AGENDA
CITY OF SHERIDAN
JANUARY 13, 2020
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Consideration of Ordinance #2203 Amending DDA Ordinances - City Attorney Brendon Kerns

2. Cemetery Discussion - City Attorney Brendon Kerns

3. Consideration of Approval of Agreement for Kendrick Golf Course and Antelope Butte - Public Works Director Lane Thompson

4. Consideration of Resolution 01-20: C5 Subdivision - Public Works Director Lane Thompson

CITY OF SHERIDAN, WYOMING

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

Attorney

MEMORANDUM

Project Name: Consideration of Ordinance #2203 Amending DDA Ordinances - City Attorney Brendon Kerns
From: Brendon Kerns, City Attorney
To: Mayor and Council
CC:
Date:

Attachments

DDA Ordinance #2203 Memo
Mill Levy Revenue
DDA Ordinance #2203
DDA Boundaries

KERNS & BUNTING, LLC

200 W. Loucks St.
P.O. Box 6669
Sheridan, WY 82801
Telephone: 307.655.8600
Facsimile: 307.674.5000

BRENDON E. KERNS
bkerns@kernsbunting.com
Licensed in WY & MT

SHERYL S. BUNTING
sbunting@kernsbunting.com
Licensed in WY

MEMORANDUM

Date: **January 9, 2020**
To: **City of Sheridan Mayor and Council**
RE: **Proposed Changes to Amendment of DDA Ordinance**

In your packet are proposed changes to the Downtown Development Authority (DDA) Ordinance Amendment. The changes are tracked for your convenience. The DDA is a five-member Board made up of business owners and lessees located within the Downtown District. For your reference, a map of the District boundaries is enclosed. The DDA is tasked under ordinance and statute to engage in activities that will benefit the District. However, the main focus of a DDA is supposed to be economic development through mitigating blight.

Last year, the Council elected to move forward with reestablishing the DDA. Most of the proposed changes are updates and corrections without substantive effect. The substantive changes are as follows:

Ordinance 2-73 will include a subsection (d) which specifies that the method of identifying people to fill a vacancy shall be at the discretion of the Mayor. Subsection (e) will now require that the DDA bylaws be approved by the City of Sheridan Governing Body.

Ordinance 2-77 will be amended so that a large portion of the ordinance is removed. Specifically, the ordinance currently states that any amount of sales tax collected above the amount collected in 2013 within the Downtown District shall be set over to the DDA. The City never set the 2013 amount, and funds were never allocated to the DDA.

City staff is requesting that the City Governing Body debate the following issues and take the action it deems appropriate:

(1) Discuss the appointment of new Board members. As of the today, there has only been one applicant.
(2) Discuss the possible funding methods for the DDA and determine whether the Governing Body wants to require that the payment of sales tax to the District be paid to the DDA, or whether the it wants to allocate funds from other sources.
(3) Approve the proposed amendment to the DDA ordinance.

If you have any questions or concerns, please contact me at your convenience.

Possible DDA Revenue

Assessed Value 11,930,692

Mill	Property Tax
1	11,930.69
2	23,861.38
2	23,861.38
4	47,722.77
5	59,653.46
6	71,584.15
7	83,514.84
8	95,445.54
9	107,376.23
10	119,306.92
11	131,237.61
12	143,168.30
13	155,099.00
14	167,029.69
15	178,960.38
16	190,891.07
17	202,821.76
18	214,752.46
19	226,683.15
20	238,613.84

Ordinance #2203

AN ORDINANCE AMENDING CHAPTER 2 ARTICLE V OF THE CITY OF SHERIDAN MUNICIPAL ORDINANCES CONCERNING THE DOWNTOWN DEVELOPMENT AUTHORITY, SPECIFICALLY;

WHEREAS, the City of Sheridan Governing Body established a Downtown Development Authority per W.S. § 15-9-201 et.al; and

WHEREAS, the City finds it necessary to amend its current Downtown Development Authority Ordinances.

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

Ordinance 2-73 shall be amended to read as follows:

(a) The authority shall be under the direct supervision and control of a board consisting of five (5) members appointed by ~~Sheridan city council~~the Mayor with consent of the City Council. A majority of the members of the authority, except any member from the G~~g~~overning B~~b~~ody, shall reside, be a lessee or own property within the designated downtown development district.

