AGENDA
CITY OF SHERIDAN
JULY 9, 2018
STUDY SESSION COUNCIL MEETING START 5:40 P.M.

1. Presentation by Second Chance Cat Rescue: Elaine Kristiansen, Executive Director (10 minutes)

2. Proposed Approval of Resolution #30-18 Rocky Mountain Electronic Message Center - Community Development Director Brian Craig - 5 Minutes

3. Proposed Approval of Resolution #28-18 Wrench Ranch Properties Phase Two Parcel Two Master Plan Amendment - Community Development Director Brian Craig - 5 Minutes

4. Proposed Approval of Resolution #29-18 Eisele Turf Final Plat - Community Development Director Brian Craig - 5 Minutes

5. Proposed Approval of Resolution #31-18 Morrison Ranch PUD Amendment - Community Development Director Brian Craig - 5 Minutes

6. Proposed Approval of 10-Year Water Agreement Between Whitney Benefits and the City of Sheridan - Dan Roberts - 5 minutes

7. Selection of Consultant for Parks, Recreation Facility and Open Space Master Plan Update 2018 - Public Works Director Lane Thompson - 5 Minutes

8. Proposed Adoption of Ordinance #2192, Prohibiting Engine Brakes Within Sheridan City Limits - Public Works Director Lane Thompson - 5 Minutes

9. Proposed Adoption of Ordinance #2191 - Change to Municipal Court Costs - City Attorney Brendon Kerns - 5 Minutes

10. Sanford's Grub and Pub Proposed Application for a New Bar & Grill Liquor License - Human Resources Director Heather Doke - 5 Minutes

11. Discussion of Proposed Resolution #27-18 Requesting that the Question of Fluoridating City of Sheridan Water be Placed on the 2018 General Election Ballot - City Attorney Brendon Kerns - 5 Mintues

CITY OF SHERIDAN, WYOMING

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

Executive

MEMORANDUM

Project Name: Presentation by Second Chance Cat Rescue: Elaine Kristiansen, Executive Director (10 minutes)
From:
To: Mayor and Council
CC: Mark Collins, City Administrator
Date:

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:	Proposed Approval of Resolution #30-18 Rocky Mountain Electronic Message Center - Community Development Director Brian Craig - 5 Minutes
From:	Brian Craig, Community Development Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	07/02/2018

Recommendation:

Staff recommends the City Council approve Resolution 30-18, a request to approve an Electronic Message Center at Rocky Mountain Sign, Design and Print, located at 611 Coffeen Ave., zoned B1 Business District, with the following condition:

1. Any information displayed on the Electronic Message Center (EMC) shall be static, and messages displayed shall not change their message or copy more than once per ten seconds. Transitions between messages shall occur in two seconds or less.
2. No animation, video, or non-static display or audio shall be allowed.

Sheridan City Code Chapter 3-11A allows for a recommendation of approval of an EMC sign within 300 feet of a single family residence may only be made upon finding that the proposed EMC meets the following criteria:

1. An EMC, or sign incorporating an EMC, installed as freestanding sign shall have a decorative base of masonry or stone.
2. Any information displayed on the Electronic Message Center (EMC) shall be static, and messages displayed shall not change more frequently than once per hour.
3. Messages displayed must be monochromatic (a single color, value and hue) and the background of the EMC must likewise be of a single color, value or hue.
4. The maximum pixel spacing (pixel pitch) shall not exceed 10 mm for a EMC-RGB or 20 mm EMC-Mono.
5. The minimum legal lot or parcel size for which an EMC, or sign incorporating an EMC, can be installed in a residential district is one acre.
6. The EMC will conform in all other ways with the provisions of this section and applicable city code.

Background:

The applicant, Rocky Mountain Sign, Design and Print has submitted a request to install an EMC display, mounted in an existing freestanding sign, on the southwest side of the building 611 Coffeen Ave.

As part of the application process, staff contacted 27 nearest neighbors. Staff has heard neither positive nor negative comments in response to the mailings or press publication.

Discussion:

EMC signs that are within 300 feet of a single family dwelling require Planning Commission and City Council approval. This sign will be perpendicular to both Coffeen Avenue, and the nearest single family residence. Coffeen Ave. is a primary commercial corridor for the community and the orientation of the sign should be the least obtrusive to nearby residences, yet most efficient for traffic on Coffeen Ave.

Staff offers the following comments on the criteria requirement for EMC's:

1. *An EMC, or sign incorporating an EMC, installed as a freestanding sign shall have a decorative base of masonry or stone.*

The proposed signage will be on an existing concrete base.

2. *Any information displayed on the Electronic Message Center (EMC) shall be static, and messages displayed shall not change more frequently than once per hour.*

In a business district the copy may change no more than once per ten seconds, and transitions between messages shall occur in two seconds or less.

3. *Messages displayed must be monochromatic (a single color, value and hue) and the background of the EMC must likewise be of a single color, value or hue.*

Monochromatic is not a requirement in a Business District.

4. *The maximum pixel spacing (pixel pitch) shall not exceed 10 mm for a EMC-RGB or 20 mm EMC-Mono.*

The proposed sign meets this requirement.

5. *The minimum legal lot or parcel size for which an EMC, or sign incorporating an EMC, can be installed in a residential district is one acre.*

Again, this is not in a residential district.

6. *The EMC will conform in all other ways with the provisions of this section and applicable city code.*

At the time of the building permit, Building Department staff will ensure all applicable electrical and building codes are met.

Staff has no further comments at this time.

Attachments:

1. Sign Proposal
2. Aerial Photo
3. Draft Resolution #30-18

Attachments

Draft Res #30-18

Submittals

aerial

CITY OF SHERIDAN
RESOLUTION 30-18

A RESOLUTION approving PL 18-25, an electronic message center (EMC) sign Rocky Mountain Sign, Design and Print, located at 611 Coffeen Ave., zoned B-1 Business Disrict.

WHEREAS, the electronic sign has been reviewed for consistency with Chapter 3 (Advertising) and other applicable City Code; and

WHEREAS, all applicable requirements for an electronic sign have been approved and the procedure described in Chapter 3 (Advertising) §3-11A (a) have been met, and

WHEREAS, the Planning Commission recommended approval of the electronic message center (EMC) at their July 9, 2018 meeting, NOW THEREFORE

Be it resolved by the City Council of the City of Sheridan, Wyoming, that the electronic message center (EMC) sign for Rocky Mountain Sign, Design and Print, located at 611 Coffeen Ave. is hereby approved by vote of the City of Sheridan's City Council, with the following conditions:

1. An EMC, or sign incorporating an EMC, installed as freestanding sign shall have a decorative base of masonry or stone.
2. Any information displayed on the Electronic Message Center (EMC) shall be static, and messages displayed shall not change more frequently than once per hour.
3. Messages displayed must be monochromatic (a single color, value and hue) and the background of the EMC must likewise be of a single color, value or hue.
4. The maximum pixel spacing (pixel pitch) shall not exceed 10 mm for an EMC-RGB or 20 mm EMC-Mono.
5. The EMC will conform in all other ways with the provisions of this section and applicable city code.

In approving the Electronic message center (EMC) sign for Rocky Mountain Sign, Design and Print, the City Council finds:

The sign has met the requirements of Chapter 3 (Advertising)

PASSED, APPROVED, AND ADOPTED this 16th day of July, 2018.

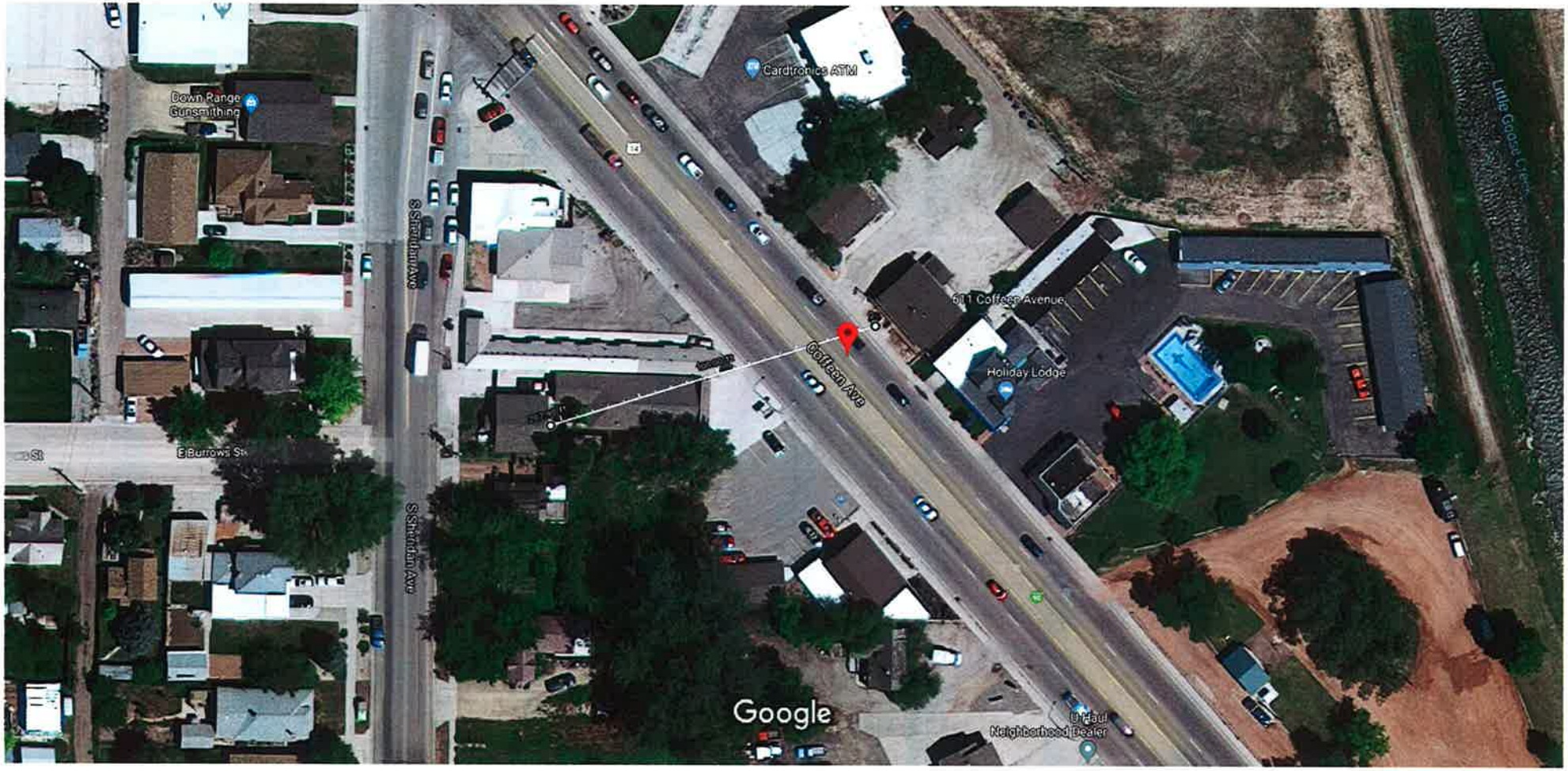
_____
Roger Miller, Mayor

Attest:

_____
Cecilia Good, City Clerk



Google Maps 611 Coffeen Ave



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Measure distance

Total distance: 207.90 ft (63.37 m)


96″
Arcylic Lighted Face
19″
7″
60″
Rocky Mountain
sign, design & print
SANTA
RIDE
& PARTY
41″
106″
16mm RGB EMC


Rocky Mountain
sign, design & print
SANTA
RIDE
& PARTY
10mm RGB EMC
same dimentions as other side


48″
13″

MEGA
LED TECHNOLOGY

6500 Flotilla St.
Commerce, CA, 90040

QUOTE

2707169000012085125

Project Name	Demo Signs
Sales Person	Victor Fernandez
Amount	$ 14,277.00
Valid Till	09/06/2018

Ship To
Neil Fancher
Sheridan
WY

Product Details	Quantity
MP16-37-RFC Premier Full Color LED Display 16mm 3' 5-1/4" x 7' 7-3/4"	1

Premier Series outdoor LED displays feature rugged Line-X coated all aluminum cabinets made right here in the USA. Toll Free Lifetime Diagnostics Support and 5 Year Parts & Factory Labor Warranty, 160 degree viewing angle LEDs on our IP65 Rated front and back water proof modules, Front Serviceable cabinets, Universally Sized Modules to allow easy future upgradability, Conformal Coated Delta Power Supplies, Oversized 12" Deep Cooling Fan Hoods to keep water out of displays, operating temperature -22F to 122F. MET Labs Certified and tested compliant with UL48, UL8750, UL1433

Display Specification
Series: Premier
Total Dimension (ft): 3' 5-1/4" x 7' 7-3/4"
Active Viewing Area (ft): 3' 1-3/4" x 7' 4-1/4"
Pixel Pitch: 16mm
Color Capability: Full Color
Pixel Matrix: 60 x 140
Pixel Configuration: Real Pixel - 1 Red / 1 Green / 1 Blue
Brightness: 11,000 NITS
Viewing Angle: 160 Degree Horizontal / 120V Degree Vertical
Minumum Character Height: 4 3/8 inch
Maximum Character Height: 37 inch
Maximum Lines: 7
Estimated Weight: 215.04 lbs
Maintenance: Front Maintenance

Electrical Requirement Per Face
Regular Operating Watts: 323
Maximum Boot-up Watts: 1075
Max Amps @120V: 9
Max Amps @240V: 4.5
Estimated Monthly Electricity Cost: $17
***Estimated @ Operating 18hrs / Day @ $.10/kWH**

Product Details	Quantity
MP10-37-RFC Premier Full Color LED Display 10mm 3' 5-1/4" x 7' 7-3/4"	1

Premier Series outdoor LED displays feature rugged Line-X coated all aluminum cabinets made right here in the USA. Toll Free Lifetime Diagnostics Support and 5 Year Parts & Factory Labor Warranty, 160 degree viewing angle LEDs on our IP65 Rated front and back water proof modules, Front Serviceable cabinets, Universally Sized Modules to allow easy future upgradability, Conformal Coated Delta Power Supplies, Oversized 12" Deep Cooling Fan Hoods to keep water out of displays, operating temperature -22F to 122F. MET Labs Certified and tested compliant with UL48, UL8750, UL1433

Display Specification
Series: Premier
Total Dimension (ft): 3' 5-1/4" x 7' 7-3/4"
Active Viewing Area (ft): 3' 1-3/4" x 7' 4-1/4"
Pixel Pitch: 10mm
Color Capability: Full Color
Pixel Matrix: 90 x 210
Pixel Configuration: Real Pixel - 1 Red / 1 Green / 1 Blue
Brightness: 9,000 NITS
Viewing Angle: 160 Degree Horizontal / 120V Degree Vertical
Minumum Character Height: 2 3/4 inch
Maximum Character Height: 37 inch
Maximum Lines: 11
Estimated Weight: 215.04 lbs
Maintenance: Front Maintenance

Electrical Requirement Per Face
Regular Operating Watts: 258
Maximum Boot-up Watts: 860
Max Amps @120V: 7.2
Max Amps @240V: 3.6
Estimated Monthly Electricity Cost: $14
***Estimated @ Operating 18hrs / Day @ $.10/kWH**

Wifi - Extended Range 2

Advanced 5 GHz Wireless Communication System designed and built for severe weather conditions. Enables fast, wireless transmission of data files and content seamlessly to your LED display at distances up to 1500 feet apart with line of sight. Protects your important files and LED display messages from outside interference or tampering. Communication is done via tried and tested TCPIP communication with WPA/PSK Security Encryption. - Outdoor access point antenna included - Outdoor sign antenna included - Mounting hardware included.

Auto Dimming Sensor 2

Auto dimming sensor will automatically adjust the LED Display brightness based on ambient light.

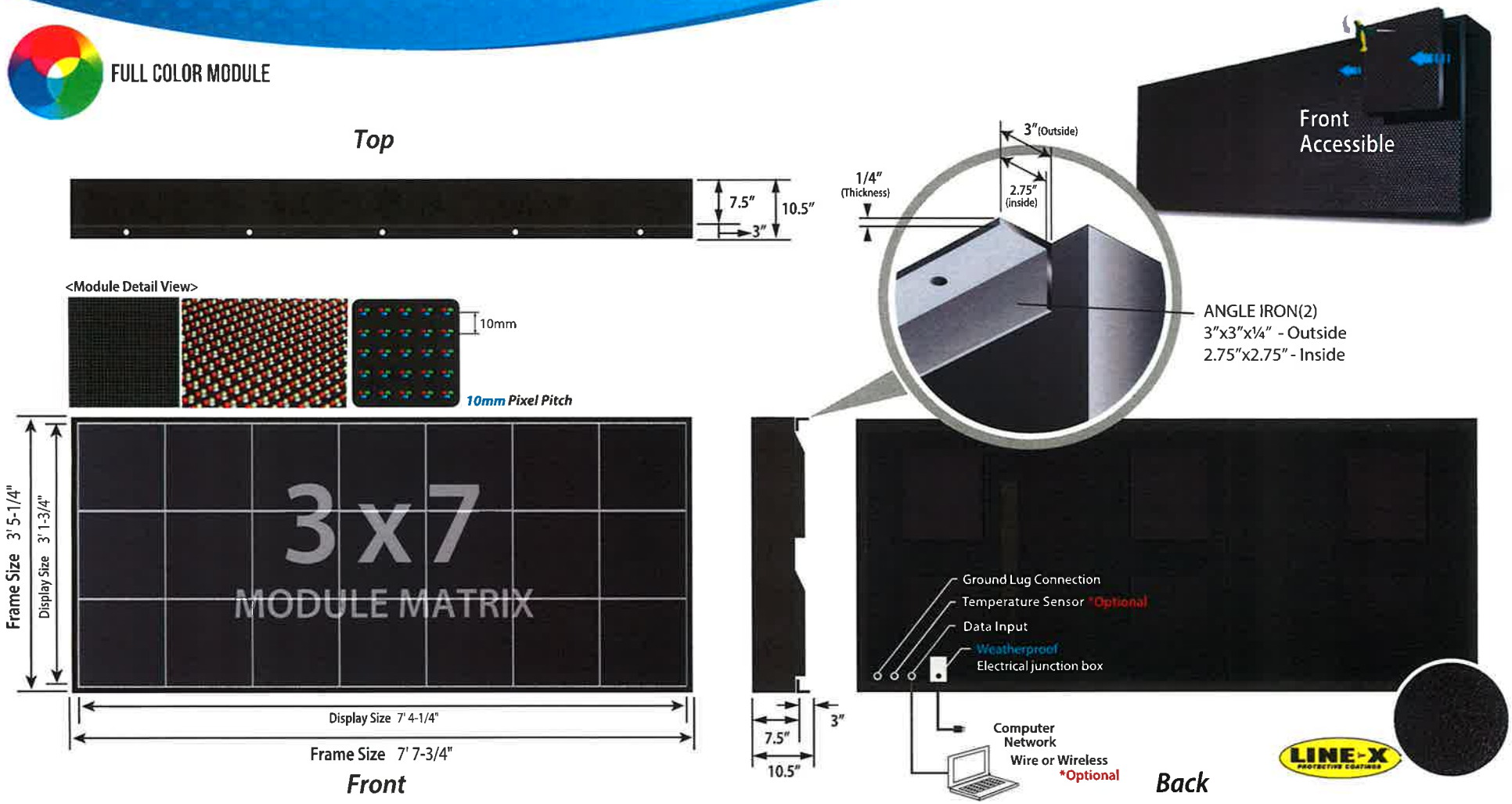
Shipping - Freight 1

Freight Charge - Only covers basic delivery with no extra services.
Carrier will call to schedule time frame for delivery. Extra fees will be billed if any of these services are requested, or conditions exist before or during delivery: Residential, Limited Access, Inside Delivery (carrying product into building), Lift Gate, or Re-Delivery (2nd attempt)

S4 | Premier HD FULL COLOR SERIES
MODEL#MP10-37RFC

Est. Weight	Pixel Matrix	Module Matrix	Frame Size
215.04 lbs	90 x 210 px	3 x 7	3' 5-1/4"(h) x 7' 7-3/4"(w) x 10.5"(d)

FULL COLOR MODULE



In this age of technology, digital LED signs are becoming more and more paramount to the success of business advertising. With our MEGA LED DISPLAY, you have the ability to display ultra sharp text, images, and videos to engage and capture the attention of onlookers. Designed and engineered in our California facilities, you can expect the highest quality out of the MEGA LED DISPLAY : weather proof structure, aluminum body, energy efficiency, conformal coated power supplies, and only the top quality LEDs for vibrant colors and extended lifeline.

* Picture may be different than actual product! This is a reference guide only!

