'44"E, and a chord length of 285.46 feet to a point, said point lying on the southwesterly right-of-way line of Interstate 90 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S53°46'02"E, 273.65 feet along said southwesterly right-of-way line of Interstate 90 and the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the northeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S08°40'02"E, 129.92 feet along said east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9.03 acres of land, more or less.

Section 2. That Ordinance No. 826, The Zoning Ordinance of the City of Sheridan is hereby amended to conform herewith.

Section 3. That this ordinance shall be in full force and effect immediately upon its passage and publication as by law provided.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2018

_____
Roger Miller, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

Planning Department
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801

Phone: 307.675.4226
Fax: 307.674•2195
Sheridanwy.net

REZONING APPLICATION

Property Owner*: Seven Pillars Resources Limited Liability Company Address: PO Box 2091 City/State/Zip: Sheridan, WY 82801 Phone: 307.751.7512 Fax: 307.673.0886 Email: osborns@sevenpillarsresources.com	Agent: Address: City/State/Zip: Phone: Fax: Email:
Surveyor: Prestfeldt Surveying Address: 2340 Wetlands Drive City/State/Zip: Sheridan, WY 82801 Phone: 307.672.7415 Fax: Email: Thomas@prestfeldt.com	Engineer: Address: City/State/Zip: Phone: Fax: Email:

* If necessary, please attach separate sheet for additional owners. Unless otherwise specified all written correspondence will be sent to the listed agent. If no agent is specified, all correspondence will be sent to the property owner.

PROPERTY INFORMATION

Address or Property Location: 2571 N. Main Street, Sheridan, WY 82801

Subdivision Name: Suburban Homes Company Addition

Lot(s): Lots 1-15; Lots 1-6; Lots 1-5 Block(s): Block 5; Block 6; Block 7

Total Property Area (to nearest 1/10th of an acre or sq. ft.): 9.1 acres

Present Zoning: B1 Present Use of Property: Vacant Commercial Building and Parking Lot

Adjacent Land Uses

North: Interstate South: County/Junkyard

East: Interstate/Railroad West: Commercial

Requested Zoning: B2

Justification for Rezone Request (Use existing adopted community planning documents if possible): To utilize existing building for light manufacturing facility desiring to assist in the revitalization of North Main Street.

SIGNATURE

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.

Seven Pellets Resources Limited Liability Company — 4-24-18
(Signature of Property Owner) Susan Osborn Authorized Member — (Date)

(Signature of Property Owner) — (Date)

APPLICATION INFORMATION

Pre-application Conference

Pre-application conferences are required prior to submittal of all rezone requests. The purpose of these meetings is to discuss the proposed rezone and to become familiar with city code requirements and procedures. Applicants are strongly encouraged to avail themselves of the City's Development Review Committee (DRC), which allows the applicant to speak with all of the City divisions that may review the rezone request. Pre-application and DRC appointments can be scheduled by contacting Sue Goodman, Planning Technician, at (307) 675-4226 or by email at sgoodman@sheridanwy.net.

Submission review

All applications are subject to completeness review prior to acceptance by the Planning Office for routing and review. The rezone checklist details the required number of copies and documents needed to complete the application submittal. In order to ensure clarity and efficiency in the review process, application submissions will be received **by appointment only**. The applicable checklist must be submitted with this application. Incomplete application submissions will not be accepted, and will be returned to the applicant.

Public Hearings and Notice

Amendments to zoning designations require passage of an ordinance. This process requires one hearing before the Planning Commission and three readings before the City Council. Public hearings require notice through both newspaper legal notice, and nearby property mailings, subject to requirements of state statute. This involves notifying all property owners within 140 feet, and a legal notice appearing at least 15 days prior to a public hearing.

The City Planning Division will submit the ad for the paper and notify nearby property owners. Due to press publishing requirements, legal notification must be placed approximately 20 days prior to the public hearing. No public hearing will be scheduled until the application has been deemed complete, and staff review comments have been addressed.

Rezone Submittal Checklist*

Description: A rezone application is a request to change the zoning designation for a parcel of property and amend the city's zoning map.

Submittal Items:

- ☐ A completed Rezone application.
- ☐ A completed Rezone submittal checklist.
- ☐ An executed (signed and notarized) petition for rezoning.
- ☐ An application review fee.

The applicant shall also submit the following items in electronic format.