(b) The board shall be constituted as follows:

~~(a)~~ 1. At least one member shall be a member of the C~~c~~ity ~~council~~Governing Body, appointed to serve at the pleasure of the ~~city council~~City Governing Body.

~~(b)~~2. - Two members shall be appointed for terms expiring three (3) years from appointment.

~~(c)~~3. Two members shall be appointed for terms expiring two (2) years from appointment.

~~(d)~~4. One member shall be appointed for a term expiring one(1) year from appointment.

(c) A member shall hold office until his or her successor has been appointed and qualified. After terms of the initial members of the board have expired, the terms of all members (except any member who is a member of the Governing Body~~city council~~) shall expire four (4) years from the expiration dates of the terms of their predecessors. Appointments to fill vacancies shall be for the unexpired term, and shall be made within thirty (30) days after the occurrence of said vacancy.

(d) The method of identifying people to fill a vacancy shall be at the discretion of the Mayor.

(e) The B~~b~~oard shall adopt and promulgate rules and/or bylaws governing its procedure, including election of officers. The rules/bylaws shall be approved by the City of Sheridan Governing Body and be filed in the office of the Sheridan C~~c~~ity C~~c~~lerk. The B~~b~~oard shall hold regular or special meetings in the manner provided by the B~~b~~oard. All meetings of the B~~b~~oard shall be open to the public except those dealing with land acquisition or sales, personnel matters, legal matters or other matters exempted from the public meeting laws of the state of Wyoming. Members of the B~~b~~oard shall serve without compensation, but they may be reimbursed for actual and necessary expenses.

Ordinance 2-75 shall be amended to read as follows:

(a) The Bboard shall ~~before the first day of May of each year~~, submit to the Cceity of Sheridan a proposed operating budget for ~~the~~ each forthcoming fiscal year by the date and time set by the City Treasurer.

1. The fiscal year shall~~which will~~ be from July 1st ~~of each year~~ until June 30th of the ensuing year. ~~Copies of the proposed budget shall be provided to the mayor and the city treasurer as well as to each member of the city council. Such~~ Said budget shall be subject to alteration, modification and approval by the Cceity ~~council~~ Governing Body in accordance with the policies of the Cceity of Sheridan, and after being approved, shall be adopted as the fiscal plan for the Bboard for the ensuing year.

(b) The City, on behalf of the ~~board shall~~Board, shall keep a regular set of books and financial records for the operation of its projects and activities, showing in detail any business transaction. ~~Immediately following the close of each month the board shall report to the city council all transactions for the preceding month, and the financial condition of the board.~~ The Board shall be subject to all policies and procedures adopted by the City Governing Body.

Ordinance 2-77 is amended to read as follows:

The authority may finance development projects through any method of financing identified in the Act. Pursuant to the Act, any ordinance or resolution by which bonds are issued shall specify the maximum net effective interest rate on such bonds.

~~Provided further, all of the municipal sales taxes collected within the boundary of the district which are in excess of the sale taxes collected in fiscal year 2013 shall be paid into a special fund of the city of Sheridan. All such excess sale taxes paid into the special fund shall be used by the authority for the purposes permitted in Wyoming Statutes Section 15-9-207, as may be amended or expanded by the Wyoming Legislature hereafter, which include, but are not limited to, payments on bonds, loans, advances or indebtedness incurred for development project within the district, and for payment of: costs of landscaping or other maintenance of public areas, promotion of public events, activities in support of business recruitment and development, and funding of capital improvements.~~

WHEREUPON, a motion was passed and this Ordinance and was declared adopted this _____ day of_____, 2020.