MEGA SIGN, INC.
MEGA LED TECHNOLOGY
6500 Flotilla st. Los Angeles CA 90040
TOLL FREE : 888.315.7446
TEL : 213.746.7445 FAX : 213.764.7442
info@megasigninc.com

Title	Electrical
Premier - S4 - MP10-37RFC	Max Watts: 860 / Max Amps: 7.2 at 120 volts

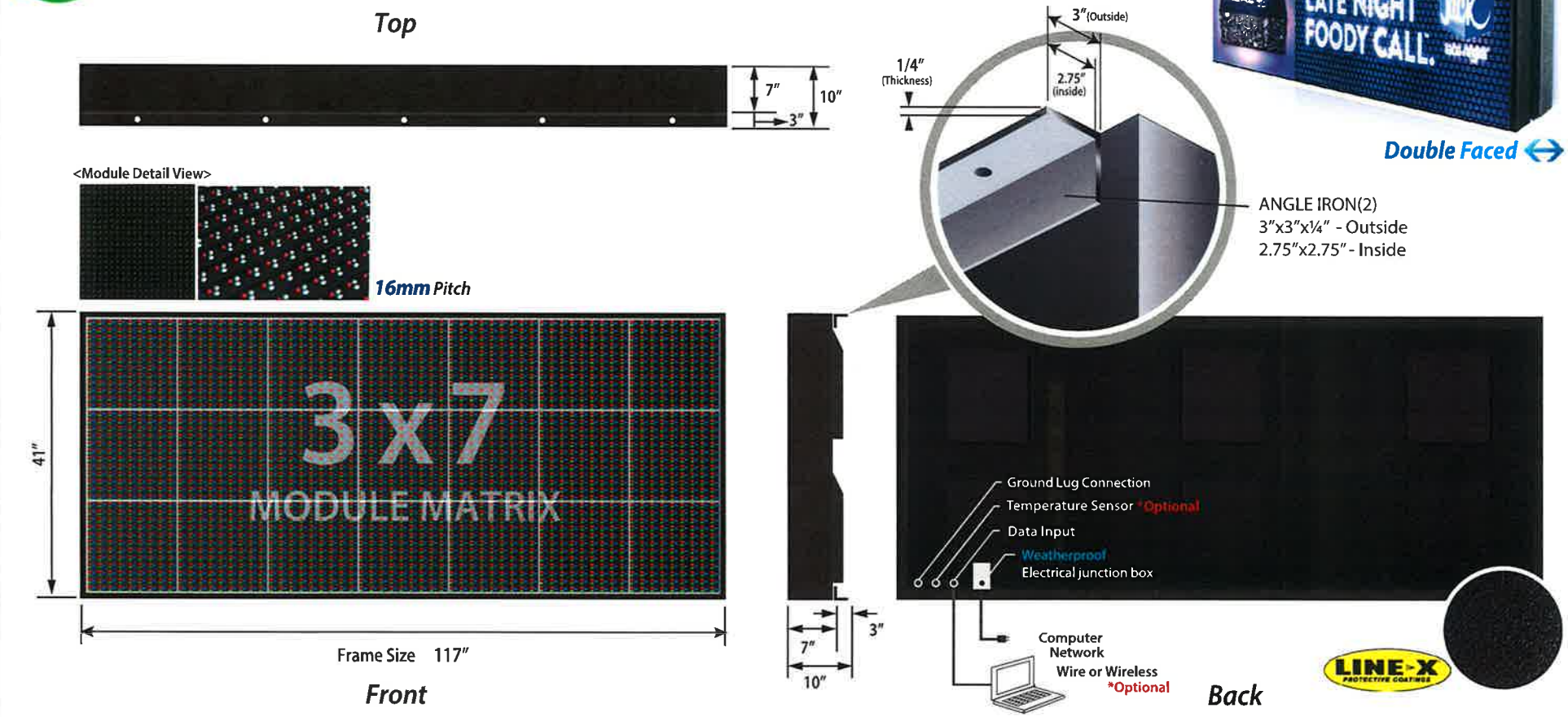
Date	Drawn by	Unit	Sheet
2 / 22 / 2018	Philip K.	Inch	1 of 1

MEGA LED TECHNOLOGY

S4 | Premier HD FULL COLOR SERIES
MODEL#MP16-37RFC

Model #	Pixel Matrix	Module Matrix	Frame Size
MP16-37RFC	60 x 140 px	3 x 7	41"(h) x 117"(w) x 10"(d)

FULL COLOR MODULE



In this age of technology, digital LED signs are becoming more and more paramount to the success of business advertising. With our MEGA LED DISPLAY, you have the ability to display ultra sharp text, images, and videos to engage and capture the attention of onlookers. Designed and engineered in our California facilities, you can expect the highest quality out of the MEGA LED DISPLAY : weather proof structure, aluminum body, energy efficiency, conformal coated power supplies, and only the top quality LEDs for vibrant colors and extended lifeline.

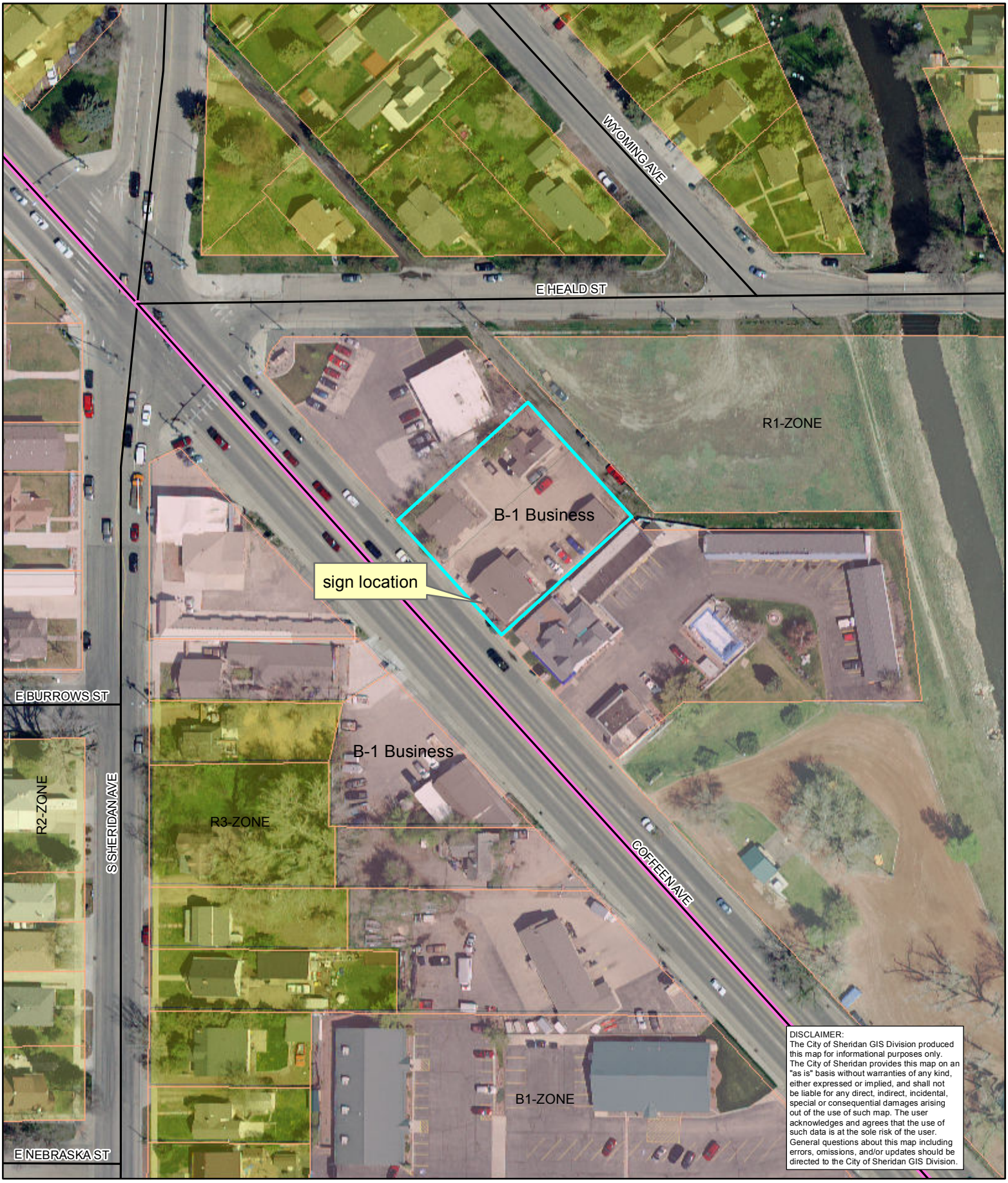
* Picture may be different than actual product! This is a reference guide only!

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TOLL FREE : 888.315.7446
TEL : 213.746.7445 FAX : 213.764.7442
info@megasigninc.com

Title	Electrical
Premier - S4 - MP16-37RFC	Each Side: Max Watts: 1075 / Max Amps: 9 at 120 volts

Date	Drawn by	Unit	Sheet
02 / 27 / 2018	Philip K.	Inch	1 of 1

MEGA LED TECHNOLOGY



CITY OF Sheridan WYOMING

EMC sign

N

0 25 50 100 Feet

Name: sgoodman Date: 06/27/2018

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:	Proposed Approval of Resolution #28-18 Wrench Ranch Properties Phase Two Parcel Two Master Plan Amendment - Community Development Director Brian Craig - 5 Minutes
From:	Brian Craig, Community Development Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	07/02/2018

Recommendation:

Staff recommends the City Council approve Resolution #28-18, the Wrench Ranch Properties Revised Master Plan – Phase Two – Parcel Two Amendments regarding a new rural living use type and associated restrictions.

Background:

Rice and Sons, Inc., owner of the Wrench Ranch, has an existing master plan covering the uses and associated development restrictions. In conjunction with a proposed final plat for Eisele Turf Subdivision, the developer is proposing a new use type, Rural Living. This land use is not outlined in the existing Master Plan for Phase Two and is considered a Major Amendment to the Master Plan.

The Rural Living use type is intended to apply to the 8 proposed tracts of the Eisele Turf Subdivision. The applicant is proposing to allow only single family use with associated guest or secondary detached residential buildings on the lots. The setbacks and height limitations are consistent with residential throughout the community with the exception of the proposed fifteen foot (15') setback from Decker Road.

The Rural Living use type proposes the allowance of up two horses or cows or one of each per lot. Additionally, the lots would be allowed to raise animals for 4-H or similar educational purposes. The subdivision plat proposes a common use arena for the benefit of residents of Eisele Turf and their guests. An easement is located along the rear of the lots granting access to the shared arena.

To date, staff has not received any feedback, positive or negative, regarding this proposal.

Discussion:

Staff believes that the master plan amendment adequately meets the provisions of the code requirements and intended purpose of the overall Wrench Ranch Master Plan. The proposed rural residential use is compatible with the existing homes to the east. The lots will be served with adequate utility capacity and access. The front yard setback of fifteen feet (15') is appropriate given the desire to preserve the rear of the lots for equestrian and other animal uses and to distance the home from the adjacent interstate. Staff will work with the developer and subsequent property owners to ensure adequate driveway setback of at least twenty feet (20') between garage door and sidewalks or pathways along the frontage.

Staff has no further comments at this time.

Potential Findings of Fact:

Sheridan City Code Appendix B §806.8 C requires amendments considered substantial changes to the existing Planned Unit Development (PUD) Master Plan to be considered by the City Council for approval. The administrative approval authority given to the Public Works Director is limited to specified required findings, but the Major Amendment as considered by City Council has no required findings. In general the City Council should consider the proposed amendment's conformance to the original intent of the Master Plan.

Attachments

Resolution 28-18

Wrench Ranch amended master plan

aerial

CITY OF SHERIDAN
Resolution 28-18

A resolution approving the Revised Master Plan -Wrench Ranch Properties - Phase Two – Parcel Two Amendments.

Whereas, Revised Master Plan -Wrench Ranch Properties - Phase Two – Parcel Two Amendments has been reviewed for consistency with Appendix A (Zoning Ordinance) of Sheridan City Code, including the provisions of the Gateway District found in Sheridan City Code Appendix A §9C and applicable planning documents adopted by the City Council; and

Whereas, all applicable requirements for a master plan in a Gateway District have been met, and all documents meet the applicable requirements in Appendix A (Zoning Ordinance) of Sheridan City Code, with the exception of those items mentioned in the conditional approval below; and

Whereas, the Planning Commission recommended the Master Plan to the City Council for conditional approval; therefore

Be it resolved by the City Council of the City of Sheridan, Wyoming that the Revised Master Plan -Wrench Ranch Properties - Phase Two – Parcel Two Amendments is hereby approved.

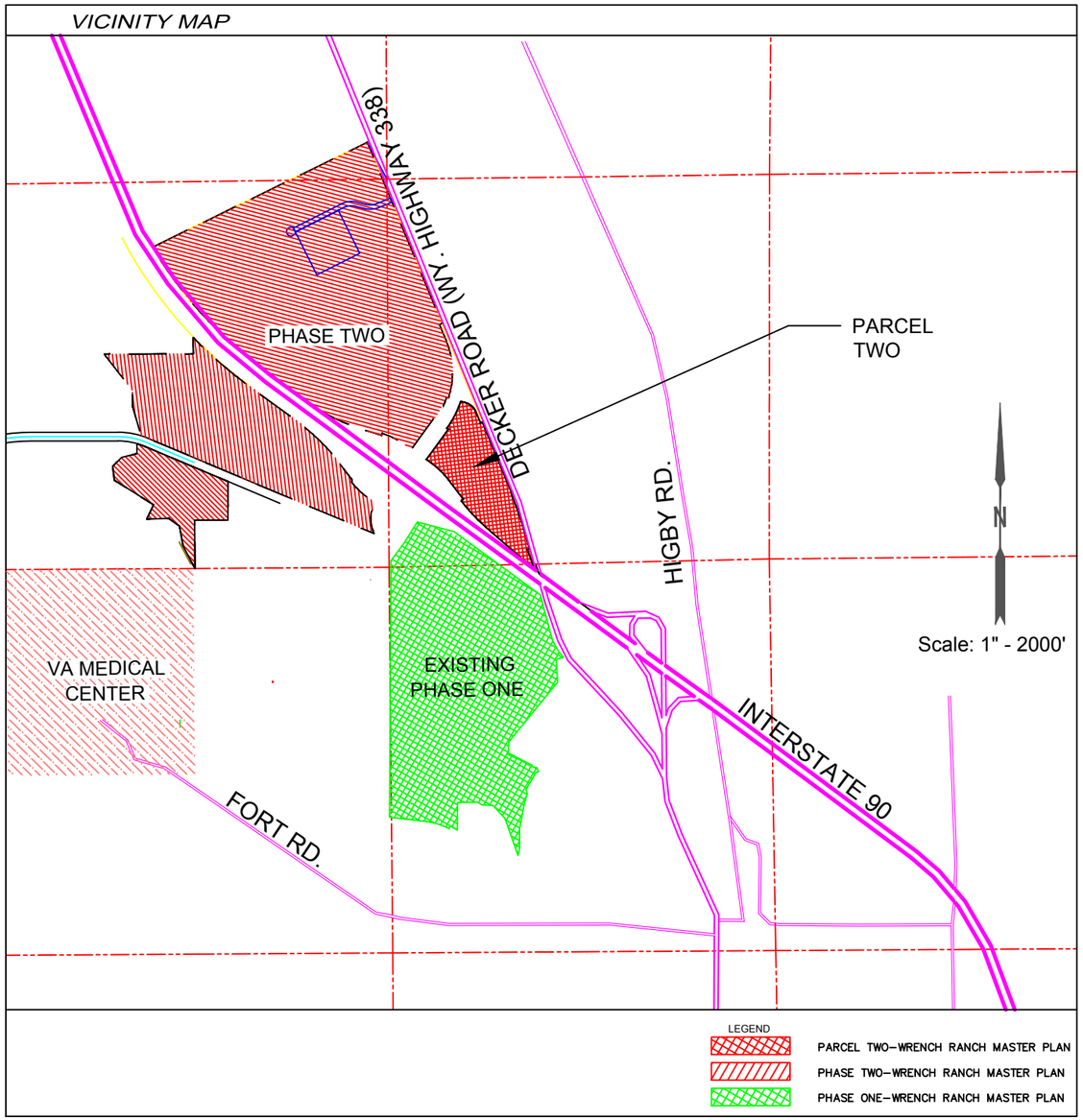
Passed, approved and adopted this _____day of _____, 2018

_____
Roger Miller, Mayor

Attest:

_____
Cecilia Good, City Clerk

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN ~ PHASE TWO ~ PARCEL TWO AMENDMENTS



PLANNING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ___ DAY OF _____,_____.

_____
ATTEST:VICE-CHAIRMAN CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS ___ DAY OF _____,

_____
ATTEST: CITY CLERK MAYOR

CITY CLERK CERTIFICATE:

THIS MASTER PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT __ O'CLOCK __.M.,_____,____, AND IS DULY RECORDED IN BOOK __, PAGE NO. __.

_____
COUNTY CLERK

DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS MASTER PLAN AND FINAL PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ___ DAY OF _____,_____. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

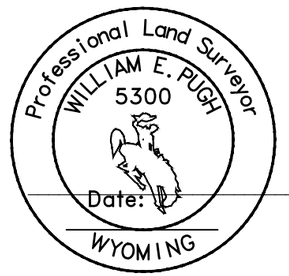
PLANNING DIRECTOR APPROVAL:

THIS MASTER PLAN AND PRELIMINARY PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ___ DAY OF _____,_____. BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. PUGH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF WRENCH RANCH, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT HIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



_____ LAND SURVEYOR NO. 5300

SHEET LIST:

T-1	COVER SHEET
LU-1	LEGAL DESCRIPTION OF AREA, RURAL LIVING PRINCIPLES GUIDELINES & STANDARDS
EC-1	EXISTING CONDITIONS
DP-1	PRELIMINARY DRAINAGE PLAN
SP-1	SUBDIVISION PLAT
U-1	PROPOSED WATER LINE ALIGNMENT
U-2	PROPOSED SANITARY SEWER ALIGNMENT
U-3	PROPOSED PATHS AND OPEN SPACE

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
1	6/29/2018	Revised and reissued for client and City review	JRM	WEP	JLJ	JLJ
0	5/25/2018	Issued for client and City review	JRM	WEP	JLJ	JLJ

REVISED MASTER PLAN
PHASE TWO
WRENCH RANCH PROPERTIES
PARCEL TWO AMENDMENTS

Prepared By:
wood.
Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Client: JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
COVER SHEET
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
JLJ	6/29/2018	As Shown	JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	T-1	1

PARCEL TWO

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHWEST1/4, SECTION 10,AND THE NORTHEAST ¼ NORTHWEST ¼, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PM, SHERIDAN COUNTY, WYOMING and more particularly described as follows:

BEGINNING at A point Which Is Located North 89°59'40" East, 1987.81 Feet From The Southwest Corner Of Said Section 10 Said Point Being On The East Right Of Way Of Interstate 90;
Thence With Said East Right Of Way North 53°43'27" West, A Distance Of 205.76 Feet To A Point;
Thence Continuing With Said Right Of Way North 48°43'33" West, A Distance Of 667.24 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 486.35 Feet, A Radius Of 2395.00 Feet, A Chord Bearing Of North 42°54'30" West, A Chord Length Of 485.51 Feet;
Thence Continuing With Said Right Of Way North 06°38'53" East, A Distance Of 50.62 Feet To A Point;
Thence Continuing With Said Right Of Way North 37°05'27" West, A Distance Of 286.69 Feet To The P.C. Of A Curve Turning To The Left With An Arc Length Of 330.98 Feet, A Radius Of 1140.00 Feet, A Chord Bearing Of North 45°24'30" West, A Chord Length Of 329.82 Feet;
Thence Continuing With Said Right Of Way North 53°43'33" West, A Distance Of 79.50 Feet To A Point, Being The Intersection Of Said East Right Of Way And The South Right Of Way Of Highway 338 AKA Decker Road;
Thence With Said South Right Of Way North 36°16'27" East, A Distance Of 494.49 Feet To A Point;
Thence Continuing With Said Right Of Way North 08°43'33" West, A Distance Of 28.28 Feet To A Point;
Thence Continuing With Said Right Of Way With A Non-tangent Curve Turning To The Left With An Arc Length Of 423.98 Feet, A Radius Of 1320.00 Feet, A Chord Bearing Of North 27°04'22" East, A Chord Length Of 422.16 Feet;
Thence Continuing With Said Right Of Way South 75°11'30" East, A Distance Of 39.55 Feet To The P.C. Of A Curve Turning To The Right With An Arc Length Of 211.92 Feet,
A Radius Of 230.00 Feet, A Chord Bearing Of South 48°47'44" East, A Chord Length Of 204.50 Feet;
Thence Continuing With Said Right Of Way South 22°23'58" East, A Distance Of 156.75 Feet To A Point;
Thence Continuing With Said Right Of Way North 67°36'02" East, A Distance Of 29.72 Feet To A Point;
Thence Continuing With Said Right Of Way South 22°22'04" East, A Distance Of 1056.26 Feet To A Point;
Thence Continuing With Said Right Of Way South 70°50'04" West, A Distance Of 9.60 Feet To A Point;
Thence With A Non-tangent Curve Turning To The Right With An Arc Length Of 736.90 Feet, A Radius Of 5772.47 Feet, A Chord Bearing Of South 18°39'33" East, A Chord Length Of 736.40 Feet; Thence Continuing With Said Right Of Way South 14°56'04" East, A Distance Of 207.87 Feet To A Point;
Thence Continuing With Said Right Of Way South 75°06'59" West, A Distance Of 9.61 Feet To A Point;
Thence Continuing With Said Right Of Way South 14°53'01" East, A Distance Of 122.31 Feet To A Point;
To The Point Of **BEGINNING**, Having An Area Of 28.74 Acres more or less.