- ☐ An electronic file listing the names and addresses of all property owners within three hundred feet from the boundary of the proposed rezone (List must be obtained from the Sheridan County Planning Office and be no more than 14 days old at the time of submittal).
- ☐ A rezone exhibit showing the following information:
  A written legal description, boundaries of the property drawn to scale and showing all bearings and distances, existing zoning and adjacent zoning within 1000 feet, existing structures, title, scale, scale bar, north arrow, name and address of the petitioners, name and address of the preparer along with surveyor's signature and seal (licensed within the State of Wyoming).
- ☐ Certificate of Title or other documentation specifically verifying ownership or enforceable proprietary interest in the site.
- ☐ Other documents that may be determined as part of the pre-application meeting, or staff review.

Packet material:

- ☐ An additional 10 copies for Planning Commission packets and 2 copies for City Council. These copies should be submitted independently of the staff review copies to allow the applicant to make revisions if necessary.

Post Approval/Plat Filing Items:

- ☐ Mylar of Rezone Exhibit

---

* All applicants must attend a pre-application meeting prior to submitting a rezone application.
Last Revised: 12-10-2015

PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING:

Pursuant to the provisions of W.S. 15-1-601, 15-1-602, 15-1-603 et. seq., and other applicable statutes, and Appendix A, Sec. 16 of the Sheridan City Code, the undersigned landowner(s) respectfully petition and show the City Council as follows:

1. This is a petition for the rezoning of parcels of land within the city limits of Sheridan, Wyoming, having a legal description as follows:
   See Exhibit A.

2. Seven Pillars Resources Limited Liability Company are the owners or authorized agents of said described land proposed to be rezoned.

3. A map of the area sought to be rezoned is attached hereto and made a part hereof.

4. Petitioners hereby request that said lands be zoned B2.

Therefore, Petitioners pray said parcel(s) be rezoned B2, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 24th day of April, 2018

Signed by the Petitioners:

Seven Pillars Resources Limited Liability Company
Susan Osborn Authorized Member

Subscribed and Sworn before me this 24 day of April, 2018

Erin J. Weekly
Notary Public

ERIN J. WEEKLY - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES MAY 1, 2021

My commission expires: May 1, 2021

LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: ***SEVEN PILLARS RESOURCES, LLC***
April 24, 2018

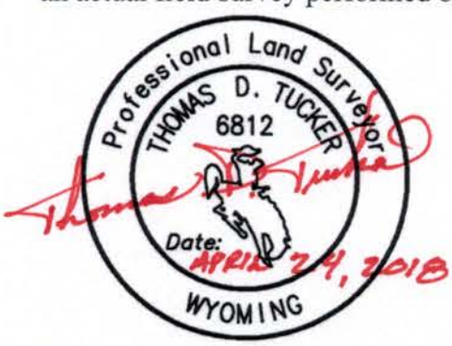
RE: ***ZONING CHANGE FROM*** **B-1** ***TO*** **B-2**

A tract of land situated in Blocks 5, 6, 7, 8 and 9, including the vacated alleys, Stevens and Lonabaugh Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

BEGINNING at the southeast corner of Lot 1, Block 6, Suburban Homes Company Addition (Before Streets were Vacated) and lying on the east line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 2, (Monumented with a 1" Iron Pipe); thence S08°40'02"E, 288.13 feet along the east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2; thence S67°13'34"W, 66.74 feet along the southerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the southeast corner of a tract of land described in Book 489 of Deeds, Page 665; thence S67°12'39"W, 524.53 feet along the southerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southwest corner of said tract described in Book 489 of Deeds, Page 665 (Monumented with a 1½" Aluminum Cap, unmarked); thence N23°13'55"W, 179.87 feet along the westerly line of said tract described in Book 489 of Deeds, Page 665 to a point, said point being the southeast corner of a tract of land described in Book 559 of Deeds, Page 561, Parcel No. 39B; thence, N22°13'17"W, 141.07 feet along the east line of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B to a point, said point being the northeast corner of said tract described in Book 559 of Deeds, Page 561, Parcel No. 39B and lying on the westerly line of said tract described in Book 489 of Deeds, Page 665; thence N01°07'13"E, 189.60 feet along said westerly line of said tract described in Book 489 of Deeds, Page 665 and the westerly line of a tract of land described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence N26°24'57"E, 251.93 feet along said westerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 to a point (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence, along the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 1 and Parcel 2 through a non-tangent curve to the right, having a central angle of 104°55'28", a radius of 180.00 feet, an arc length of 329.63 feet, a chord bearing of N70°59'44"E, and a chord length of 285.46 feet to a point, said point lying on the southwesterly right-of-way line of Interstate 90 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S53°46'02"E, 273.65 feet along said southwesterly right-of-way line of Interstate 90 and the northerly line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to a point, said point being the northeast corner of said tract described in Book 489 of Deeds, Page 662, Parcel 2 (Monumented with a Brass Cap Concrete Right-of-Way Monument); thence S08°40'02"E, 129.92 feet along said east line of said tract described in Book 489 of Deeds, Page 662, Parcel 2 to the **POINT OF BEGINNING** of said tract.