CITY OF SHERIDAN, WYOMING

_____
Mayor

ATTEST:

_____
City Clerk

FIRST READING: _____

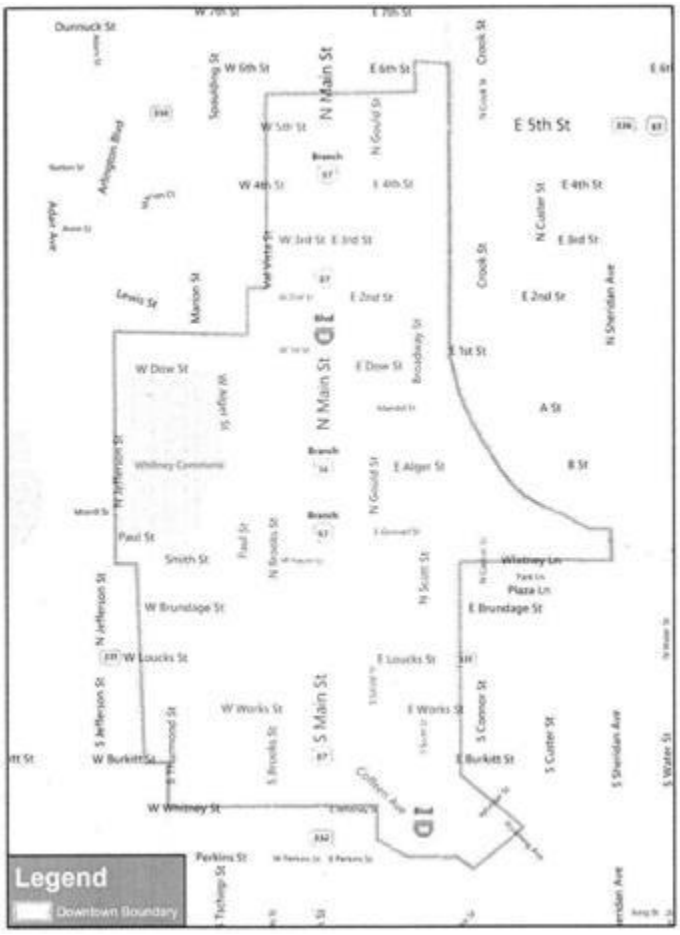
SECOND READING: _____

THIRD READING: _____

PUBLISHED: _____

EFFECTIVE THE _____ DAY OF _____, 2020.

The boundaries of the downtown development district within which the authority shall exercise its powers shall be as follows:



as more specifically described on the exhibit attached hereto and incorporated herein (the "District"). (Ord. No. 2143, § 3, 2-18-14.)

CITY OF SHERIDAN, WYOMING

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

Attorney

MEMORANDUM

Project Name:	Cemetery Discussion - City Attorney Brendon Kerns
From:	Brendon Kerns, City Attorney
To:	Mayor and Council
CC:	
Date:	

Attachments

Cemetery Memo
Cemetery Information

KERNS & BUNTING, LLC

200 W. Loucks St.
P.O. Box 6669
Sheridan, WY 82801
Telephone: 307.655.8600
Facsimile: 307.674.5000

BRENDON E. KERNS
bkerns@kernsbunting.com
Licensed in WY & MT

SHERYL S. BUNTING
sbunting@kernsbunting.com
Licensed in WY

MEMORANDUM

Date: **January 9, 2020**
To: **City of Sheridan Mayor and Council**
RE: **Maintaining Cemetery Deeds Records**

In your packets are maps and supporting documents regarding the City of Sheridan Cemetery. At your works study, we will be discussing the history of the cemetery and seeking direction.

The City of Sheridan is authorized by Wyoming Statute to establish the procedures and means of operating the City of Sheridan Cemetery. The City currently executes Cemetery Deeds to plot purchasers. However, during the history of the City, the means of recording the deeds and transferring the deeds has changed. Originally, the City issued deeds that were recorded at the City. This method eventually changed and deeds were recorded at the County Clerk's office per filed plats. The City then changed the method again such that some deeds are filed with the City and some deeds are recorded with the County Clerk. Thus, incomplete and conflicting records may exist. Further, the purchasers have transferred ownership of the plots by quitclaim deed and other means of conveyance without filing the transferring document at either location. Thus, when someone wants to be buried, the City has had difficulty identifying whether a person has a right to be buried in a plot.

In addition to the incomplete records, certain deeds cannot be recorded at the County Clerk's office because plats do not exist or they are missing necessary plot identification. Thus, there is no legal description for the County Clerk's office to record the deed.