INTRODUCTION - RURAL LIVING

1. GENERAL DESCRIPTION

NOTE: INTENDED USES: Other uses that meet the general intent of this section may be considered if they meet all other requirements.

The Rural Living (RL) Planning Area will serve the Rural Residential needs of the Wrench Ranch Revised Master Plan Phase Two Parcel Two Amendments and the North end of Sheridan. The area will include a mixture of vehicular and pedestrian facilities. The area is intended to be able to be reached by pedestrians from the Mixed-Use (MU) zone of the Master Plan as well as by vehicle from out of the district.

A. PRINCIPAL USES

The following Table (RL) Permitted Uses-Rural Living the symbol "P" indicates the uses that shall be permitted in the Residential District.

TABLE R-1

RURAL LIVING PERMITTED USES	PERMITTED
Rural Living Single Family Homes	P
Secondary Single Family Detached Homes	P

B. RURAL LIVING DISTRICT: SETBACK & HEIGHT STANDARDS

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained within the City of Sheridan Municipal Code. In regards to building setback (excluding required landscape buffers), height and density; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Revised Master Plan Phase Two Parcel Two Amendments shall be fully compliant with the City of Sheridan Municipal Code, except as noted herein.

TABLE R-2
RURAL LIVING SETBACK & HEIGHT STANDARDS

Location	Width/Height
Building Setback	
I-90	50'
Decker Road	15'
Local Internal Streets	15'
Side Yard-Within Planning Area	7.5'
Rear	15'
Height Limitations	
Principal Use (4 story Max.)	45'

C. SITE PLANNING PRINCIPLES

1. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks and open space.

2. Provide safe and efficient vehicular parking while minimizing the negative visual impacts commonly associated with large paved areas. Landowners are encouraged to provide pedestrian walkways and open space to convey pedestrians.

D. SITE PLANNING GUIDELINES

1. Rural Living Single Family Homes
 1.a. To provide high quality housing opportunities for large single family residential lots for the development of custom and semi-custom homes in a planed housing development.
 1.b. The architectural design of the Rural Living Single Family Homes shall be high quality and shall compliment the architecture of surrounding homes.
 1.c. Uses allowed by right:
  1.c.1. Single family dwellings, with attached or detached garages.
  1.c.2. Gross density shall be 1 unit per lot maximum.
  1.c.3. Home occupations, as defined by City of Sheridan Municipal Code.
  1.c.4. Parking will occur on each lot, or on-street as allowed by City of Sheridan Municipal Code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by City of Sheridan Municipal Code and posted restrictions (i.e. signs).
 1.d. Lot Access:
  1.d.1. All lots shall access from Decker Road along the eastern boundary of the lots.
  1.d.2. Lots 1 through 6 can have individual accesses.
  1.d.3. Lots 7 and 8 will have a shared access across the Grinnell Cattle Company Ditch at the existing established location.
  1.d.4. All lot accesses will comply with City of Sheridan Municipal Code and current Design Standards.

E. SITE PLANNING GUIDELINES

1. Secondary Single Family Detached Homes
 1.a. To provide high quality housing for the development of Secondary Single Family Detached Homes, for use as a mother-in-law house, guest house, or a vacation rental. The home can be constructed at the same times as the Rural Living Single Family Home or after.
 1.b. The architecture of the Secondary Single Family Detached Homes shall be high quality and shall compliment the architecture of surrounding homes. The home shall be limited in size to 50% of the size of the Rural Living Single Family Home.
 1.c. Uses allowed by right:
  1.c.1. Single family dwellings, with attached or detached garages.
  1.c.2. Gross density shall be 1 unit per lot maximum.
  1.c.3. Home occupations, as defined by City of Sheridan code.
  1.c.4. Parking will occur on each lot, or on-street as allowed by City of Sheridan Municipal Code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by City of Sheridan Municipal Code and posted restrictions (i.e. signs).

F. SITE PLANNING GUIDELINES

The Guidelines, Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Ordinance (Ord. 1033) contained within the City of Sheridan Municipal Code. In regards to animals and fowl; this Master Plan shall take precedence over municipal code. In all other matters, development of the Wrench Ranch Mater Plan Phase Two Parcel Two Amendments shall be fully compliant with the City of Sheridan Municipal Code, except as noted herein.

1. Livestock Limits
 1.a. No birds, dog, cats, pets, poultry, rabbits, llamas, animals or livestock of any type shall be raised, breed, or kept for any commercial purpose on any lot. Llamas, goats, swine, stallions, cattle, donkeys, bulls, sheep, ostriches, and emu are expressly forbidden and none shall be kept at the any time on any lot for any purpose, except as provided in paragraph b.
 1.b. Horses and/or mules may be kept and raised only for family use and enjoyment. All horses and mules shall be confined by a fence, coral or enclosure which is sufficient to restrain them. Two (2) horses or mules maximum shall be allowed on lots or any combination therein. The raising of not more than two steer or heifer cattle for the limited purpose of 4-H project or similar educational programs or for personal consumption by the owner shall be allowed. However, any such cattle shall act to accordingly reduce the number of horses or mules allowed on the property.
 1.c. Landowners shall follow proper land management procedures to prevent overgrazing or erosion of the land in the Subdivision. All landowners shall keep their property from unsightly conditions through grazing and/or mowing.

G. SITE PLANNING GUIDELINES

1. Common Area
 1.a. The Common Area as depicted on the plat shall create an easement for the use and enjoyment of the all landowners, guests, and heirs in the subdivision. The Common Area shall be fenced out of the landowners private property, to distinguish the Common Area from private landowner property and shall not be used for any commercial activities.
 1.b. Maintenance of the Common Area shall be shared equally by the landowners.

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
1	6/29/2018	Revised and reissued for client and City review	JRM	WEP	JLJ	JLJ
0	5/25/2018	Issued for client and City review	JRM	WEP	JLJ	JLJ

REVISED MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

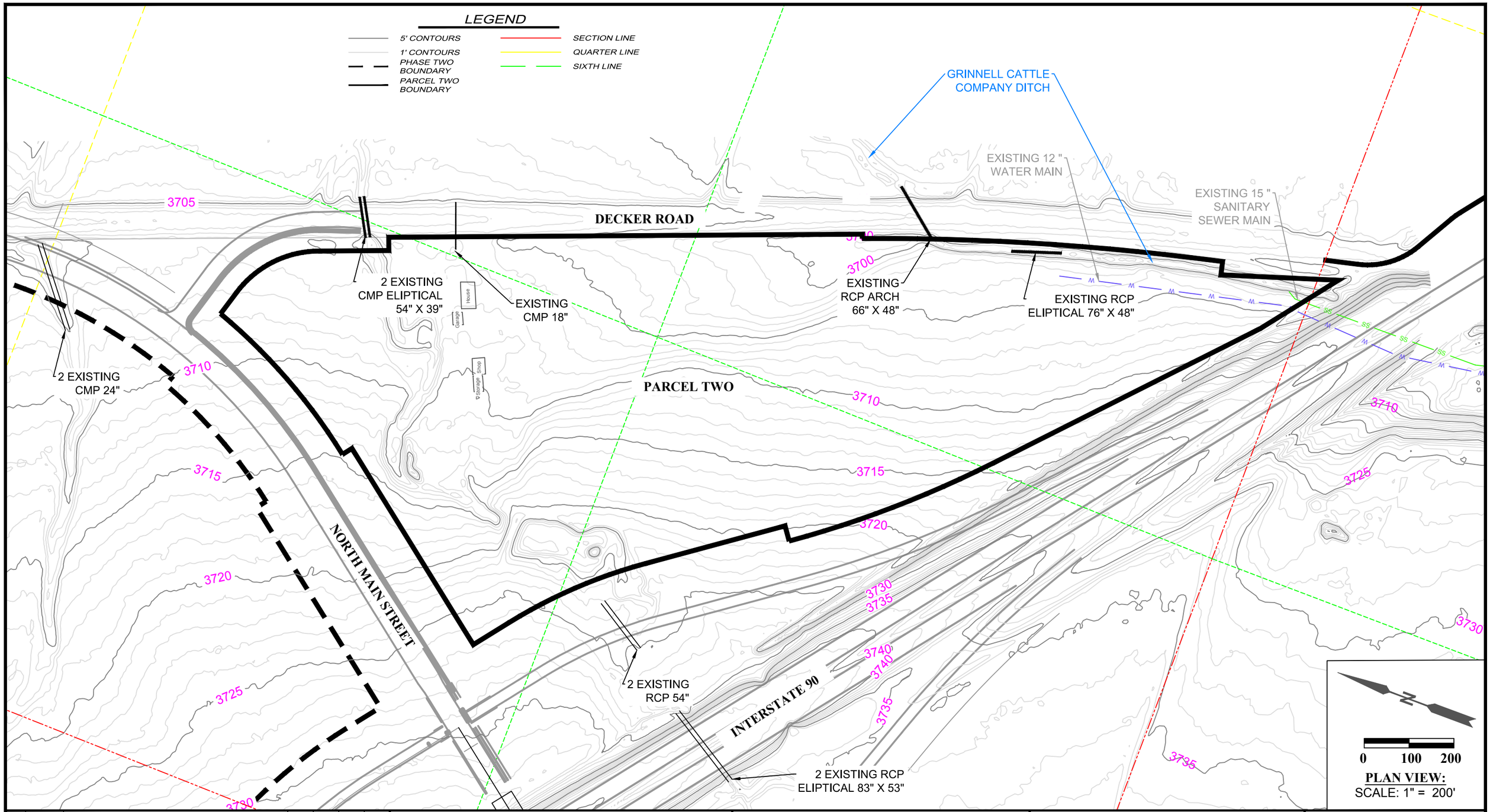
Prepared By:
wood.
Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES REVISED MASTER PLAN - PHASE TWO
LEGAL, RURAL LIVING GUIDELINES & STANDARDS
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
JLJ	6/29/2018	As Shown	JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
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Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
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0	5/25/2018	Issued for client and City review	JRM	WEP	JLJ	JLJ

REVISED MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

Prepared By:

wood.

Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Client Contact: JLJ | Date: 6/29/2018 | Scale: As Shown

Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

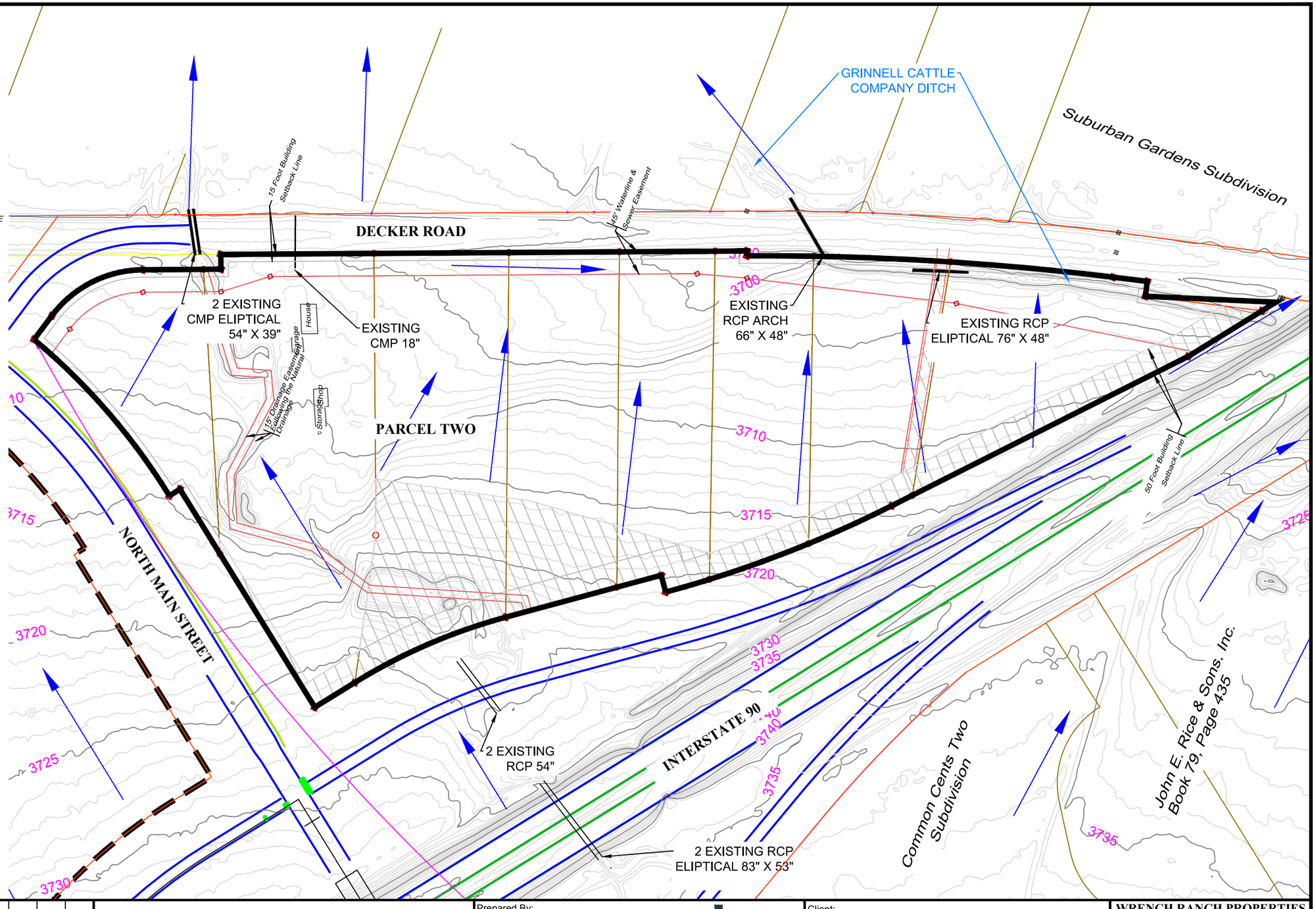
WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
EXISTING CONDITIONS
SHERIDAN, WYOMING

Drawn:	Design:	Checked:	Survey:
JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	EC-1	1

LEGEND

- 5' CONTOURS
- 1' CONTOURS
- PHASE TWO BOUNDARY
- PARCEL TWO BOUNDARY
- SECTION LINE
- QUARTER LINE
- SIXTH LINE



0 100 200

PLAN VIEW:
SCALE: 1" = 200'

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
1	6/29/2018	Revised and reissued for client and City review	JRM	WEP	JLJ	JLJ
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REVISED MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

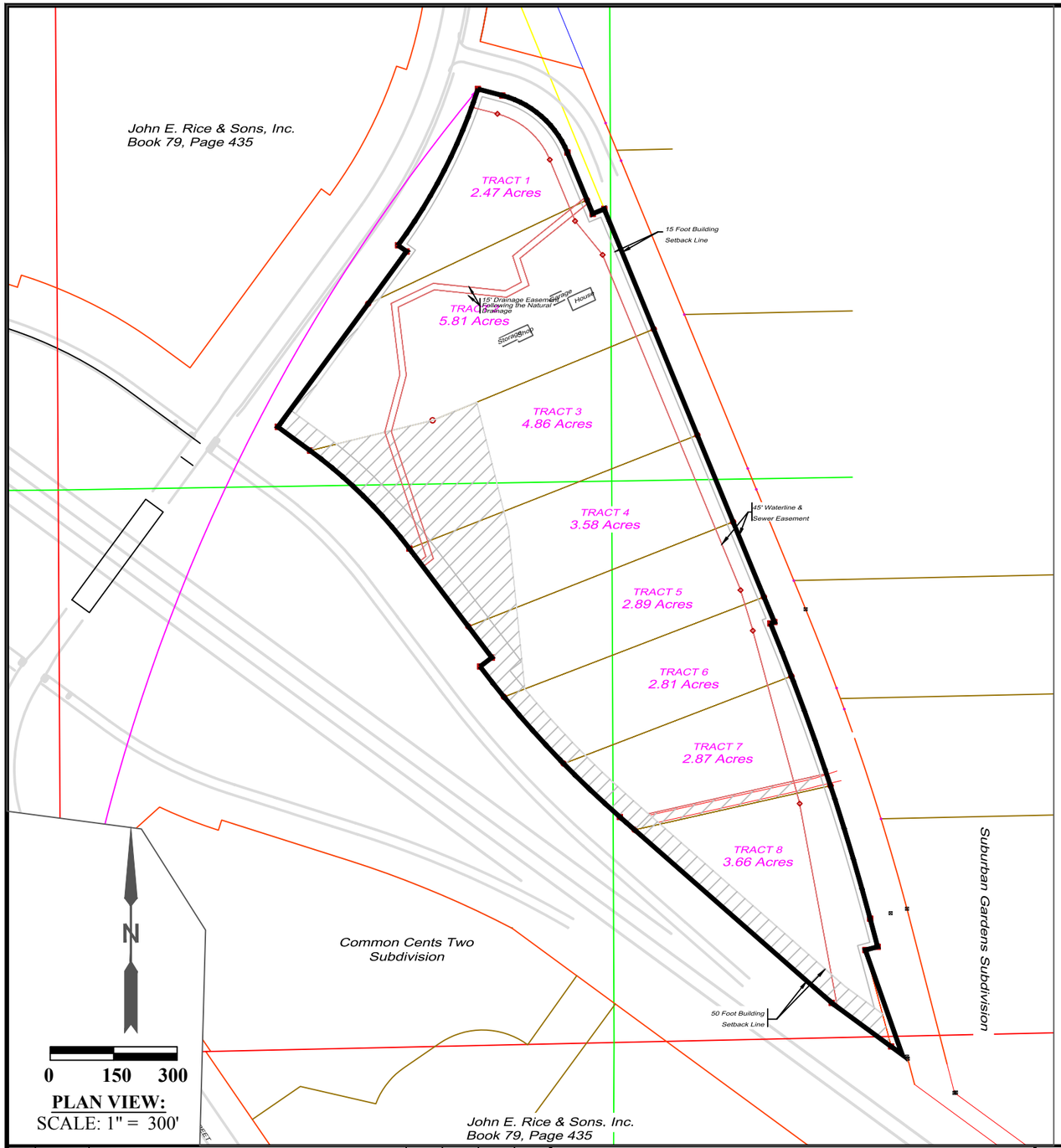
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(307) 675-6400 www.woodplc.com

Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
DRAINAGE PLAN
SHERIDAN, WYOMING

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JRM	JRM	WEP	X

Client Contact:	Date:	Scale:	Project No.:	Task No.:	Sheet:	Rev.:
JLJ	6/29/2018	As Shown	P741376	OFFICE LABOR	DP-1	1



CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as EISELE TURF ESTATES

A TRACT OF LAND LOCATED IN THE SW1/4, SECTION 10 AND THE NE1/4NW1/4, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH P.M./, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBES AS FOLLOWS;

BEGINNING At A Point Which Is Located North 23°20'15" East, A Distance Of 2486.27 Feet From The Southwest Corner Of Said Section 10, Said Point Of Beginning Also Being On The East Right Of Way Of Decker Drive'
Thence With Decker Drive South 75°11'30" East, A Distance Of 59.58 Feet To A Point;
Thence Continuing With Said Decker Drive With A Curve Turning To The Right With An Arc Length Of 211.92 Feet, A Radius Of 230.00 Feet, A Chord Bearing Of South 48°47'44" East, A Chord Length Of 204.50 Feet;
Thence Continuing With Said Decker Drive South 22°23'58" East, A Distance Of 156.75 Feet To A Point;
Thence Continuing With Said Decker Drive North 67°36'02" East, A Distance Of 29.80 Feet To A Point;
Thence Continuing With Said Decker Drive South 22°22'10" East, A Distance Of 1055.89 Feet To
A Point;
Thence Continuing With Said Decker Drive South 68°37'09" West, A Distance Of 9.70 Feet To A Point;
Thence Continuing With Said Decker Drive South 21°39'00" East, A Distance Of 134.23 Feet To A Point;
Thence Continuing With Said Decker Drive With A Non-tangent Curve Turning To The Right With An Arc Length Of 275.06 Feet, A Radius Of 5772.47 Feet,
A Chord Bearing Of South 19°37'08" East, A Chord Length Of 275.03 Feet;
Thence Continuing With Said Decker Drive With A Compound Curve Turning To The Right With An Arc Length Of 327.62 Feet, A Radius Of 5772.47 Feet, A Chord Bearing Of South 16°37'40" East, A Chord Length Of 327.57 Feet;
Thence Continuing With Said Decker Drive South 14°56'04" East, A Distance Of 68.91 Feet To A Point;
Thence Continuing With Said Decker Drive South 75°03'56" West, A Distance Of 30.00 Feet To A Point;
Thence Continuing With Said Decker Drive South 14°56'04" East, A Distance Of 235.90 Feet To A Point On The East Right Of Way Of Interstate 90;
Thence With Said Interstate 90 North 53°43'25" West, A Distance Of 174.20 Feet To A Point;
Thence Continuing With Said Interstate 90 North 48°43'33" West, A Distance Of 666.32 Feet To A Point;
Thence Continuing With Said Interstate 90 With A Curve Turning To The Right
With An Arc Length Of 486.35 Feet, A Radius Of 2395.00 Feet, A Chord Bearing Of North 42°54'30" West, A Chord Length Of 485.51 Feet;
Thence Continuing With Said Interstate 90 North 52°54'33" East, A Distance Of 35.00 Feet To A Point;
Thence Continuing With Said Interstate 90 North 37°05'27" West, A Distance Of 323.27 Feet To A Point;
Thence Continuing With Said Interstate 90 With A Curve Turning To The Left
With An Arc Length Of 330.98 Feet, A Radius Of 1140.00 Feet, A Chord Bearing Of North 45°24'30" West, A Chord Length Of 329.82 Feet;
Thence Continuing With Said Interstate 90 North 53°43'33" West, A Distance Of 94.50 Feet To A Point On The Intersection Of Interstate 90 And Decker Road;
Thence With Said Right Of Way Of Decker Road North 36°16'27" East, A Distance Of 514.49 Feet To
A Point;
Thence Continuing With Said Decker Road North 54°14'33" West, A Distance Of 25.00 Feet To A Point;
Thence Continuing With Said Decker Road With A Non-tangent Curve Turning To The Left With An Arc Length Of 416.71 Feet, A Radius Of 1300.00 Feet,
A Chord Bearing Of North 27°06'04" East, A Chord Length Of 414.93 Feet;
To The Point Of **BEGINNING**, Having An Area Of 28.94 Acres more or less.