Said tract contains 9.03 acres of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

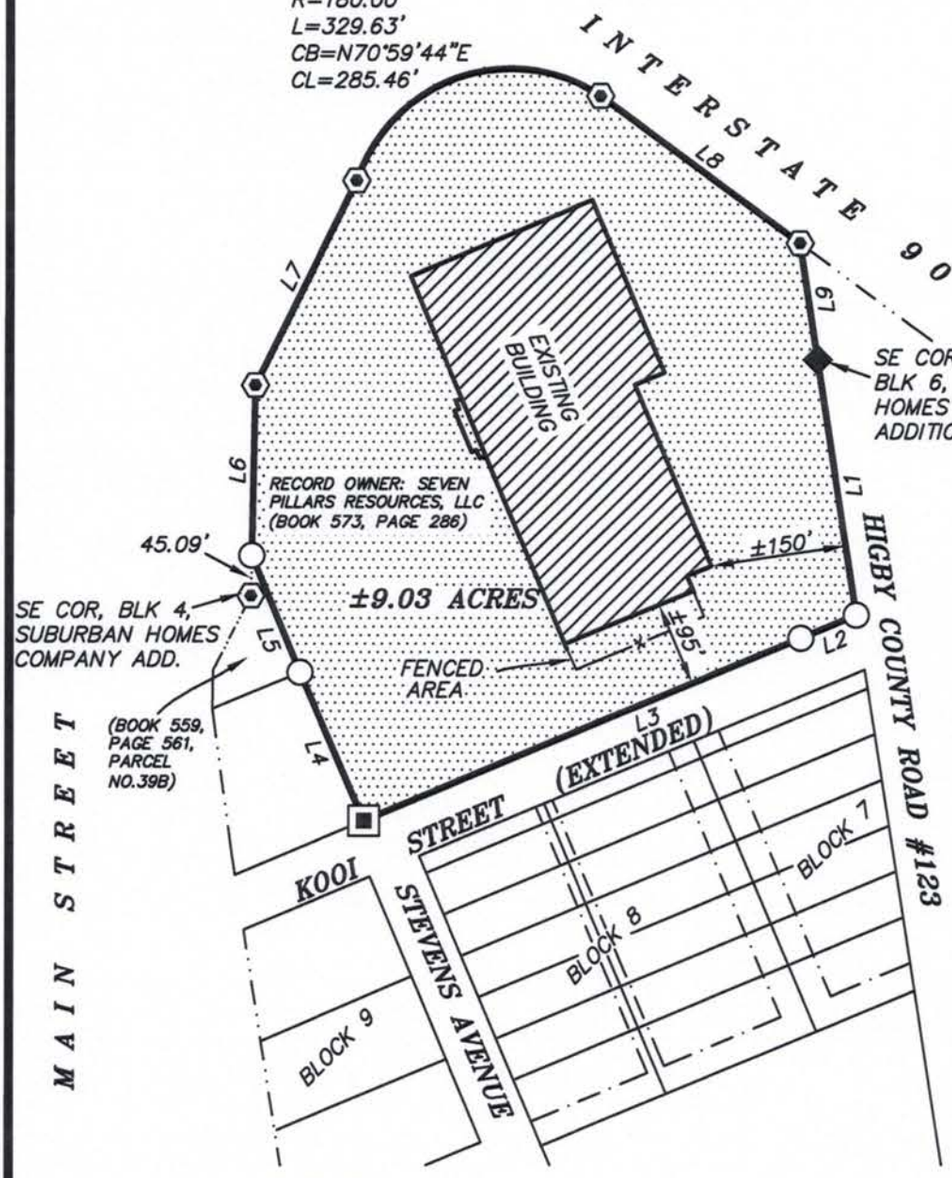
SURVEYOR'S STATEMENT
I, Thomas D, Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