In order to correct these issues, a series of steps will need to be taken. First, staff needs direction from the Council. The staff needs to know if the Council would like to pursue a replat and survey of the Cemetery, or change the filing systems to a burial certificate method whereby all records are kept solely at the City. A very rough cost estimate to replat and survey will be provided to Council at the work study.

The second step in resolving this issue will be the amending of the City Cemetery Ordinances to reflect the City's decision regarding the replat and/or the use of burial certificates.

The third step will be the adoption of a Cemetery Policy and Procedures.

If you have any questions, please contact me at your convenience.

CEMETERY MEETING JULY 10, 2019

Sheridan County

Clerk's Office

10:30 a.m.

Bellevue Memorial Park (Cemetery) (Vacated except Blocks A & B)	Possibly from Sheridan Municipal Cemetery
Bellevue Memorial Park Amended (Cemetery)	Possibly from Sheridan Municipal Cemetery
Butler Cemetery	
Campbell Memorial Private Cemetery	
Double Rafter Private Cemetery	
Evergreen View Addition (Cemetery)	Replat of the West 1/2 of the South 65 feet and the West 46 feet of the North 75 feet of Lot 18, All of Lots 19 and 20, All in Block 4
Juniper Heights Addition (Cemetery) (Vacated)	Replat of Portions of Blocks I, J and M of the Bellevue Memorial Park Amended Plat
Juniper Heights Addition Amended (Cemetery)	Amended Plat of the Juniper Heights Addition to the Sheridan Municipal Cemetery
Kibbee Cemetery	
Ligocki Memorial Private Cemetery	
Mount Hope Cemetery	Being the SE 10 acres of Nenw, Section 34, Township 56 North, Range 84 West
Mount Hope Cemetery First Addition	
Mount Hope Cemetery Second Addition	
Rogers Cemetery	
Sorenson Private Cemetery	
Spring Hill Cemetery	
Valley View Addition (Cemetery)	Plat of the Valley View Addition to the Sheridan Municipal Cemetery
Yonkee Cemetery	
We have a recorded document that has a legal description of Sheridan Municipal Cemetery but nothing is indexed in the books and there is not a plat on Laserfiche. This is because there isn't a recorded subdivision under this name as there are several cemeteries replatted from Sheridan	
*Inside the city of Sheridan	**Sheridan County provides this information on an "as is" basis and without warranties of any kind. This information is for example purposes only and Sheridan County assumes no liability for actions taken by users based on the information provided.*

RECORDED SEPTEMBER 25, 2000 BK 418 PG 107 NO 357666 AUDREY KOLTISKA, COUNTY CLERK

CERTIFICATE OF CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that we, Martha W. Gibbs, residing at Buffalo, in the County of Johnson, and State of Wyoming, and Alida Douglas Leist, residing in the County of Rio Grande, and State of Colorado ("Grantors"), do hereby release and forever quitclaim all right, title, interest, use, trust, claim, and demand whatsoever, both in law and in equity, which we I may have had in Location S/2SW/4, Lot 7, Block 44, in Sheridan Municipal Cemetery, located at Sheridan, in the County of Sheridan, and State of Wyoming, so that neither we, our heirs or assigns shall or will hereafter have, claim, challenge, or demand any right, title, or interest whatsoever in this plot, to:

Beatrice Gallatin Beuf ("Grantee")
Box 308
Big Horn, WY 82833

The conveyance made hereunder is subject to an express condition subsequent made by the Grantee in a Purchase Agreement entered into between the parties of even date herewith. If Grantee shall neglect or fail to perform and to comply strictly with the restriction on her part, Grantors, or their successors, may take the action described under such agreement to revert and revest the interest conveyed hereunder to Grantors, or their successors, and in such event Grantee shall lose and forfeit all of her rights, title, and interest in and to the whole of the premises conveyed hereunder, and Grantors, or their successors, shall have the right of re-entry to the property conveyed by this instrument.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of August, 2000.