And that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s); and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of this plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewer, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this ____ day of _____, 2018 by,

_____
Owner.

STATE OF WYOMING)
) ss.
SHERIDAN COUNTY)

The Foregoing Instrument Was Acknowledged Before Me On This ____, Day Of _____, 2018, By

_____,
Witness My Hand And Official Seal

_____
Notary Public

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this _____ day of _____, 2018, by the Director of Public Works of Sheridan, Wyoming.

_____
Director of Public Works

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2018.

_____ _____
Attest:Vice-Chairman Chairman

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2018.

_____ _____
Attest: City Clerk Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock ____m., This _____ day of _____, 2018. And is duly recorded in Book _____, Page No. _____.

_____
County Clerk

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of LOT 3, WRENCH RANCH PROPERTIES, THIRD DEVELOPMENT, PHASE ONE as recorded in Book W of Plats, Page No. 72, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

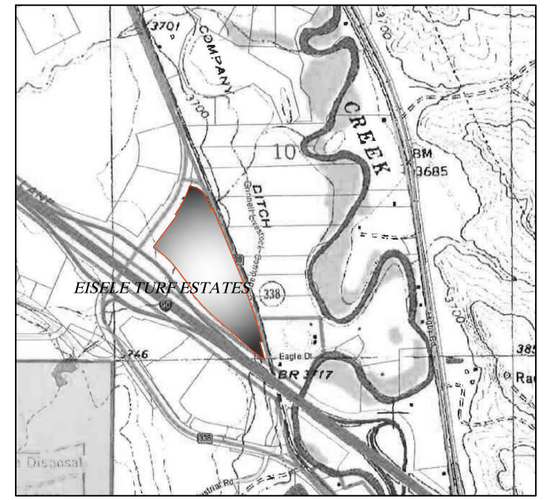
CERTIFICATE OF SURVEY

I, William E. Pugh, do hereby certify that I am a Registered Land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of EISELE TURF ESTATES as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots,easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Professional Land Surveyor WILLIAM E. PUGH 5300 WYOMING Date:

_____ Land Surveyor No. 5300

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



LOCATION MAP
Scale 1" = 2,000'

Basis of Bearing: NAD 83
Wyoming State East Central Zone

LEGEND

These standard symbols will be found in the drawing.

- *WYDOT Monument*
- *3.25" Aluminum Cap RLS 5300 (To Be Set)*
- *Military Mon. Section Corner*
- *Lot Line*
- *Setback Line*
- *Section Line*
- *1/4 Section Line*
- *1/16 Section Line*
- *Utility Easement*
- *Right Of Way*
- *Common Area*

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
1	6/29/2018	Revised and reissued for client and City review	JRM	WEP	JLJ	JLJ
0	5/25/2018	Issued for client and City review	JRM	WEP	JLJ	JLJ

REVISED MASTER PLAN PHASE TWO
WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

Prepared By:

wood.

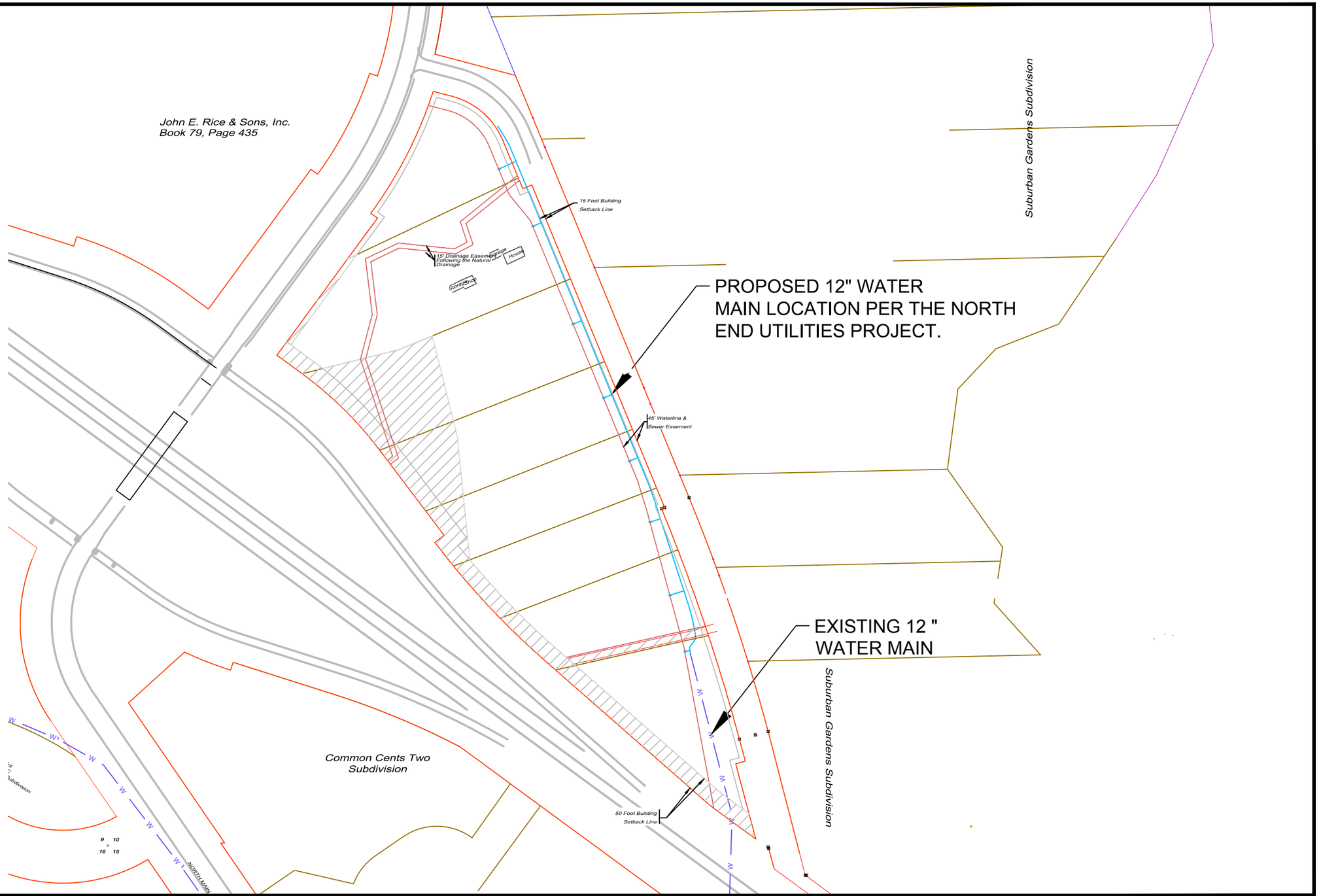
Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES REVISED
MASTER PLAN - PHASE TWO
SUBDIVISION PLAN
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
JLJ	6/29/2018	As Shown	JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
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REVISED MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

Prepared By:

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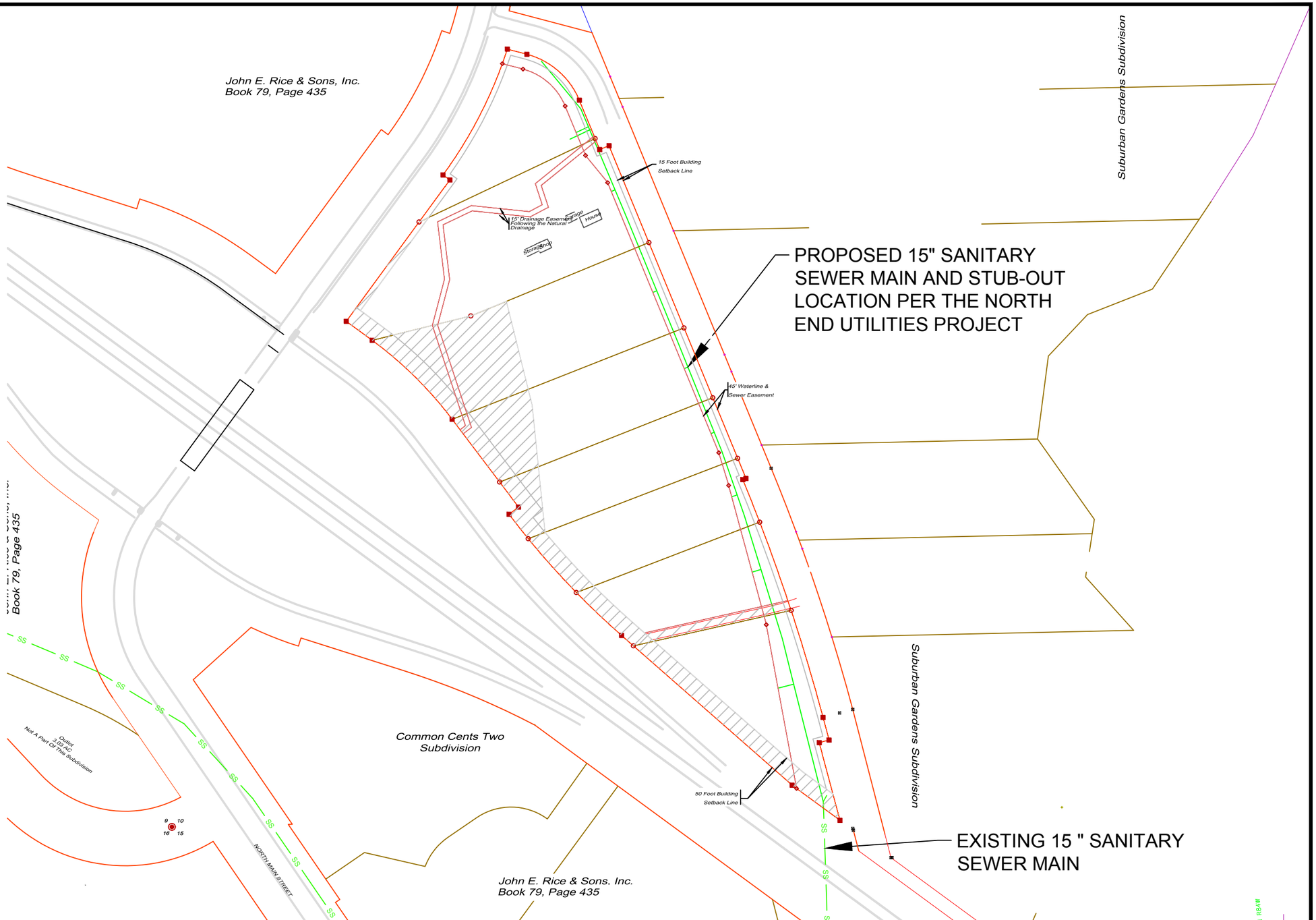
Client:
JOHN E. RICE & SONS, INC
DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
PROPOSED WATERLINE ALIGN.
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:
JLJ	6/29/2018	As Shown

Drawn:	Design:	Checked:	Survey:
JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	U-1	1



PLAN VIEW:
SCALE: 1" = 300'

Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
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REVISED MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

Prepared By:

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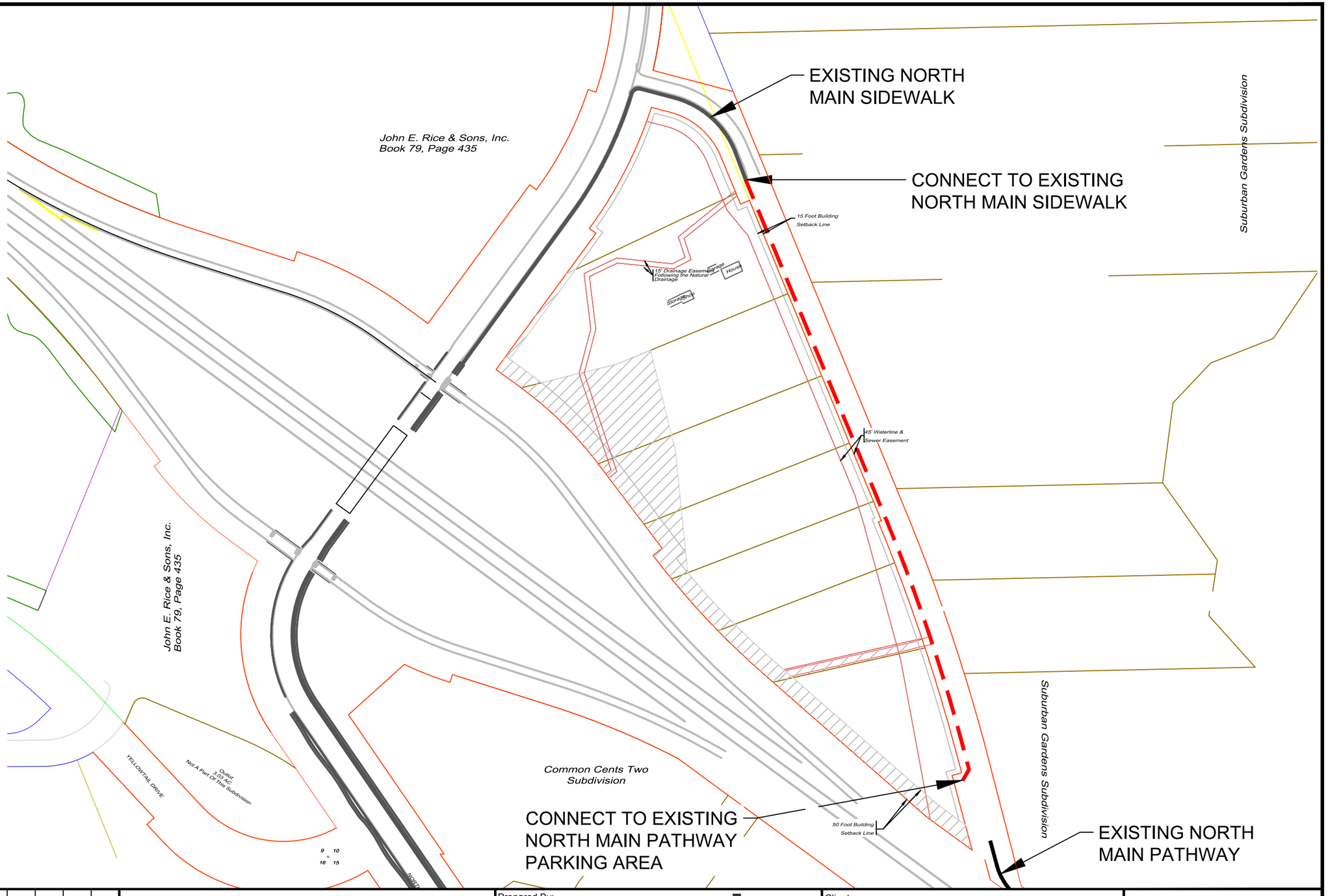
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DBA WRENCH RANCH
247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
PROPOSED SEWER ALIGN.
SHERIDAN, WYOMING

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
JLJ	6/29/2018	As Shown	JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	U-2	1



Rev.	Date	Description	By	Proj. Engr.	Client Repr.	Rev. Request
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REVISED MASTER PLAN PHASE TWO

WRENCH RANCH PROPERTIES PARCEL TWO AMENDMENTS

Prepared By:

wood.

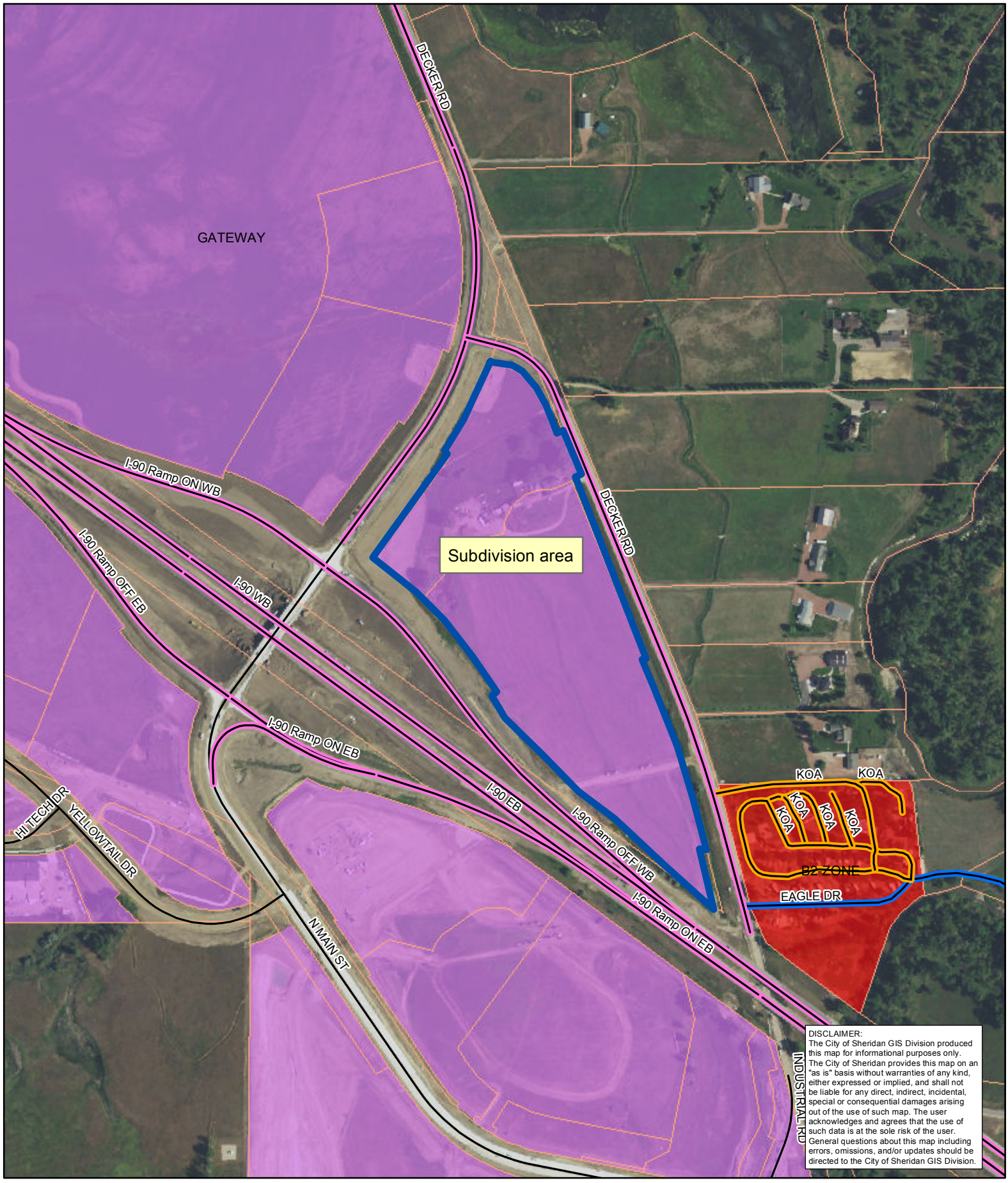
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247 DECKER ROAD
SHERIDAN, WYOMING 82801

WRENCH RANCH PROPERTIES
REVISED MASTER PLAN - PHASE TWO
PROPOSED PATH

Client Contact:	Date:	Scale:	Drawn:	Design:	Checked:	Survey:
JLJ	6/29/2018	As Shown	JRM	JRM	WEP	X

Project No.:	Task No.:	Sheet:	Rev.:
P741376	OFFICE LABOR	U-3	1



CITY OF Sheridan WYOMING

Eisele Turf Estates

N

0 0.03 0.06 0.12 Miles

Name: sgoodman Date: 04/10/2018

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:	Proposed Approval of Resolution #29-18 Eisele Turf Final Plat - Community Development Director Brian Craig - 5 Minutes
From:	Brian Craig, Community Development Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/20/2018

Recommendation:

Staff recommends the City Council approve a final plat for PL-18-22 Eisele Turf Estates Subdivision, subdividing approximately ± 28.94 acres into 8 tracts, with the following variance:

1. A variance from the depth to frontage requirements found in B §505(C)1 for Lots 3-6.

Planning Commission Action

The Planning Commission approved the preliminary plat during the April 23, 2018 meeting with the condition that the final plat application be accompanied by the necessary master plan amendments for Wrench Ranch Phase Two, Parcel Two. Those proposed amendments are being considered with the final plat at this time. The Planning Commission is considering the final plat during their July 9, 2018 meeting.