H:\WP\LD\CITY\2018\2018-030-RZ.rtf

EXHIBIT "B"



NOTE:

THIS IS NOT A BOUNDARY SURVEY, WHILE THIS SURVEY DOES INCORPORATED FOUND MONUMENTATION AND DEEDS OF RECORD, THE BOUNDARY MAY CHANGE SLIGHTLY IF A RETRACEMENT SURVEY IS PERFORMED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°40'02"E	288.13
L2	S67°13'34"W	66.74
L3	S67°12'39"W	524.53
L4	N23°13'55"W	179.87
L5	N22°13'17"W	141.07
L6	N01°07'13"E	189.60
L7	N26°24'57"E	251.93
L8	S53°46'02"E	273.65
L9	S08°40'02"E	129.92

LEGEND:

- HIGHWAY RIGHT-OF-WAY MONUMENT
- 1" IRON PIPE (PREVIOUS SURVEY)
- 1-1/2" ALUMINUM CAP (UNMARKED)
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/LOT/BLOCK LINE
- BOUNDARY LINE
- HIGHWAY RIGHT-OF-WAY LINE
- VACATED STREET/ALLEY LINE

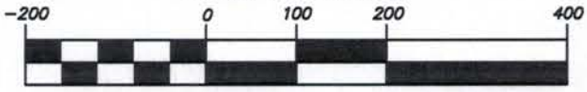
ZONING CHANGE

ZONING CHANGED FROM B-1 TO B-2
±9.03 ACRES



SCALE: 1"=200'

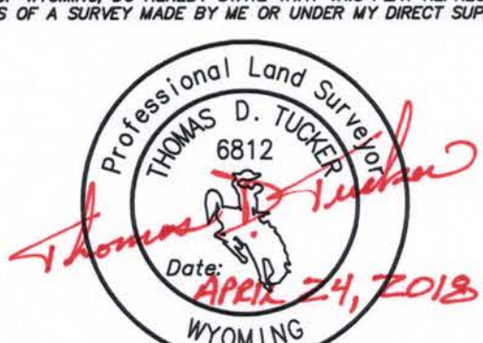
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE



SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B"

ZONING CHANGE FROM B-1 TO B-2

CLIENT & PETITIONER: SEVEN PILLARS RESOURCES, LLC
P.O. BOX 2091, SHERIDAN, WY 82801

LOCATION: BLOCKS 5,6,7,8 & 9, AND PORTIONS OF VACATED STREETS, STEVENS AND LONABOUGH AVENUES, CANFIELD STREET, AND PORTIONS OF VACATED ALLEYS, SUBURBAN HOMES COMPANY ADDITION, CITY OF SHERIDAN, WYOMING

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2018-030
DN: 2018-030D
TAB: RE-ZONE
PF: T2018-030
APRIL 24, 2018
REVISED: OWNER

2018-741790 4/20/2018 3:59 PM PAGE: 1 OF 2
BOOK: 573 PAGE: 286 FEES: $15.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

WARRANTY DEED

North Fork Partners LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to **Seven Pillars Resources, Limited Liability Company**, a Wyoming limited liability company, whose address is PO Box 2091, Sheridan, WY 82801, GRANTEES, the following described real estate situate in the County of Sheridan, State of Wyoming, to-wit:

All that portion of Blocks 5, 6, 7, 8 and 9, including vacated alleys, Stevens and Lonabaugh Avenues and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at the southeast corner of Block 4 of said Suburban Homes Company Addition, said corner being marked with a highway right of way brass cap set in concrete; thence N. 0°39'26" E., 58.96 feet to an iron pin; thence N. 66°41'00" E., 519.06 feet to an iron pin; thence S. 23°19'00"E., 333.66 feet to an iron pin; thence S. 66°41'00" W., 524.59 feet to a point; thence N. 23°45'34" W., 179.87 feet to a point; thence S. 66°41'00" W., 103.00 feet to a point; thence N. 7°20'43" W., 41.61 feet to a highway right of way brass cap set in concrete; thence N. 27°52'13" E., 95.62 feet to the point of beginning.