Martha W. Gibbs — Alida Douglas Leist

Signature of Plot Owner - Martha W. Gibbs — Signature of Plot Owner - Alida Douglas Leist

STATE OF WYOMING)
: ss.
COUNTY OF JOHNSON)

On this 2nd day of August, 2000, before me personally appeared Martha W. Gibbs, to me known to be one of the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My commission expires May 26, 2002

Dia D. Jarvis
Notary Public

DIA D. JARVIS - NOTARY PUBLIC
County of Johnson State of Wyoming
My Commission Expires May 26, 2002

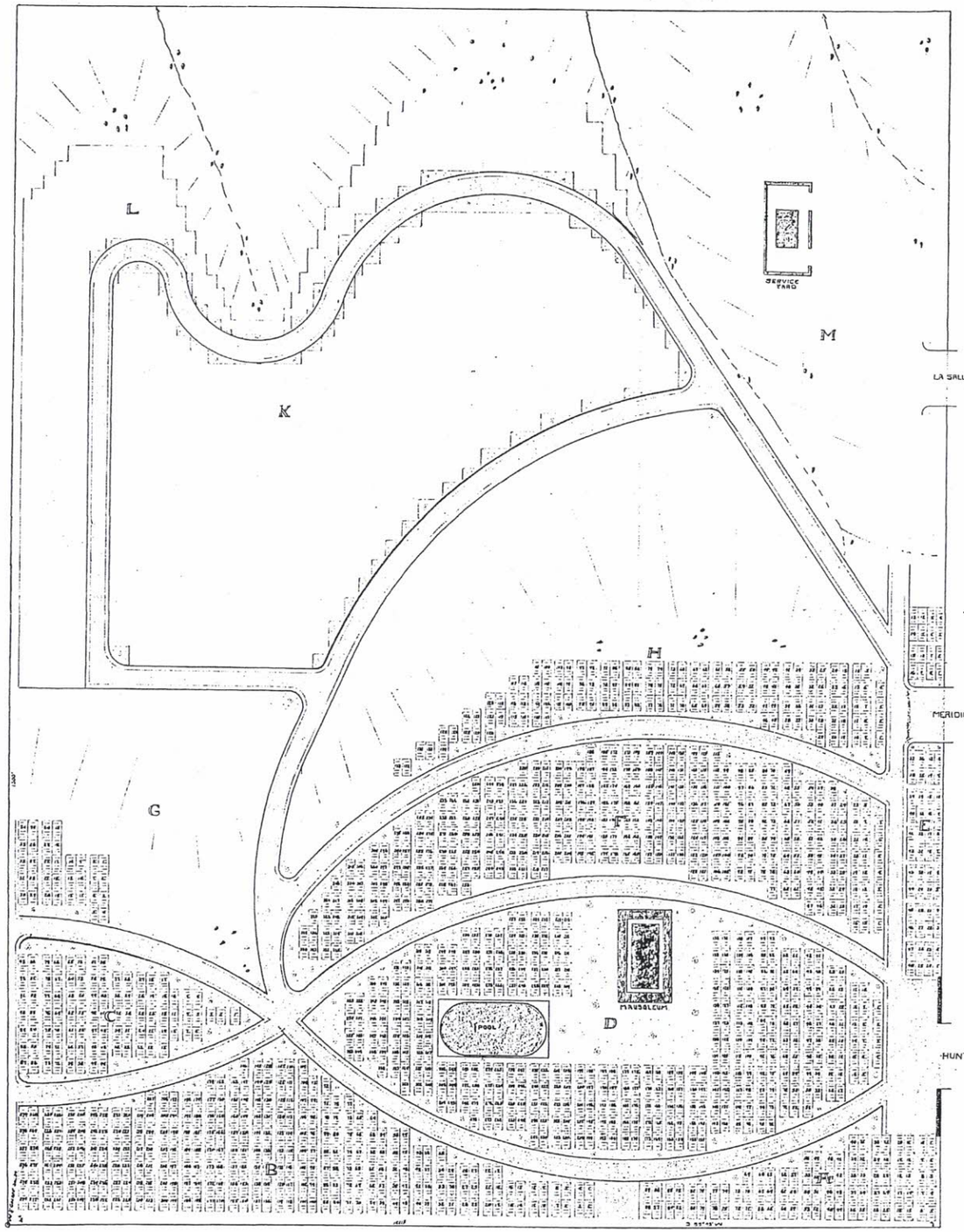
STATE OF COLORADO)
: ss.
COUNTY OF Rio Grande)