Background:

The proposed final plat before the Planning Commission is a platting of Wrench Ranch Master Plan Phase Two, Parcel Two. The proposal is to plat 8 lots for rural residential use. The applicant is accompanying this plat with an amendment to the Master Plan to account for the new rural residential use type.

As part of the application process, staff contacted 11 nearby property owners. Staff has heard neither positive nor negative comments in response to the mailings or press publication.

Discussion:

Staff offers the following commentary on final plat required findings:

A. *The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.*

As this property is entirely within the city limits, the condition does not apply.

B. *The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.*

Not applicable in this case, the property is within the city limits.

C. *Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.*

The property is zoned GD-Gateway. A detailed analysis follows below, but the proposed lots meet the minimum standards for the Gateway District and do not appear to conflict with the adopted master plan. Lots along the Interstate include a 50 foot buffer as required in the Entryway Corridor and Gateway District design standards, which doubles as what the applicant is calling common area.

D. *All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.*

The proposed subdivision falls outside the Airport Influence Area, so this requirement would not apply.

E. *No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.*

This property was evaluated for water capacity at the time it was annexed into the City of Sheridan. At that time it was determined that general water capacity existed to serve the proposed annexation area.

The following are an update on staff's comments on the overall subdivision design:

Lot Layout and Setback
The tracts are configured as linear lots that back up to the Interstate-90 right-of-way. Tract 2 has a house and accessory buildings that are intended to remain. The lots range in size from 2.47 acres to 5.81 acres. The applicant has requested a variance for the depth to front requirements for Lots 3-6. This variance request is appropriate as it creates desirable setback from the adjacent interstate for the home sites. The large rural-style lots are compatible with the existing properties to the east and appear to be a desirable land use type in the current real estate market.

Open Space
Gateway Zoning requires a dedication of 17% open space. In addition to the two sizeable donations of 47.93 acres in the initial Wrench Ranch Plan and the Doubleday Baseball complex area, which was 42.13 acres, the applicant is purposely developing this plat as rural residential preserving the majority of the lots as undeveloped.

Water and Sewer
There is adequate capacity and no foreseeable flaws with the water and sewer plans for this project.
Sewer stub outs will be placed to each lot with the North End Utilities Project. Water stub outs to each lot will be installed by the developer after the water main is installed with the North End Utilities Project. Completion of the North End Utilities Project for this area is Dec 31, 2018.

Drainage
The proposed drainage report indicates that the drainage pipes are adequate to handle runoff when the lots are fully developed. Due to the amount of pervious surface that remains post development in a rural residential setting, no adverse runoff is expected from this development. Engineering staff has approved the plan on the preliminary level

and will conduct further review once final plans are submitted.

Traffic

The proposed low density rural residential associated with this plat does not add a burden to the area's street network, in particular Decker Road. Level of Service rating is anticipated to remain an 'A' rating post development. Access locations for the individual residences will be approved with the building permits

Staff believes that the applicant has either demonstrated that the proposed final plat meets the city's subdivision regulations, and those of the approved master plan, or requested appropriate variances. Staff has no further comments at this time.

Potential Findings of Fact:

Sheridan City Code Appendix B§202 requires the following findings to be made as part of final approval of any subdivision:

A. The City shall not approve any proposed subdivision of land which, by itself, or as a part of a larger tract, is contiguous to or completely surrounded by the boundaries of the City, unless the application is accompanied by a properly-acknowledged petition for annexation to the City.

B. The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly acknowledged agreement not to contest future annexation proceedings.

C. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.

D. All new subdivision developments within the Airport Influence Area within the city limits of the City of Sheridan shall grant an Avigation Easement to the Sheridan County Airport.

E. No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision In accordance with City adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

The following findings are required in granting any variance from the subdivision regulations in accordance with SCC Appendix B §204(A):

1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

Attachments

Resolution 29-18
Eisele Turf Estates final plat
aerial
Variance Request Letter

CITY OF SHERIDAN
RESOLUTION 29-18

A RESOLUTION approving PL 18-22, the final plat of the Eisele Turf Estates, replatting one lot and unplatted land into eight tracts, being in total 28.94 acres, located south-west of the North Main St. and Decker Road intersection, including 168 Decker Road.

WHEREAS, the final plat of the Eisele Turf Estates has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations) with the exception of the variance from Sheridan City Code Appendix B §505(C)(1) below; and

Now, therefore, be it resolved by the City Council of the City of Sheridan, Wyoming:

That the final plat of the Eisele Turf Estates, replatting one lot and unplatted land into eight tracts, being in total 28.94 acres, located south-west of the North Main St. and Decker Road intersection, including 168 Decker Road

Is hereby approved by vote of the City of Sheridan's City Council with the following variance:

1. A variance from requirement found in the Sheridan City Code Appendix B §505(C)(1) allowing for Tracts 3, 4, 5 and 6 of the subdivision to be greater than 2.5 times deeper than it is wide.

In approving the variance from the depth to front ratio, the City Council finds the following in accordance with SCC Appendix B §204(A).

1. The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property;

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property in the area; or because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

3. The variance is necessary for reasonable development of the property in question and will alleviate a clearly demonstrable hardship.

In approving the Eisele Turf Estates, the City Council finds the following as required by Sheridan City Code Appendix B §202:

A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variance granted.

C. The subdivision falls outside of the Airport Influence Area.

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 6th day of August 2018.

_____
Roger Miller, Mayor

Attest:

_____
Cecilia Good, City Clerk

FINAL PLAT
EISELE TURF ESTATES
LOCATED IN A PART OF THE
SW1/4 Section 10, and NE1/4NW1/4 Section 15
Township 56 North, Range 84 West

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify: That the foregoing plat designated as EISELE TURF ESTATES

A TRACT OF LAND LOCATED IN THE SW1/4, SECTION 10 AND THE NE1/4NW1/4, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, SIXTH P.M./, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBES AS FOLLOWS;

BEGINNING At A Point Which Is Located North 23°20'15" East, A Distance Of 2486.27 Feet From The Southwest Corner Of Said Section 10, Said Point Of Beginning Also Being On The East Right Of Way Of Decker Drive'
Thence With Decker Drive South 75°11'30" East, A Distance Of 59.58 Feet To A Point;
Thence Continuing With Said Decker Drive With A Curve Turning To The Right With An Arc Length Of 211.92 Feet, A Radius Of 230.00 Feet, A Chord Bearing Of South 48°47'44" East, A Chord Length Of 204.50 Feet;
Thence Continuing With Said Decker Drive South 22°23'58" East, A Distance Of 156.75 Feet To A Point;
Thence Continuing With Said Decker Drive North 67°36'02" East, A Distance Of 29.80 Feet To A Point;
Thence Continuing With Said Decker Drive South 22°22'10" East, A Distance Of 1055.89 Feet To
A Point;
Thence Continuing With Said Decker Drive South 68°37'09" West, A Distance Of 9.70 Feet To A Point;
Thence Continuing With Said Decker Drive South 21°39'00" East, A Distance Of 134.23 Feet To A Point;
Thence Continuing With Said Decker Drive With A Non-tangent Curve Turning To The Right With An Arc Length Of 275.06 Feet, A Radius Of 5772.47 Feet,
A Chord Bearing Of South 19°37'08" East, A Chord Length Of 275.03 Feet;
Thence Continuing With Said Decker Drive With A Compound Curve Turning To The Right With An Arc Length Of 327.62 Feet, A Radius Of 5772.47 Feet, A Chord Bearing Of South 16°37'40" East, A Chord Length Of 327.57 Feet;
Thence Continuing With Said Decker Drive South 14°56'04" East, A Distance Of 68.91 Feet To A Point;
Thence Continuing With Said Decker Drive South 75°03'56" West, A Distance Of 30.00 Feet To A Point;
Thence Continuing With Said Decker Drive South 14°56'04" East, A Distance Of 235.90 Feet To A Point On The East Right Of Way Of Interstate 90;
Thence With Said Interstate 90 North 53°43'25" West, A Distance Of 174.20 Feet To A Point;
Thence Continuing With Said Interstate 90 North 48°43'33" West, A Distance Of 666.32 Feet To A Point;
Thence Continuing With Said Interstate 90 With A Curve Turning To The Right
With An Arc Length Of 486.35 Feet, A Radius Of 2395.00 Feet, A Chord Bearing Of North 42°54'30" West, A Chord Length Of 485.51 Feet;
Thence Continuing With Said Interstate 90 North 52°54'33" East, A Distance Of 35.00 Feet To A Point;
Thence Continuing With Said Interstate 90 North 37°05'27" West, A Distance Of 323.27 Feet To A Point;
Thence Continuing With Said Interstate 90 With A Curve Turning To The Left With An Arc Length Of 330.98 Feet, A Radius Of 1140.00 Feet, A Chord Bearing Of North 45°24'30" West, A Chord Length Of 329.82 Feet;
Thence Continuing With Said Interstate 90 North 53°43'33" West, A Distance Of 94.50 Feet To A Point On The Intersection Of Interstate 90 And Decker Road;
Thence With Said Right Of Way Of Decker Road North 36°16'27" East, A Distance Of 514.49 Feet To
A Point;
Thence Continuing With Said Decker Road North 54°14'33" West, A Distance Of 25.00 Feet To A Point;
Thence Continuing With Said Decker Road With A Non-tangent Curve Turning To The Left With An Arc Length Of 416.71 Feet, A Radius Of 1300.00 Feet,
A Chord Bearing Of North 27°06'04" East, A Chord Length Of 414.93 Feet;
To The Point Of **BEGINNING**, Having An Area Of 28.94 Acres more or less.

And that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s); and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat do hereby dedicate to the City of Sheridan and its licensees for public use the indicated purposes, all streets, alleys, easements and other public lands within the boundary lines of this plat, as indicated, and not already otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewer, water lines, gas lines, electric lines, telephone lines, cable TV lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this ____ day of _____, 2018 by,

_____
Owner.

STATE OF WYOMING)
) ss.
SHERIDAN COUNTY)

The Foregoing Instrument Was Acknowledged Before Me On This ____, Day Of _____, 2018, By

_____,
Witness My Hand And Official Seal

_____
Notary Public

DIRECTOR OF PUBLIC WORKS
CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this _____ day of _____, 2018, by the Director of Public Works of Sheridan, Wyoming.

_____
Director of Public Works

CITY OF SHERIDAN
PLANNING COMMISSION
CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this _____ day of _____, 2018.

_____ _____
Attest:Vice-Chairman Chairman

CITY OF SHERIDAN
CERTIFICATE OF APPROVAL

Approved by the City Council of the City of Sheridan, Wyoming, this _____ day of _____, 2018.

_____ _____
Attest: City Clerk Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock ____.m., This _____ day of _____, 2018. And is duly recorded in Book _____, Page No. _____.

_____
County Clerk

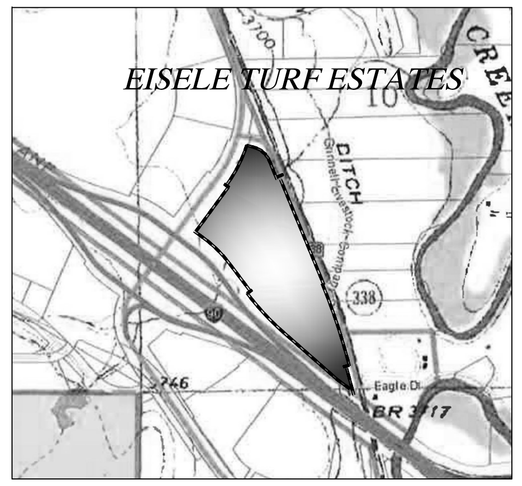
CERTIFICATE OF SURVEY

I, William E. Pugh, do hereby certify that I am a Registered Land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of EISELE TURF ESTATES as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots,easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

_____ Land Surveyor
No. 5300

Professional Land Surveyor
WILLIAM E. PUGH
5300
Date:
WYOMING

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.



LOCATION MAP
Scale 1"=1000'

DECLARATION VACATING PREVIOUS PLATTING

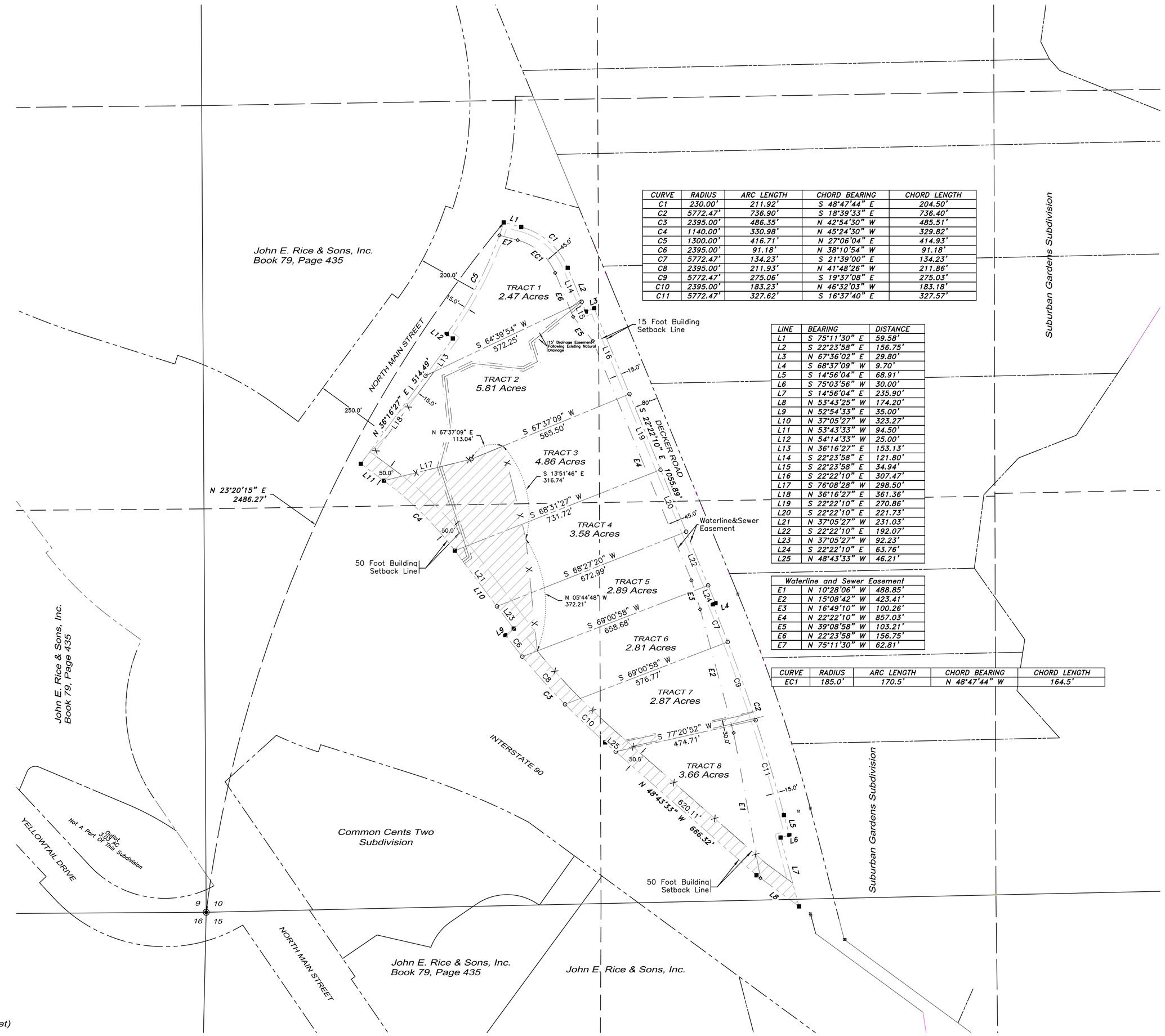
This plat is the re-subdivision of LOT 3, WRENCH RANCH PROPERTIES, THIRD DEVELOPMENT, PHASE ONE as recorded in Book W of Plats, Page No. 72, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

SCALE 1" = 200'
0 200 400 600
If this does not measure 1" scale is not correct.
Basis of Bearing: NAD 83
Wyoming State East Central Zone

LEGEND

These standard symbols will be found in the drawing.

- WYDOT Monument
- 3.25" Aluminum Cap RLS 5300 (To Be Set)
- Military Mon. Section Corner
- Lot Line
- Setback Line
- Section Line
- 1/4 Section Line
- 1/16 Section Line
- Utility Easement
- Right Of Way
- Common Area



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	230.00'	211.92'	S 48°47'44" E	204.50'
C2	5772.47'	736.90'	S 18°39'33" E	736.40'
C3	2395.00'	486.35'	N 42°54'30" W	485.51'
C4	1140.00'	330.98'	N 45°24'30" W	329.82'
C5	1300.00'	416.71'	N 27°06'04" E	414.93'
C6	2395.00'	91.18'	N 38°10'54" W	91.18'
C7	5772.47'	134.23'	S 21°39'00" E	134.23'
C8	2395.00'	211.93'	N 41°48'26" W	211.86'
C9	5772.47'	275.06'	S 19°37'08" E	275.03'
C10	2395.00'	183.23'	N 46°32'03" W	183.18'
C11	5772.47'	327.62'	S 16°37'40" E	327.57'

LINE	BEARING	DISTANCE
L1	S 75°11'30" E	59.58'
L2	S 22°23'58" E	156.75'
L3	N 67°36'02" E	29.80'
L4	S 68°37'09" W	9.70'
L5	S 14°56'04" E	68.91'
L6	S 75°03'56" W	30.00'
L7	S 14°56'04" E	235.90'
L8	N 53°43'25" W	174.20'
L9	N 52°54'33" E	35.00'
L10	N 37°05'27" W	323.27'
L11	N 53°43'33" W	94.50'
L12	N 54°14'33" W	25.00'
L13	N 36°16'27" E	153.13'
L14	S 22°23'58" E	121.80'
L15	S 22°23'58" E	34.94'
L16	S 22°22'10" E	307.47'
L17	S 76°08'58" W	298.50'
L18	N 36°16'27" E	361.56'
L19	S 22°22'10" E	270.86'
L20	S 22°22'10" E	221.73'
L21	N 37°05'27" W	231.03'
L22	S 22°22'10" E	192.07'
L23	N 37°05'27" W	92.23'
L24	S 22°22'10" E	63.76'
L25	N 48°43'33" W	46.21'

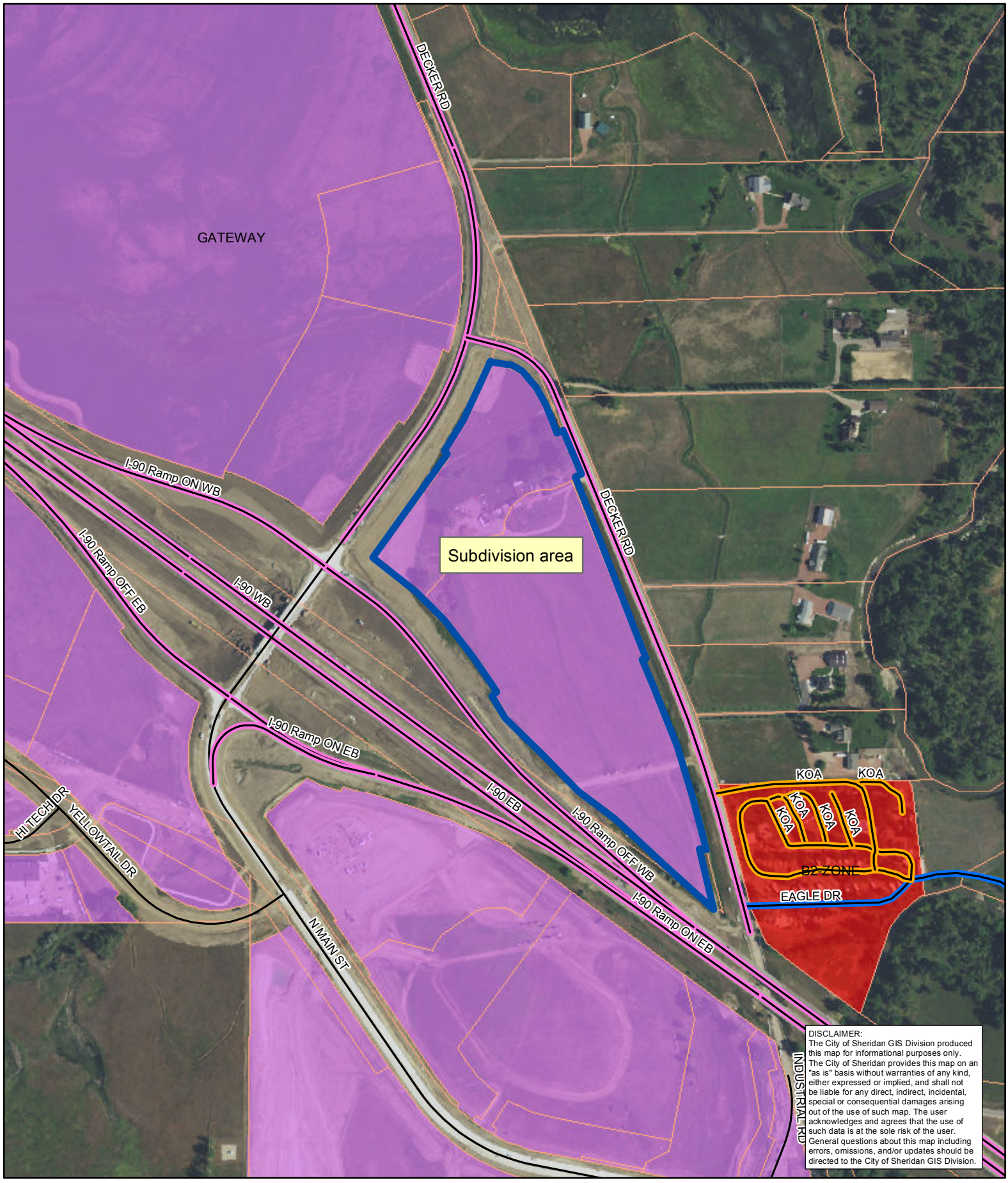
Waterline and Sewer Easement		
E1	N 10°28'06" W	488.85'
E2	N 15°08'42" W	423.41'
E3	N 16°49'10" W	100.26'
E4	N 22°22'10" W	857.03'
E5	N 59°08'58" W	103.21'
E6	N 22°23'58" W	156.75'
E7	N 75°11'30" W	62.81'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	185.0'	170.5'	N 48°47'44" W	164.5'

NOTE:
NO PART OF EISELE TURF ESTATES HAS ACCESS TO IRRIGATION WATER

John E. Rice & Sons, Inc. Owner
247 Decker Road 82801
307-672-5513

wood.
Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com



CITY OF Sheridan WYOMING

Eisele Turf Estates

N

0 0.03 0.06 0.12 Miles

Name: sgoodman Date: 04/10/2018

Wood Group USA, Inc.
2615 Aviation Dr.
Sheridan, WY 82801
United States
T: +1 3076756400
www.woodplc.com

Mr. Lane Thompson, PE
Director of Public Works
City of Sheridan
55 Grinnell Plaza
Sheridan, WY 82801

February 27, 2018

RE: Eisele Turf Estates Subdivision

Dear Mr. Thompson,

We request that one variances be considered and approved by the City of Sheridan Planning Commission for the Eisele Turf Estates subdivision.