AND

All that portion of Blocks 5 and 6, including alleys, Stevens and Lonabaugh Avenues, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at a point located N 0°39'26" E., 58.96 feet from the southeast corner of Block 4 of said Suburban Homes Company Addition, said corner being marked with a highway right of way brass cap set in concrete; thence N 0°30'26" E., 175.55 feet to a highway right of way brass cap set in concrete; thence N 25°45'11" E., 252.20 feet to a highway right of way brass cap set in concrete; thence through a curve to the right having a central angle of 90°59'17" and a radius of 80.00 feet for a curve length of 285.85 feet, the chord of which bears N 63°19'39" E., 257.64 feet to an iron pin; thence S 23°19'00" E., 340.72 feet to an iron pin; thence S 66°41'00" W., 519.06 feet to the point of beginning.

AND

All that portion of Blocks 6 and 7, Lonabaugh Avenue and Canfield Street, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, described as follows:

Beginning at an iron pin which is located N 0°39'26" E., 58.96 feet and N 66°41'00" E., 519.06 feet from the southeast corner of Block 4, of said Suburban Homes Company Addition, said corner being a highway right of way brass cap set in concrete; thence N 23°19'00" W., 340.72 feet to a point on the highway right of way curve, said point being an iron pin; thence along the highway right of way curve through a central angle of 14°8'36" and a radius of 180 feet for a curve length of 44.43 feet, the chord of which bears S 62°31'30" E., 44.32 feet to a highway right of way brass cap set in concrete; thence S 54°25'45" E., 273.30 feet to a highway right of way brass cap set in concrete; thence S 9°35'00" E., 418.00 feet along the west edge of a county road to an iron pipe; thence S66°41'00" W., 70 feet to an iron pin; thence N 23°19'00" W., 333.66 feet to the point of beginning.

EXCEPTING THEREFROM that certain parcel of land as contained in Warranty Deed conveyed to The City of Sheridan, recorded May 5, 2016, Book 559, Page 561.

TOGETHER with all improvements situate thereon, and all appurtenances and

2018-741790 4/20/2018 3:59 PM PAGE: 2 OF 2
BOOK: 573 PAGE: 287 FEES: $15.00 HM WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

hereditaments appertaining thereto.

SUBJECT to all exceptions, reservations, rights-of-way, easements, covenants, restrictions and rights of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

DATED this 20th day of April, 2018.

North Fork Partners LLC

By: Paul R Del Rossi

Title: MANAGING MEMBER

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 20th day of April, 2018, by Paul R. Del Rossi as Managing Member of **North Fork Partners LLC.**

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 5-13-18.

BRIAN T. KINNISON
NOTARY PUBLIC
My Commission Expires May 13, 2018
SHERIDAN COUNTY, WYOMING

NO. 2018-741790 WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801



CITY OF Sheridan WYOMING

rezone project

N

0 0.0175 0.035 0.07 Miles

Name: sgoodman Date: 05/03/2018

May 11, 2018

Planning and Zoning Commission
City Hall
55 East Grinnell Plaza
Sheridan, WY 82801

Dear Commission Members:

Please accept this letter as our utmost support for the rezoning of the former Kmart area from a B-1 Business District to B-2.

EMIT Technologies, Inc. has long been a vested member of Sheridan's business community and we welcome their expansion into North Main. Allowing them to repurpose the vacant Kmart building while adding two more structures is the very expression of economic development that North Main Association has been championing for the last 10 years.

EMIT will be the most recent business along the North Main corridor to bring added employment opportunities to Sheridan. Taken in consideration with the VA, North Main is becoming the hub for the best paying jobs in the county. EMIT employees will number over 100, Vacutech is approaching 175, Weatherby and Ramaco together will be adding another 150-200 positions. These increases will generate additional tax revenue, a boost to the entry level real estate market and expanded general sales. This is a cornerstone of the NMA strategic vision and another key to sustainable economic growth, not only along North Main but throughout our city.

And finally, we can be assured that EMIT will bring a superior design aesthetic to their new campus that will greatly complement the wonderful new I-90 interchange project that is at the core of the City's plans for the future.

Thank you for the opportunity to weigh in on this opportunity to bring new construction, employment and tax dollars into Sheridan.

Sincerely,

North Main Association
David Kinskey, Board President
Nancy Silla, Board Treasurer
Nancy Drummond, Board Secretary
Kathy Arnold
Jesse Bennick
Curtiss Johnson
Bob Utter