On this 11th day of August, 2000, before me personally appeared Alida Douglas Leist, to me known to be one of the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My commission expires 2/7/2004

Laura J. Ryan
Notary Public

NOTARY PUBLIC
LAURA J. RYAN



BELLEVUE MEMORIAL PARK
Name of Subdivision or Addition

Map No. 5 Pocket No. 1 Folder

7-8

BELLEVUE MEMORIAL PARK.

SHERIDAN - WYOMING.
N.V. KURTZ. ENGINEER.
MAY 1925. SCALE 1"=50'.

Vacated except Blocks A & B

CERTIFICATE OF DEDICATION

This is to certify that We, GEO. G. CARROLL and G.W. CARROLL are the present owners of that part of the SW¼ of the NW¼ of Sec. 34, Township 56 North, Range 84 West, upon which the BELLEVUE MEMORIAL PARK addition is located as shown by the plat and survey certificate hereto attached. Said owners have caused said lands to be surveyed and platted as said addition, and the streets, avenues, alleys, boulevards, driveways, drives, and lots and/or as shown on said plat are never dedicated to the public use, and we acknowledge that this plat is true and just both for ourselves and in accordance with the desires of said owners.

WITNESS: B.B. Hume — Geo. G. Carroll, G.W. Carroll

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }

Before me personally appeared GEO. G. CARROLL and G.W. CARROLL to me known to be the identical persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed the same as their free act and deed. Witness my hand and seal this 27th day of May, 1925.

B.B. Hume, County Clerk

CERTIFICATE OF SURVEYOR

This is to certify that I, N.V. KURTZ am a licensed surveyor and engineer of the State of Wyoming and that the said BELLEVUE MEMORIAL PARK addition is correctly surveyed as the same is shown on this plat, and that said plat reflects a correct delineation of said survey.

WITNESS: M.C. Hume — N.V. Kurtz, SURVEYOR.

STATE OF WYOMING } ss:
COUNTY OF SHERIDAN }

Before me personally appeared N.V. KURTZ who on said oath stated and does that he is a licensed surveyor that is the author of the said BELLEVUE MEMORIAL PARK addition as shown on this plat and that said plat reflects a correct delineation of said survey.

Witness my hand and seal this 27th day of May, 1925.