Variance #1:

This variance request pertains to the depth to front ratio of 2.5 to 1 per Sheridan Municipal Code Appendix B Subdivision Regulations. Lots 5 and 6 in the proposed subdivision, as shown in the table below, exceed the maximum depth to front ratio. The depth to front ration of the lots is largely a factor of the shape of the property resulting in these few lots with greater depth than other lots. Meeting the 2.5 to 1 ratio would difficult with the existing water and sewer easement the crosses all of these lots, which reduces the area for a building or structure to be closer to the 2.5 to 1 ratio.

Lot #	Max. Depth	Min. Depth	Avg. Depth	Frontage	Depth to Front Ratio
3	864.00 (565.50+298.50)	731.72	797.86	270.86	2.95
4	731.72	672.99	702.36	221.73	3.17
5	672.99	658.68	665.84	192.07	3.47
6	658.68	576.77	617.73	197.99 (63.76+134.23)	3.12

We don't believe that granting of this variance will be detrimental in any way to the public safety, health, welfare, or be injurious to the adjacent properties for the given reasons.

Sincerely,

James R. Myers, PE & LSIT
Civil Engineering Manager

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:	Proposed Approval of Resolution #31-18 Morrison Ranch PUD Amendment - Community Development Director Brian Craig - 5 Minutes
From:	Brian Craig, Community Development Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/20/2018

Recommendation:

Staff recommends the Planning Commission provide a recommendation for approval to the City Council for PL 18-26, the Morrison Ranch Planned Unit Development (PUD) Amendments regarding building setbacks.

Background:

In February 2018 a front yard setback change was administratively approved for Lots 25 – 34 of Morrison Ranch PUD to allow a fifteen foot (15') setback for the front setback so long as a twenty foot (20') parking area was accommodated on the lot that does not encroach upon the sidewalk. Additionally, an administrative amendment to reduce side yard setbacks from ten feet (10') to five feet (5') for Lots 9 through 43 of Morrison Ranch PUD was granted in April 2018. The Morrison Ranch developer requested additional modifications to the required setbacks and lot coverage requirements outlined in the Master Plan and staff determined it was best to consider these modifications through the Major Amendment process, which requires Planning Commission consideration and City Council approval.

The Major Amendment request seeks to reduce front yard setbacks to fifteen feet (15') for the entire subdivision provided twenty feet (20') is maintained in front of front loading garage doors. Additionally, the proposal seeks to reduce the rear yard setback for Low Density Residential areas to fifteen feet (15') and side yards to five feet (5'). The proposal seeks to increase the allowable lot coverages for Low and Medium Residential areas to 65%, and 75% respectively.

To date, staff has not received any feedback, positive or negative, regarding this proposal.

Discussion:

Staff believes that these requests are compliant with the spirit and intent of the Sheridan Zoning Ordinance and will not substantially impact the community outside of this neighborhood. Staff was met with the developer and their agents on this project. The applicant has encountered several scenarios where desired floorplans and footprints of potential buyers and builders will not fit within the existing lot setbacks. The proposed reductions other than the front yard setback are in line with what is allowed in R-3 Residence Zoning in our community and are thus consistent with many established neighborhoods in Sheridan. The front yard setback of fifteen feet (15') will allow for some architectural variation and the condition of the twenty foot (20') parking area maintains the intent of the R-3 setback requirement. At this time only one lot within Morrison Ranch is owned separately from the applicant;

that owner is in agreement and supportive of this amendment request.

Staff has no further comments at this time.

Potential Findings of Fact:

Sheridan City Code Appendix B §806.8 C requires amendments considered substantial changes to the existing Planned Unit Development (PUD) Master Plan to be considered by the City Council for approval. The administrative approval authority given to the Public Works Director is limited to specified required findings, but the Major Amendment as considered by City Council has no required findings. In general the City Council should consider the proposed amendment's conformance to the original intent of the Master Plan.

Attachments

Resolution 31-18

amendment submittals

aerial

CITY OF SHERIDAN
Resolution 31-18

A resolution approving PL-18-26, the setback revisions for the Morrison Ranch P.U.D. Planned Unit Development.

Whereas, revised setbacks for the Morrison Ranch P.U.D. has been reviewed for consistency with Appendix A (Zoning Ordinance) of Sheridan City Code and applicable planning documents adopted by the City Council; and

Whereas, all applicable requirements for a Planned Unit Development have been met, and all documents meet the applicable requirements in Appendix B (Subdivision Regulations) of Sheridan City Code, and

Whereas, the Planning Commission recommended setback revisions for the Morrison Ranch P.U.D. Planned Unit Development to the to the City Council for approval; therefore

Be it resolved by the City Council of the City of Sheridan, Wyoming that setback and lot coverage revisions for the Morrison Ranch P.U.D. Planned Unit Development is hereby approved.

Passed, approved and adopted this _____day of _____, 2018

_____
Roger Miller, Mayor

Attest:

_____
Cecilia Good, City Clerk

Morrison Ranch PUD Amendment Request Memorandum

To: City of Sheridan Planning Commission and City of Sheridan City Council

From: Morrison Ranch, LLC

Date: June 15, 2018

This Amendment Request is to modify the minimum Setback and maximum Lot Coverage requirements throughout the Morrison Ranch PUD Master Plan as described in Table R-2 Residential Bulk Standards on Page LU-4 of the Morrison Ranch PUD.

For the Low Density Single Family Residential (LDR) classification, the requested modification is to change the Minimum Setback for Principal Structures for Front Yard Setback from 25 feet to 15 feet; Side Yard to Street Setback from 20 feet to 10 feet; Side Yard Setback from 10 feet to 5 feet; and Rear Yard Setback from 20 feet to 15 feet. Also, for the LDR classification, the requested modification is to change the Minimum Setback for Accessory Structures for Front Yard Setback from 25 feet to 15 feet; Side Yard Setback from 10 feet to 5 feet; and Rear Yard Setback from 20 feet to 15 feet. And finally, for the LDR classification, the requested modification is to change the maximum Lot Coverage percentage from 50 to 65 percent.

For the Medium Density Single Family and Attached Residential (MDR) classification, the requested modification is to change the Minimum Setback for Principal Structures for Front Yard Setback from 20 feet to 15 feet. Also, for the MDR classification, the requested modification is to change the Minimum Setback for Accessory Structures for Front Yard Setback from 20 feet to 15 feet and Side Yard Setback from 10 feet to 5 feet. And finally, for the MDR classification, the requested modification is to change the maximum Lot Coverage percentage from 60 to 75 percent.

For the High Density Residential (HDR) classification, the requested modification is to change the Minimum Setback for Principal Structures and for Accessory Structures for Front Yard Setback from 20 feet to 15 feet.

Provided, however, as determined administratively by the City of Sheridan Planning Division on February 5, 2018, all 15 foot Front Yard Setbacks are conditioned upon a minimum of 20 feet between the garage door and street unless oriented as a side load garage, in which case the parking surface must be designed so as no part of the parking surface extends over the public sidewalk or into the public right of way.

The Setback modifications requested are based upon and are equivalent to the Minimum Setback requirements as set forth in the City of Sheridan Zoning Ordinance for R-3 Residence Districts. See Appendix A-6 of the Sheridan City Code.

This Amendment Request is made due to the conditions and size, specifically the width and length, of the Lots as platted within the Morrison Ranch PUD. The current Setbacks are incompatible with the requests of prospective purchasers and home builders within the Sheridan area. The average size footprint of residential construction currently being built within the City of Sheridan and the surrounding area will not fit within the constraints of the current Setbacks.

In accordance with the requested Setback modifications, this Amendment Request includes modifications to the maximum Lot Coverage percentage. The construction of larger size footprint homes will trigger the need for greater maximum Lot Coverage percentage.

While the requested modifications will reduce the Setbacks and increase the proximity of homes within the subdivision to each other and also will increase the maximum Lot Coverage percentage, the overall plan of the Morrison Ranch PUD preserves significant open and green space that will sustainably maintain the communal, recreational, and natural environment of the Plan throughout the subdivision.

If approved, the Setback and Lot Coverage modifications will result in a project that is at least equal to or better than would be accomplished under the strict application of conditions as set forth in the current Morrison Ranch PUD. Approval of this Amendment Request will have little to no offsite impact or effect on traffic and use patterns and is compatible with other uses within the PUD as what is being requested is only a reduction of the Setback requirements and an increase in Lot Coverage percentage.

This Amendment Request does not and will not violate the spirit and intent of the Sheridan Zoning Ordinance and creates setbacks within the Morrison Ranch PUD that are substantially similar to other established residential neighborhoods and subdivisions within the City of Sheridan. Furthermore, only one lot within the Morrison Ranch PUD has been sold to a third-party owner, Simco Construction, LLC (Simco). We have consulted with Simco regarding the specifics of this Amendment Request and Simco is in agreement with and supports this Request. Therefore, the modification will not adversely affect the rights of other property owners in any material manner.

Respectfully Submitted,

Martha I. Hilleby, Manager
Morrison Ranch, LLC

Table R-2 Residential Bulk Standards			
Land Use	Low Density Single Family (LDR)	Medium Denisty Single Family And Attached (MDR)	High Density Residential (HDR)
Minimum Lot Size			
Single Family	8,000	5,000	3,000
Single Family Attached (Duples, Triplex, Townhome	N/A	1,200	1,200
Minimum Lot Area per Unit (s.f.)	8,000	1,500	400
Minimum Setback for Principal Structures			
Local Streets			
Front Yard	15' ~~25'~~	15' ~~20'~~	15' ~~20'~~
Side Yard to Street	10' ~~20'~~	10'	10'
Side Yard	5' ~~10'~~	5' min. or 0' with min 10' feet between structures for attached product	5' min or 0' with min. 10' feet between structures for attached product
Rear Yard	15' ~~20'~~	15'	10'
Alleys			
Side Yard to alley	10'	5'	5'
Rear Yard to alley	5'	5'	5'
Collector			
Front yard to street	25'	20'	20'
Rear Yard to street	20'	15'	0'
Arterial			
Front yard to street	50'	50'	50'
Rear Yard to street	50'	50'	50'
Minimum Setbacks for Assessory Structures			
Alleys			
Side	10'	5'	5'
Rear	5'	5'	5'
All other Streets			
Front	15' ~~25'~~	15' ~~20'~~	15' ~~20'~~
Side	5' ~~10'~~	5' ~~10'~~	5'
Rear	15' ~~20'~~	5'	5'
Lot Coverage (maximum percent)	65 ~~50~~	75 ~~60~~	85
Height Limitations	35'	35'	45'

Morrison Ranch, Lots 25-34

RE: Front Building Setback

The topography of these lots demonstrate a 25% to 30% downward slope beyond an average front setback of 35 feet. We recommend reducing the typical front setback from 20 feet to 15 feet in order to provide a minimum grade differential from the main access arterial to the driveway and garage. By minimizing these transitional slopes, we will provide for safer driving conditions and also reduce grading impacts at street level.

Please refer to the following attached Exhibits for reference:

Exhibit A - Side Loading Garage
Exhibit B - Front Loading Garage

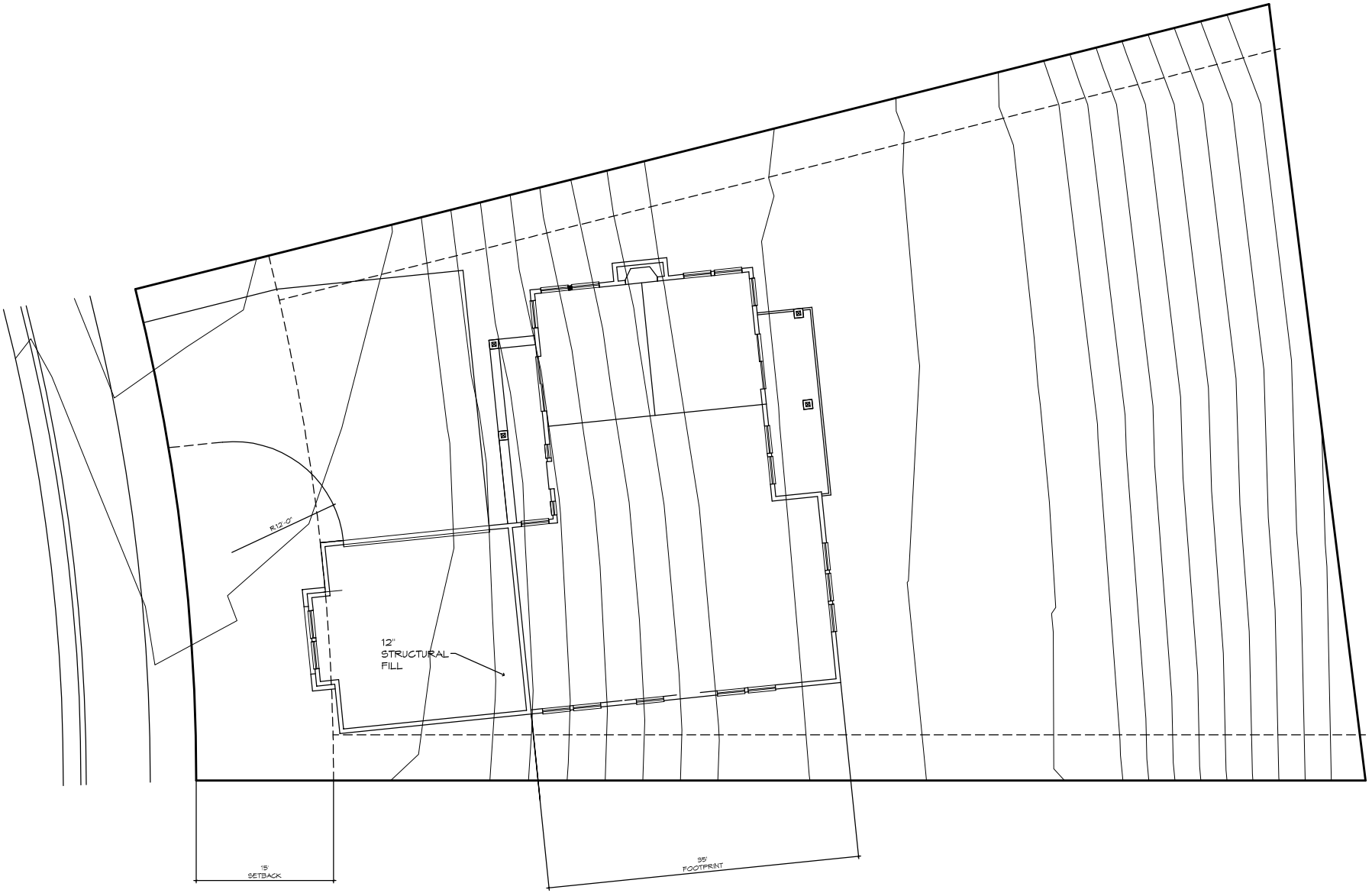


EXHIBIT A

15' FRONT SETBACK - SIDE LOADING GARAGE

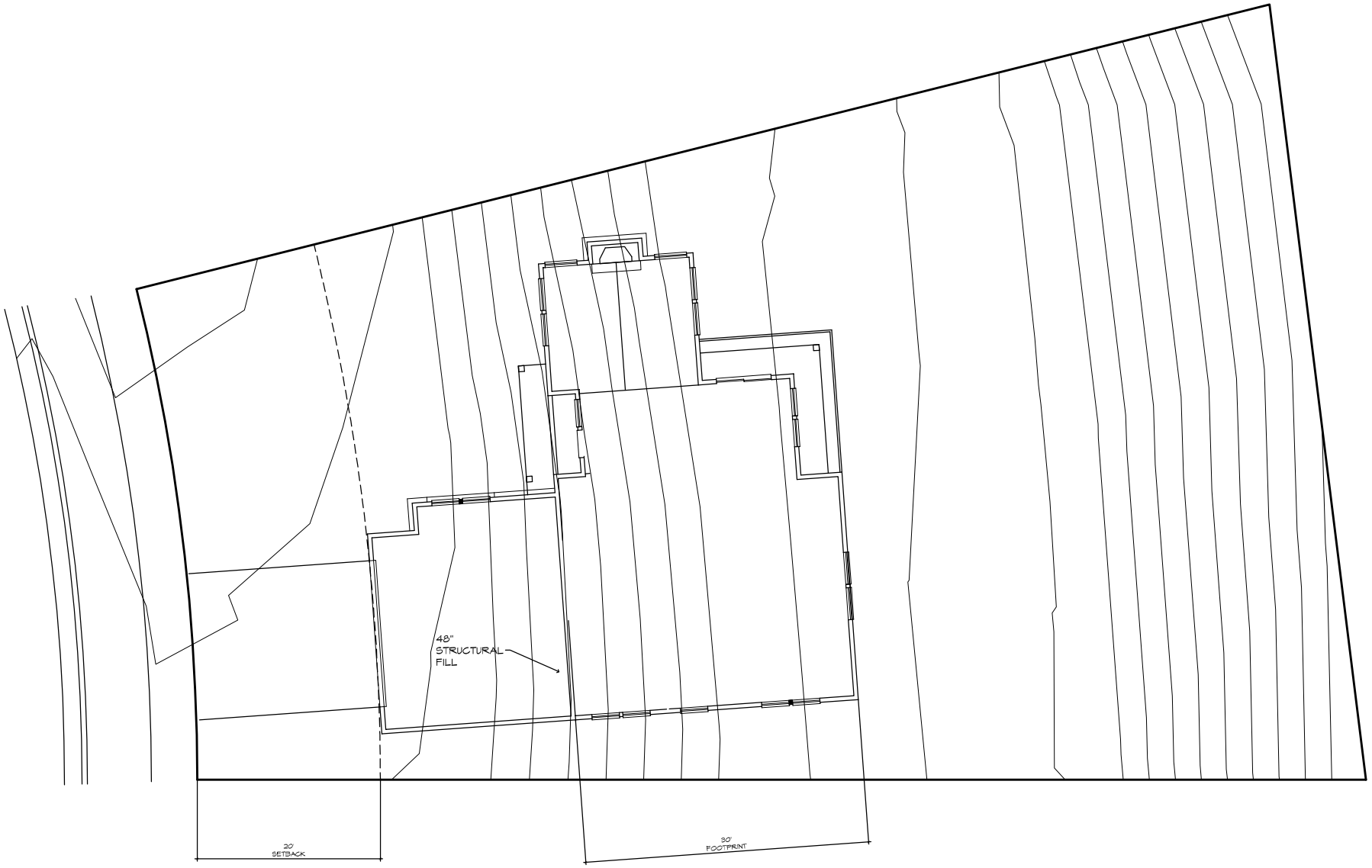
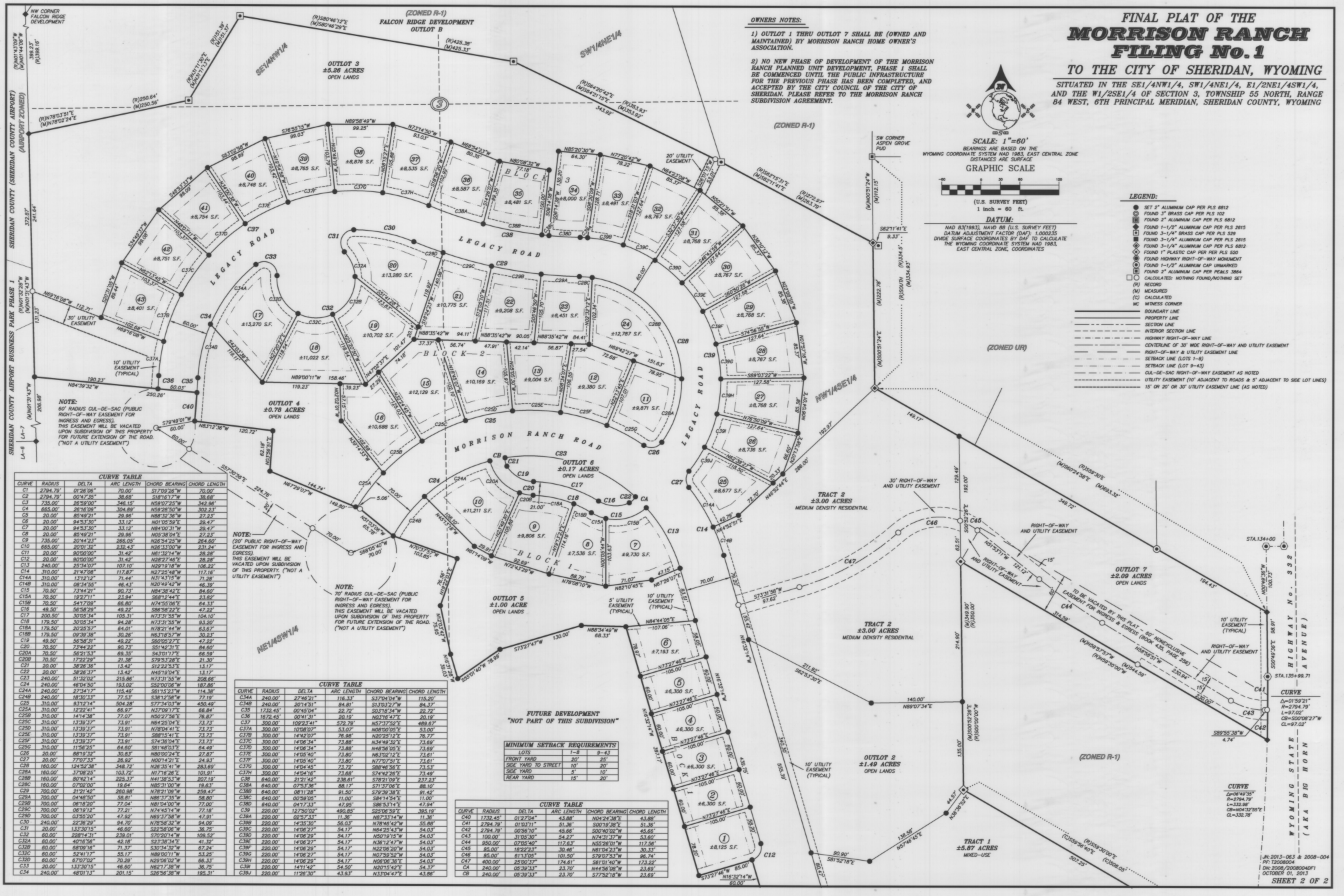


EXHIBIT B

20' FRONT SETBACK - FRONT LOADING GARAGE

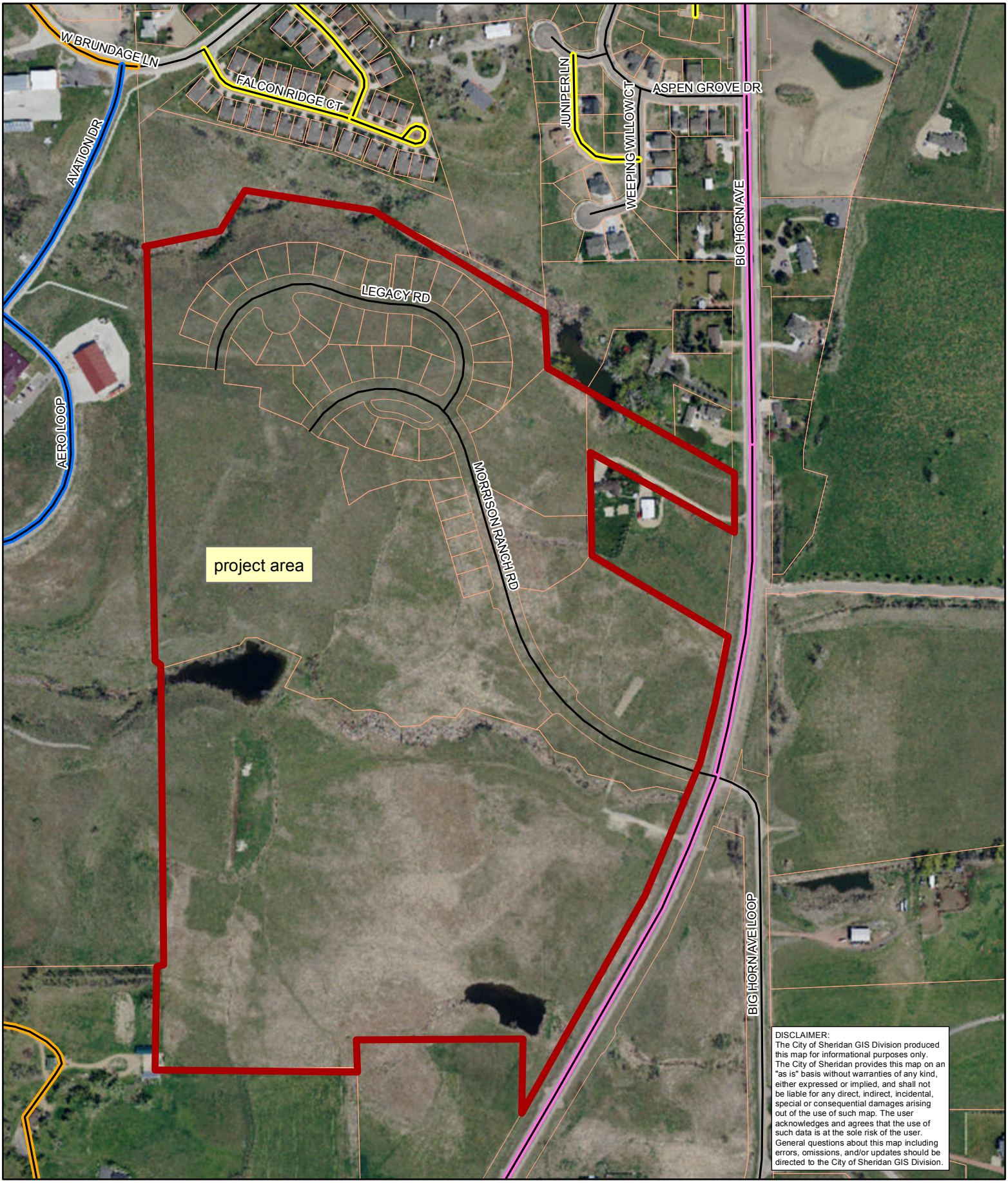


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2794.79'	01°28'06"	70.00'	S12°09'28"W	70.00'
C2	2794.79'	00°47'35"	38.68'	S18°16'17"W	38.68'
C3	735.00'	26°59'00"	346.15'	N59°07'25"W	342.96'
C4	665.00'	26°16'09"	304.89'	N59°28'50"W	302.23'
C5	20.00'	85°49'21"	29.96'	N88°32'36"W	27.23'
C6	20.00'	94°53'30"	33.12'	N01°05'59"E	29.47'
C7	20.00'	94°53'30"	33.12'	N84°00'31"W	29.47'
C8	20.00'	85°49'21"	29.96'	N05°38'04"E	27.23'
C9	735.00'	20°44'23"	266.05'	N26°54'25"W	264.60'
C10	665.00'	20°01'32"	232.43'	N26°13'00"W	231.24'
C11	20.00'	90°00'00"	31.42'	N81°32'14"W	28.28'
C12	20.00'	90°00'00"	31.42'	N28°27'46"E	28.28'
C13	240.00'	25°34'07"	107.10'	N29°18'18"W	106.23'
C14	310.00'	21°47'08"	117.87'	N27°25'48"W	117.16'
C14A	310.00'	13°12'12"	71.44'	N31°43'15"W	71.28'
C14B	310.00'	08°34'55"	46.43'	N20°49'42"W	46.39'
C15	70.50'	73°44'21"	90.73'	N84°38'42"E	84.60'
C15A	70.50'	19°27'11"	23.94'	S68°12'44"E	23.82'
C15B	70.50'	54°17'09"	66.80'	N74°55'06"E	64.33'
C16	49.50'	56°58'29"	49.22'	S86°58'22"E	47.22'
C17	200.50'	30°05'34"	105.31'	N73°31'55"W	104.10'
C18	179.50'	30°05'34"	94.28'	N73°31'55"W	93.20'
C18A	179.50'	20°25'57"	64.01'	N78°21'44"W	63.67'
C18B	179.50'	09°39'38"	30.26'	N63°18'57"W	30.23'
C19	49.50'	56°58'31"	49.22'	S60°03'27"E	47.22'
C20	70.50'	73°44'22"	90.73'	S51°42'31"E	84.60'
C20A	70.50'	56°21'53"	69.35'	S43°01'17"E	66.59'
C20B	70.50'	17°22'29"	21.38'	S79°53'28"E	21.30'
C21	20.00'	38°26'36"	13.42'	S12°22'53"E	13.17'
C22	20.00'	38°26'37"	13.42'	N45°19'04"E	13.17'
C23	240.00'	51°32'02"	215.88'	N73°31'55"W	208.66'
C24	249.00'	46°04'50"	193.05'	S52°00'06"W	187.96'
C24A	240.00'	27°34'17"	115.49'	S81°57'23"W	114.38'
C24B	240.00'	18°30'33"	77.53'	S38°12'58"W	77.19'
C25	310.00'	83°12'14"	504.28'	S77°34'03"W	460.49'
C25A	310.00'	12°22'41"	66.97'	N37°09'17"E	66.84'
C25B	310.00'	14°14'38"	77.07'	N50°27'56"E	76.87'
C25C	310.00'	13°39'37"	73.91'	N64°25'04"E	73.73'
C25D	310.00'	13°39'37"	73.91'	N78°04'41"E	73.73'
C25E	310.00'	13°39'37"	73.91'	S88°15'41"E	73.73'
C25F	310.00'	13°39'37"	73.91'	S74°36'04"E	73.73'
C25G	310.00'	11°56'25"	64.60'	S81°48'03"E	64.49'
C26	20.00'	88°19'32"	30.83'	N80°00'24"E	27.87'
C27	20.00'	77°07'33"	26.92'	N00°14'21"E	24.93'
C28	160.00'	124°32'38"	348.72'	N26°35'41"W	283.69'
C28A	160.00'	37°08'25"	103.73'	N17°16'28"E	101.91'
C28B	160.00'	80°16'14"	225.17'	N41°38'53"W	207.10'
C28C	160.00'	07°02'00"	19.64'	N85°31'00"W	19.63'
C29	700.00'	21°21'42"	260.98'	N78°21'09"W	259.47'
C29A	700.00'	04°48'50"	58.81'	N86°37'35"W	58.80'
C29B	700.00'	06°18'20"	77.04'	N81°04'00"W	77.00'
C29C	700.00'	06°19'12"	77.21'	N74°45'14"W	77.18'
C29D	700.00'	03°53'20"	47.92'	N69°37'50"W	47.91'
C30	240.00'	22°36'29"	94.70'	N78°58'32"W	94.09'
C31	20.00'	133°30'15"	46.60'	S22°58'06"W	36.75'
C32	60.00'	228°14'31"	239.01'	S70°20'14"W	109.52'
C32A	60.00'	40°16'56"	42.18'	S21°38'34"E	41.32'
C32B	60.00'	68°09'16"	71.37'	S30°34'32"W	67.24'
C32C	60.00'	52°41'17"	55.17'	N89°00'11"W	53.25'
C32D	60.00'	67°07'02"	70.29'	N29°06'02"W	66.33'
C33	20.00'	133°30'15"	46.60'	N62°17'38"W	36.75'
C34	240.00'	48°01'13"	201.15'	S26°56'38"W	195.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C34A	240.00'	27°46'21"	116.33'	S37°04'04"W	115.20'
C34B	240.00'	20°14'51"	84.81'	S13°03'27"W	84.37'
C35	1732.45'	00°45'04"	22.72'	S03°18'34"W	22.72'
C36	1672.45'	00°41'31"	20.19'	N03°16'47"E	20.19'
C37	330.00'	109°23'41"	572.79'	N57°37'52"E	489.67'
C37A	300.00'	10°08'07"	53.07'	N08°00'05"E	53.00'
C37B	300.00'	14°42'07"	76.98'	N20°25'12"E	76.77'
C37C	300.00'	14°06'34"	73.88'	N34°49'32"E	73.69'
C37D	300.00'	14°06'34"	73.88'	N48°56'05"E	73.69'
C37E	300.00'	14°05'40"	73.80'	N63°02'12"E	73.61'
C37F	300.00'	14°05'40"	73.80'	N77°07'51"E	73.61'
C37G	300.00'	14°04'45"	73.72'	S88°46'56"E	73.53'
C37H	300.00'	14°04'16"	73.68'	S74°42'26"E	73.49'
C38	640.00'	21°21'42"	238.61'	S78°21'09"E	237.23'
C38A	640.00'	07°53'36"	88.17'	S71°37'06"E	88.10'
C38B	640.00'	08°11'28"	91.50'	S79°39'38"E	91.42'
C38C	640.00'	00°59'05"	11.00'	S84°14'54"E	11.00'
C38D	640.00'	04°17'33"	47.95'	S86°53'14"E	47.94'
C39	220.00'	12°50'02"	490.85'	S25°06'39"E	395.19'
C39A	220.00'	02°57'31"	11.36'	N87°33'14"W	11.36'
C39B	220.00'	14°35'30"	56.03'	N78°46'42"W	55.88'
C39C	220.00'	14°06'27"	54.17'	N64°25'43"W	54.03'
C39D	220.00'	14°06'29"	54.17'	N50°19'15"W	54.03'
C39E	220.00'	14°06'27"	54.17'	N36°12'47"W	54.03'
C39F	220.00'	14°06'29"	54.17'	N22°06'20"W	54.03'
C39G	220.00'	14°06'27"	54.17'	N07°59'52"W	54.03'
C39H	220.00'	14°06'29"	54.17'	N06°06'36"E	54.03'
C39I	220.00'	14°11'42"	54.50'	N20°15'42"E	54.37'
C39J	220.00'	11°28'30"	43.93'	N33°04'47"E	43.86'

MINIMUM SETBACK REQUIREMENTS		
LOTS	1-8	9-43
FRONT YARD	20'	25'
SIDE YARD TO STREET	10'	20'
SIDE YARD	5'	10'
REAR YARD	15'	20'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C40	1732.45'	01°37'04"	43.86'	N04°24'36"E	43.86'
C41	2794.79'	01°03'11"	51.36'	S00°19'36"E	51.36'
C42	2794.79'	00°56'10"	45.66'	S02°40'02"W	45.66'
C43	100.00'	31°55'30"	54.27'	N74°31'27"W	53.60'
C44	950.00'	07°05'40"	117.63'	N55°26'01"W	117.56'
C45	85.00'	18°22'23"	30.46'	N81°04'23"W	30.33'
C46	85.00'	61°13'05"	101.50'	S79°07'53"W	96.74'
C47	400.00'	25°00'27"	174.61'	S81°31'40"W	173.22'
CA	240.00'	05°39'33"	23.70'	N44°56'08"W	23.69'
CB	240.00'	05°39'33"	23.70'	S77°52'18"W	23.69'



CITY OF Sheridan WYOMING

Morrison Ranch
Planned Unit Development

N

0 0.025 0.05 0.1 Miles

Name: sgoodman Date: 06/25/2018

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

Project Name:	Proposed Approval of 10-Year Water Agreement Between Whitney Benefits and the City of Sheridan - Dan Roberts - 5 minutes
From:	Dan Roberts, Utilities Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/28/2018

Recommendation:

Staff recommends approval of a 10-Year Water Agreement between Whitney Benefits and the City of Sheridan (enclosed).

Background:

Since 2004, the City of Sheridan and Whitney Benefits (Whitney) have entered into a Water Agreement for the purpose of allowing the City of Sheridan to utilize/lease, at no cost to the City, up to 143 shares of Whitney Benefits water in Park Reservoir. In exchange for the lease rights, the water was to be used for irrigation of community recreational properties, good and charitable purposes, and for serving Whitney owned properties at no cost to Whitney or the recipient of the water.

The amount of water Whitney has owned and the amount of that water they have committed to the Agreement has changed slightly over the years. In addition, the City and Recreation District properties, as well as the Whitney properties in which the water is to be utilized, has grown/changed over time as well. The Agreement clearly defines all these factors and establishes terms in which the water is to be utilized and administered.

Whitney currently owns 143 shares of water in Park Reservoir which has not changed over several years. Under the past and proposed Agreement, the City must make 30 shares of that water available to Whitney and the remaining 113 shares may be used for irrigation of City and Recreation District lands. This provides the City with the ability to utilize, at a minimum, 79% of Whitney's water annually. The City's and Recreation District's properties to be irrigated are specifically designated in the Agreement and have been limited to Parks, athletic facilities, and public open spaces that support recreation and education of our community with a focus on benefiting our youth. The Agreement further designates Whitney owned properties, and others where Whitney would like to apply its charitable donations of water.

The Agreement is administered very well by the City as all properties identified in the Agreement are metered for water usage. At the end of each calendar year, the City performs an audit of how Whitney's Park Reservoir water was used and compares it to what's allowed within the Agreement. The findings of the audit are tabulated and formulated into an annual report that is delivered to Whitney Benefits. If the audit determines that Whitney used more than 30 shares of water on their own and designated charitable properties, then they must pay for the excess used. The same would go for the City. The City's and Recreation District's usage is limited to the 79% allowed in the Agreement, beyond which we would have to dip into our own water supplies for irrigation. Historically, the

City has annually released 100% of Whitney's water in Park Reservoir and neither the City nor Whitney have used more than what's allotted under the Agreement. A typical year would show Whitney utilizing no more than 50% of its allocation and the City utilizing between 50 - 75% of its water allocated under the Agreement.

In an average precipitation year, we will start releasing/utilizing the Whitney water mid July and release at a constant rate through the end of September - this is the date when we can no longer release reservoir water by State Engineer rules. In a drought year, this release would begin sooner, in conjunction with releasing the City's water in Park and Twin Lakes, to provide critical supplementation to creek flows that is so valuable to help keep our direct flow right from being called out of priority. If that were to ever happen, we would lose use of that entire direct flow right until streamflows are restored. This has never happened, but it has been because of our ability to supplement with stored water, including this water from Whitney provided under the Agreement. In addition, the Whitney water helps us to irrigate our designated lands during times where we may otherwise need to place restrictions on irrigating.

The past Agreements have traditionally been 2 to 3 year terms. The proposed Agreement is presented as a 10- year term which will allow us to consider the Whitney water as a much more reliable long term source of water.

The previous Water Agreement executed on May 6, 2013, which was amended in a Memorandum of Understanding on April 4, 2015 was structured to do the following:

- Allow Whitney Benefits, as a public service and charitable activity within the City of Sheridan, lease to the City, and without payment, use of 143 shares or 171.6 acre-feet of Whitney water available in Park Reservoir for irrigation and consumptive purposes.
- Each year, provide Whitney properties, as listed in the agreement, with up to 30 shares (equivalent to 36 acre-feet) of water from the City's water distribution system, at no cost.
- Direct the use of water available to the City to irrigate and keep green community recreational properties as listed in the agreement.