B.B. Hume, County Clerk

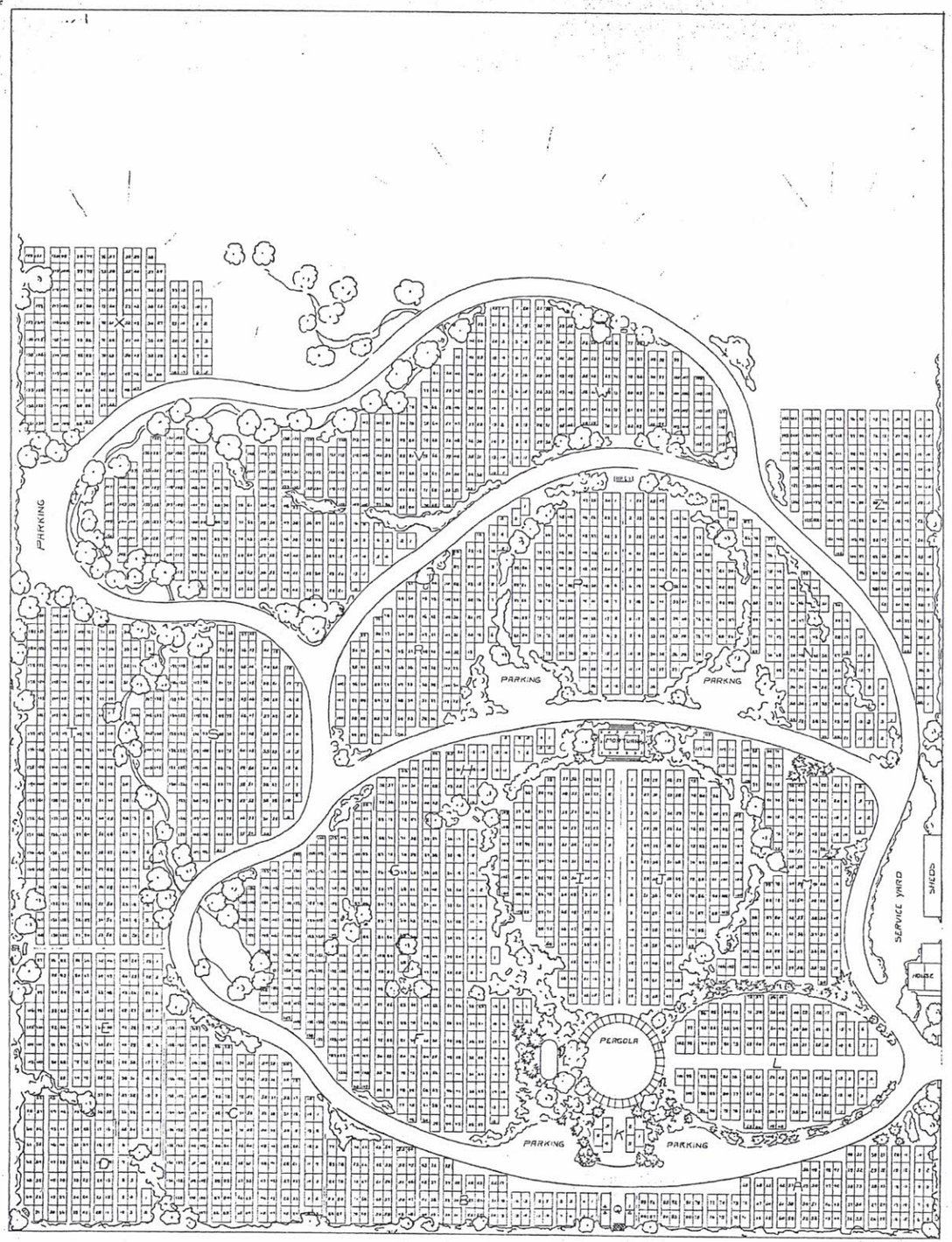
NOTE –

[illegible] avenues, and drives are to [illegible] wide.

BELLEVUE MEMORIAL PARK
Name of Subdivision or Addition

Map No. 5 Pocket No. 1 Folder No.

BELLEVUE MEMORIAL PARK AMENDED
Name of Subdivision or Addition
Map No. 6 Packet No. 1 Folder No. 1



BELLEVUE MEMORIAL PARK
AMENDED
SHERIDAN - WYOMING.
MAY 1930. SCALE 1"-50'

EDITH GALLATIN.
LANDSCAPE DESIGNER.

N. V. KURTZ. SURVEYOR.

CERTIFICATE

THIS IS TO CERTIFY THAT WE, GEO. G. CARROLL AND G. W. CARROLL, ARE THE OWNERS OF BELLEVUE MEMORIAL PARK (CEMETERY), SHERIDAN COUNTY, WYOMING, EXCEPTING A PART OF BLOCKS A, B. THAT SAID OWNERS HAVE CAUSED SAID PARK TO BE RE-PLATTED AND AMENDED, EXCEPTING SAID BLOCK "A" AND LOTS 1 TO 85 OF SAID BLOCK "B", AS SHOWN BY THIS PLAT. AND THAT THE DRIVES AND FOOT-PATHS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE, AND WE ACKNOWLEDGE THIS PLAT IS MADE AND FILED WITH OUR FREE CONSENT AND IT IS IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

WITNESS-E. E. Cathcart — Geo. G. Carroll
G. W. Carroll

STATE OF WYOMING, COUNTY OF SHERIDAN. SS.

BEFORE ME PERSONALLY APPEARED GEO. G. CARROLL AND G. W. CARROLL TO ME KNOW TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ACCOMPANYING PLAT AND CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY SIGNED SAID PLAT AND CERTIFICATE FREELY AND VOLUNTARILY.