The new Water Agreement proposed herein is structured similarly with the following primary changes:

- Agreement has been extended to a 10-year term; which would terminate on July 1, 2028
- Remove Morrill Street area between Whitney Commons and Kendrick Park; and, East 5th Street from City Operated Lands.
- Remove Double Day Baseball Fields from Other Operated Lands.
- Add Gateway Park and Poplar Grove Park to City Operated Lands.

The Water Agreements with Whitney Benefits have historically had term limits requiring periodic renewal. The term of the Water Agreement presented herein with be through July 1, 2028. Staff has worked with Whitney Benefits, and the City's Attorney to develop the desired changes and updates to this new Water Agreement and it is presented tonight in its final form for City Council's consideration.

Thank you for your consideration.

Attachments

Water Agreement

Whitney Water Areas Map

WATER AGREEMENT

This agreement is entered into between Whitney Benefits, a Wyoming nonprofit corporation ("Whitney") whose address is P.O. Box 5085, Sheridan, Wyoming 82801 and the City of Sheridan ("City") whose address is P.O. Box 848, Sheridan, WY 82801.

RECITALS

A. Whitney owns 143.0 shares of stock in Park Reservoir Company which represents 171.60 acre feet of storage in Park Reservoir.

B. The City and Whitney have previously entered into a "Water Agreement" dated May 6, 2013, which was amended on April 4, 2015.

C. The City was entitled to utilize 143.0 shares of stock in Park Reservoir as per the 2015 Amendment to the Agreement.

D. Whitney and the City desire the lease to the City be set at 143.0 shares of Whitney's water in Park Reservoir or 171.60 acre feet of storage water to be used by the City for irrigation of certain lands operated by the City and Recreation District in Sheridan, Wyoming and that the storage represented by 30.0 shares of the stock in Park Reservoir Company owned by Whitney (36.0 acre feet of storage) is available for use on certain areas within the City of Sheridan on which Whitney conducts its charitable activities and its other business activities, such as Whitney Plaza PUD, Whitney Commons, Jefferson Street Properties, Adam's Ranch, Brundage Lane and Connor Street Properties, various pathway extensions and for use on certain areas where activities supported by Whitney are conducted.

E. The parties agree and acknowledge that, as future needs and uses change, allocation and use of the 143.0 shares of Whitney water may be changed through an amendment to this Agreement.

F. The parties acknowledge that as a public and charitable service, Whitney is willing to allow the City to use water without any payment from the City.

It is, therefore, revised and agreed to as follows:

1. **Lease.** Whitney leases to the City the right to take on an annual basis 143.0 of Whitney's share of water available in Park Reservoir. The parties expect that this share will be 171.60 acre feet of water, but may vary according to the water available to be stored in Park Reservoir.

2. **Term.** This revised agreement shall be effective for calendar years 2018 through 2027 and will terminate on July 1, 2028.

3. **No Payment Required.** City shall not be required to pay Whitney any money for the use of this water.

4. **Use on Whitney Properties.** Because the amount of water which City is entitled to take and use under this agreement greatly exceeds the quantity of water that would be necessary for the irrigation or use on certain properties where Whitney conducts it charitable activities within the City of Sheridan, the City will supply, at no cost to Whitney Property, through the City's water distribution system, up to 36.0 acre feet of water each year. This water may be used by Whitney on properties within the City of Sheridan on which Whitney conducts its charitable activities, including, without limitation of use, water for the following locations:

   - Whitney Commons for irrigation, including the water feature and the water fountain, and public restrooms;
   - Whitney Plaza PUD for irrigation, including water for irrigation of the Whitney pathway between Sheridan Ice LLC and Alger Street, among other Whitney pathway extensions;
   - Whitney Jefferson Street Properties (260 & 300 N. Jefferson Street), for irrigation;
   - Adam's Ranch for agricultural educational purposes not to exceed 13 shares or 15.6 acre feet annually; and
   - Whitney Owned Properties (321 E. Brundage St. and 145 N. Connor Suite 1)

The aforementioned properties are hereafter referred to as the "Whitney Properties."

The use of this water shall be generally applied as identified in Table 1; however, for annual report and billing purposes, Whitney and the City agree that these shares will be evaluated and adjusted on an annual basis as usage may change from location to location in the future.

TABLE 1: WHITNEY PROPERTIES

Location	Meter ID	Annual Metered Quantity to be applied for Irrigation (Proposed Annual Water Bill Adjustment)			
		Park Res. Shares	acre-feet	cubic-feet	gallons
Whitney Plaza Outlot A - Summer Tap	63780947	4.0	4.8	209,088.0	1,564,082.8
Whitney Plaza Outlot G - 350 Park Lane	65102582	2.0	2.4	104,540.0	782,011.5
Whitney Plaza Outlot M - 382 Whitney Lane	10249626	2.0	2.4	104,540.0	782,011.5
Whitney Commons	14249858	15.0	18.0	784,080.0	5,865,310.4
260 & 300 North Jefferson Street Properties	68775002	3.0	3.6	156816.0	1,173,062.1
Adam's Ranch	71375666	3.0	3.6	156816.0	1,173062.1
Whitney-321 E. Brundage St. and 145 N. Connor Suite 1 Properties	66266111 - 66266418	1.0	1.2	52,272.0	391,020.7
	TOTAL =	**30.000**	**36.000**	**1,568,152.0**	**11,730,561.1**

So long as the quantity of water consumed on the Whitney Properties does not exceed 36.0 acre feet on an annual basis, Whitney shall not be subject to water use restrictions imposed by the City of Sheridan on other water users and shall not be required to pay for any water used on any Whitney Properties.

5. **Use of Water.** The City will use this water prudently and will not waste the water. The City will use this water to irrigate and keep green the following community recreational properties:

- City Operated Lands:
  - Kendrick Park
  - Kendrick Park Elk Pasture
  - Henry Burgess Bridge location
  - Washington Park
  - Emerson Park (Sheltered Acres)
  - Lions Club Park (Dog Park)
  - Marshall Park
  - Mill Park
  - Crooks Campaign Park
  - Rotary Park
  - North Heights Park
  - Dow Street Greenway
  - Sheridan Avenue/Coffeen Avenue Greenway
  - Gould Street/Coffeen Avenue Greenway
  - 121 S. Main Street
  - Brooks Street Parking Lot
  - Gateway Park
  - Poplar Grove Park

RGG

- Recreation District Operated Lands:
  - Thorne-Rider Park
  - Oatts Field
  - Dan Madia Soccer Field

- Sheridan County Operated Lands:
  - Sheridan County Fairgrounds

The City shall take and use this water according to all applicable rules and regulations of Park Reservoir Company and according to all applicable laws and regulations of the State of Wyoming and will withdraw from storage and use in each year all of the water leased by Whitney to the City under this agreement. If required for the delivery of the water, Whitney and City shall notify the water commissioner that Whitney has authorized the City to use the 143.0 acre feet of water and shall authorize the water commissioner to deliver the water upon City order. It shall be the City's responsibility and obligation to transport the water from Park Reservoir to City's point of diversion. Whitney is not guaranteeing or warranting that any particular quantity of water will be available for use by the City.

6. **Other Charitable Needs for Water.** Because the annual water usage of charitable community lands supported by Whitney water shares in Park Reservoir is considerably less than the 143.0 acre feet of water available for use, additional Whitney water is available for utilization. Whitney and the City agree that through mutual consent, not requiring amendment to this agreement, the unused Whitney water remaining from charitable properties outlined in Section G of this agreement may be allocated toward other charitable uses that are not known at the time of this agreement. The total amount available for allocation under the terms of this agreement will be limited to 140.40 acre feet being the amount of water actually available upon applying a 10% conveyance loss, at the point of diversion.

7. **Public Benefit**. Because Whitney is allowing City to use this water at no cost to City as a charitable and public service, City's sole and exclusive remedy for any breach of this agreement by Whitney shall be to terminate this agreement, and Whitney shall not be liable to City for monetary damages in any event.

8. **Termination of Right to Use Water.** After the date set for termination of this agreement in paragraph 2, City shall have no right to use any of the water which is the subject of this agreement, and City waives any right to use this water in later years without the express written consent of Lessor.

9. **Time**. Time is of the essence in this agreement.

10. **Report**. In January of each year, City shall provide Whitney with a written report describing the quantity of water used by the City each year from Whitney's share of water in Park Reservoir. The report shall describe the quantity of water used to irrigate each of the City Operated Lands and Recreation Department Operated Land described in paragraph 4 and the quantity of water used to irrigate Whitney Properties.

11. **Signs**. At each park irrigated with water from Whitney's shares in Park Reservoir, the City shall place or caused to be placed a sign in a prominent location stating that irrigation water to keep the park green is provided by Whitney. The City will provide and install the signs at its expense. Whitney may request that additional signs be placed as warranted.

12. **Previous Agreements**. This agreement replaces previous water agreements executed between the City and Whitney dated May 3, 2004, August 22, 2006, April 21, 2008, May 6, 2013, and Amending Memorandum of Understanding dated April 4, 2015.

RGG

Dated this 16th day of July, 2018.

Whitney Benefits

By: _____
Roy Garber, Vice President

City of Sheridan, Wyoming

By: _____
Roger Miller, Mayor

Passed and Approved by the City of Sheridan City Council on _____, 2018.

Attest: _____
Cecilia Good, Deputy City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, the Mayor of the City of Sheridan.

Witness my hand and official seal.

_____
Notary Public

My Commission Expires:_____

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 3rd day of July, 2018, by Roy Garber, the Vice President of Whitney Benefits.

Witness my hand and official seal.

Janet C Barnes
Notary Public

JANET C BARNES NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
MY COMMISSION EXPIRES JULY 30, 2020

My Commission Expires: 7-30-2020

Whitney Water Areas

N

Water Available

Whitney: Up to 36 Acre ft

City: Up to 171.60 Acre ft

DISCLAIMER:
The City of Sheridan GIS Division produced this map for informational purposes only. The City of Sheridan provides this map on an "as is" basis without warranties of any kind, either expressed or implied, and shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such map. The user acknowledges and agrees that the use of such data is at the sole risk of the user. General questions about this map including errors, omissions, and/or updates should be directed to the City of Sheridan GIS Division.

Legend

- County Road
- Private Road
- Public Road
- City of Sheridan Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Railroad
- Sheridan College
- Stream
- Corporate Limits

Whitney Water Areas

Type

- CITY OPERATED LANDS
- OTHER
- WHITNEY PROPERTIES

7/3/2018

R:\GISTHEMES\CityOfSheridanData\MXDs\WhitneyWaterAreas.mxd

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:	Selection of Consultant for Parks, Recreation Facility and Open Space Master Plan Update 2018 - Public Works Director Lane Thompson - 5 Minutes
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/13/2018

Recommendation:

Staff recommends that the Mayor and City Council authorize the Public Works Director to negotiate a professional services agreement with the selected Consultant firm of Peaks to Plains in association with Pros Consulting for the City of Sheridan Parks, Recreation Facilities, and Open Space Master Plan Update for 2018.

Staff further requests the Mayor and City Council designate Lane Thompson, P.E., Public Works Director as the authorized representative of the City of Sheridan to act on behalf of the Governing Body on all matters relating to this project.

Background:

The City of Sheridan Parks, Recreation Facility, and Open Space Master Plan Update for 2018 is intended to provide renewed direction for Sheridan's parks, facilities and recreation system. The City's original Master Plan was adopted in 2009, and was last updated in 2015. The intention of the 2018 update is to build upon the objectives identified in previous plans as well as assess the City's current parks and recreation facilities inventory, incorporate recent acquisitions and improvements, determine present necessities, and identify unrealized opportunities. The updated Master Plan would represent a long-term, 15 to 20 year vision for the City’s parks, facilities and recreation system. As with the 2009 and 2015 Plans, interested and engaged members of the community shall be directly involved with the development of the updated Master Plan(s).
A Request for Proposal (RFP) was advertised to solicit services from consultant firms specializing in Parks, Recreation Facility, and Open Space Master Planning. The RFP was originally advertised in February, and just one proposal was received. The RFP was advertised again in April, with the submission deadline for proposals extended through May 4, 2018.
The current schedule is as follows:

Six (6) proposals were submitted and received for the Parks, Recreation Facility, and Open Space Master Plan 2018 Update. The firms are as follows below:
Ayres Associates- Cheyenne, WY
Eppley Institute for Parks and Public Land, Indiana University- Bloomington, IN
GreenPlay, LLC- Louisville, CO
MIG- Portland, OR
Peaks to Plains Design (in Association with PROS Consulting)- Billings, MT
Russell+Mills- Fort Collins, CO

The selection committee has selected unanimously selected Peaks to Plains in association with Pros Consulting.

Funding:
This project is fully funded from the Parks Public Benefit Fund and Optional One Cent Fund.

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
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Public Works

MEMORANDUM

Project Name:	Proposed Adoption of Ordinance #2192, Prohibiting Engine Brakes Within Sheridan City Limits - Public Works Director Lane Thompson - 5 Minutes
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/13/2018

Recommendation:

Staff recommends city council authorize the Mayor to sign Ordinance No 2122 Prohibiting engine compression brakes within the City of Sheridan city limits.

Background:

Staff has received complaints of noise disturbance coming from large trucks using their engine compression brakes, or commonly known as a "Jake Brake". With the new interchange constructed, the large trucks use their compression brakes to slow down to take the exit for the truck stop along Main St just off of Exit 20. City staff has also received complaints in other areas of the City, 5th Street for example. Ordinance 2192 will prevent the large trucks from using their engine brakes throughout the city. This ordinance will allow staff the ability to install signage where necessary.

City staff from the traffic and sign division will be able to purchase and install these signs as needed to help address any concerns residents have with engine brake noise.

Attachments

Draft Ordinance No. 2192

ORDINANCE NO.2192

AN ORDINANCE adopting provisions concerning prohibiting engine compression brakes within City of Sheridan city limits for Chapter 16 SPECIFICALLY:

WHEREAS, The City of Sheridan recognizes that this ordinance is to prohibit engine compression brakes within city limits;

WHEREAS, The purpose of this ordinance is to prohibit the excessive, loud, unusual or explosive use of engine and compressed air-braking within designated areas in the City of Sheridan;

WHEREAS, this Ordinance shall be located and Titled as Chapter 16 Article I Section 10.6 more commonly known as 16-10.6 of the City of Sheridan Ordinances.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

That the following Sections shall be adopted as follows:

Title: Engine Brakes Prohibited

1. Definitions

Compression brakes: Any motor vehicle brakes which are activated or worked by the compression of the engine of the motor vehicle.

2. Engine Brakes Prohibited

a. No person shall operate or use any vehicle engine compression brake within the corporate limits of the City of Sheridan

3. Enforcement

a. This ordinance is deemed to be a city infraction. It shall be enforced pursuant to Chapter 16 and Chapter 9 of City of Sheridan City Code.

CITY OF SHERIDAN, WYOMING

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Attorney

MEMORANDUM

Project Name:	Proposed Adoption of Ordinance #2191 - Change to Municipal Court Costs - City Attorney Brendon Kerns - 5 Minutes
From:	Brendon Kerns, City Attorney
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/06/2017

Background:

Please see the attached memo and Ordinance #2191 draft.

Attachments

Ordinance Memo

Ordinance 2191 - Change in Municipal Court Costs

KERNS LAW OFFICE, LLC
30 GRINNELL PLAZA
P.O. BOX 6669
SHERIDAN, WYOMING 82801

BRENDON E. KERNS *

TELEPHONE (307) 655-8600
FACSIMILE (307) 655-8602

**Also admitted in Montana*

July 5, 2018

City of Sheridan
City Council
55 E. Grinnell Plaza
Sheridan, WY 82801

RE: Memorandum- Ordinance 2191

Dear Council,

Ordinance 2191 is an ordinance which amends City of Sheridan Ordinance 9-1. This section of the City Ordinance regards sentencing of Defendants. The proposed amendment only alters and adjusts a small portion of Ordinance 9-1; specifically, the section concerning Court costs.

Upon the sentencing of a Defendant, a person pays a judgment consisting of Court costs and an assessed fine amount. Court costs are set by Ordinance and State Statute. The fine portion generally follows the Wyoming Supreme Court Bond Schedule.

Ordinance 9-1 currently requires the Municipal Court to assess a Court cost for the "judicial systems automation account" per W.S. § 5-2-120. This cost is used to pay for the Wyoming sponsored computer system which processes and tracks citations and fines for the Courts. There is no requirement to keep this system.

The City of Sheridan staff, and as approved by Council per the FY 2019 budget, have allocated funds to purchase new and better software for the Municipal Court. The new software will be better supported and work more efficiently that the State program. Once the new software has been purchased, the State software will be deleted and no longer used. The City will no longer be required under State Statute to assess the "judicial systems automation account" Court cost. Further, the change to the Ordinance will not increase the amount assessed by the Municipal Court to Defendants for violations of City Ordinances.

Amending Ordinance 9-1 will allow the City of Sheridan to retain the Court cost paid by Defendants and apply that money towards the purchase and maintenance of the new software system.

Best Regards,

Sincerely,
KERNS LAW OFFICE, LLC

Brendon E. Kerns

Ordinance 2191

AN ORDINANCE AMENDING CHAPTER 9 OF THE CITY OF SHERIDAN MUNICIPAL ORDINANCES CONCERNING COURT COSTS, SPECIFICALLY;

WHEREAS, the City of Sheridan Ordinances contain provisions requiring the assessment of Court Costs for the "judicial systems automation account";

WHEREAS, the City of Sheridan is not required to have Ordinances which require contribution to the "judicial systems automation account";

WHEREAS, the City of Sheridan desires to retain those Court Costs so they can be applied against the cost of operating the Municipal Court.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WYOMING:

9-1 Shall be amended to read as follows:

(1) Generally. Any violation of this ordinance or rule or regulation promulgated by any officer or agency of the City under authority granted by statute or ordinance is declared unlawful and when no specific penalty is provided therefore, the violation shall constitute a misdemeanor and shall be punishable by a fine of no more than what is allowed by Wyoming Statute. In addition to any fine ordered, the court shall assess court costs in the amount of Ten Dollars ($10.00) and as required by Wyoming State Statute ~~an administration fee is required by W.S. § 5-2-120 to be assessed~~. In addition to any fine, community service may be ordered to be performed and credited towards any fine at the prevailing Federal minimum wage. Each day of any violation of this Ordinance, rule, or regulation, shall constitute a separate offense.

WHEREUPON, a motion was passed and the Ordinance declared adopted this _____ day of _____, 2018.

CITY OF SHERIDAN, WYOMING

_____
Mayor

ATTEST:

_____
City Clerk

FIRST READING:

SECOND READING:

PUBLISHED:

EFFECTIVE THE _____ DAY OF _____, 2018.

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
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Clerk

MEMORANDUM

Project Name:	Sanford's Grub and Pub Proposed Application for a New Bar & Grill Liquor License - Human Resources Director Heather Doke - 5 Minutes
From:	Cecilia Good, City Clerk
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	06/14/2018

Recommendation:

Staff recommends that Mayor and City Council approve Sanford's Grub & Pub's application for Bar & Grill Liquor License #5.

Background:

Based off of the Wyoming State Statute population calculations for Bar & Grill liquor licenses, the City of Sheridan is allocated a total of six licenses. The original calculations provided the City with four available licenses. Two additional licenses were added after the 2017 legislative session. The City currently has four licensed Bar & Grill establishments, and two licenses remain open. Staff has advertised on two separate occasions for the two available licenses, with zero applications received.

Sanford's Grub and Pub is the first and only applicant for the available Bar & Grill licenses. Their application has been reviewed and approved through the Wyoming Liquor Division and the Sheridan Police Department.

CITY OF SHERIDAN, WYOMING

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Attorney

MEMORANDUM

Project Name:	Discussion of Proposed Resolution #27-18 Requesting that the Question of Fluoridating City of Sheridan Water be Placed on the 2018 General Election Ballot - City Attorney Brendon Kerns - 5 Mintues
From:	Brendon Kerns, City Attorney
To:	Mayor and Council
CC:	Mark Collins, City Administrator
Date:	07/05/2018

Attachments

Resolution 36-18

RESOLUTION

36-18

A Resolution requiring the City of Sheridan to place the question of whether the City of Sheridan should add Hydrofluosilicic Acid, generally known as "Fluoride", to the City Water on the November 6, 2018 ballot.

WHEREAS, the City of Sheridan places Hydrofluosilicic Acid into the City of Sheridan potable water supply for the purposes of consumption; and

WHEREAS, Hydrofluosilicic Acid is not required by Ordinance, Statute or Federal Rule, Law, or Order to be added to the City of Sheridan potable water supply; and

WHEREAS, the City Council believes that it is in the best interest of the residents of the City of Sheridan for the decision to place Hydrofluosilicic Acid into the City of Sheridan potable water supply be voted on by its residents.

THEREFORE, the City of Sheridan City Council hereby declares that the following ballot question shall be placed on the November 6, 2018 ballot which shall require a yes or no vote:

"Should the City of Sheridan add Hydrofluosilicic Acid, generally known as Fluoride, to the City of Sheridan potable water supply? Y/N"

PASSED, APPROVED and ADOPTED this _____ day of _____, 2018.

_____
Roger Miller, Mayor

ATTEST:

_____
City Clerk