WITNESS MY HAND AND SEAL THIS 9th DAY OF JUNE, 1930.

B. B. Hume
COUNTY CLERK

NOTE-

INTERMENT AREA IS INDICATED BY BLOCKS WITH ALPHABETIC DESIGNATION. THE BLOCKS ARE DIVIDED INTO INTERMENT SECTION WITH NUMERICAL DESIGNATION, AND INTO FOOT PATHS WITHOUT DESIGNATION OTHER THAN AS PLATTED. THE FOOT PATHS ARE 3 FEET WIDE AND INTERMENT SECTIONS 10 1/2 FEET EXCEPTING HALF SECTIONS NUMBERED; THE INTERMENT SECTIONS ARE DIVIDED INTO BURIAL LOTS 3 1/2 FEET AND NUMBERED FROM THE NORTH SIDE OF EACH SECTION THUS-1 2 ETC, NOT EXCEEDING 6 LOTS. ALL DRIVES ARE 20 FEET WIDE.

State of Wyoming } ss.
County of Sheridan }
Date of Acknowledgment
June 21 1930
Time 1:30 P.M.
Recorded, Filed
Date June 21 1930
Time 1:30 P.M.
B. B. Hume
County Clerk
Fee $1.00
Book 3 Page 25

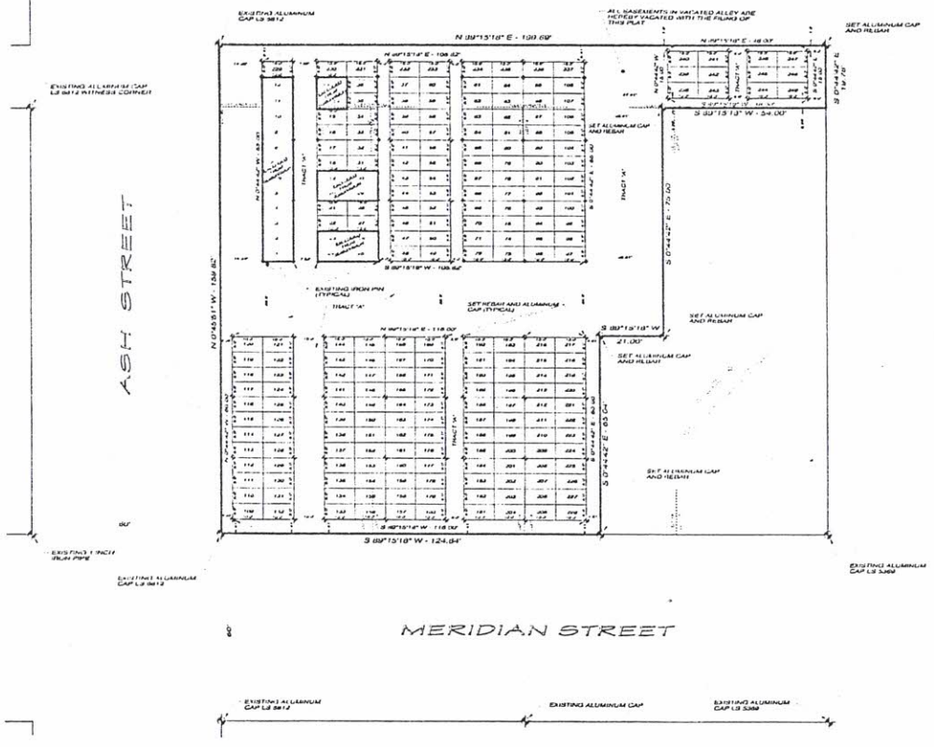
BELLEVUE MEMORIAL PARK AMENDED
Name of Subdivision or Addition
Map No. 6 Packet No. 1 Folder No. 1

EVERGREEN VIEW ADDITION

TO THE

SHERIDAN MUNICIPAL CEMETERY

DETAIL



TRACT "A" is for the installation of cemetery infrastructure and to provide pedestrian and vehicular access as deemed necessary by the City of Sheridan.

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 24th day of January, 2011.

State of Wyoming } ss
County of Sheridan }

On this 9th day of January, 2011, before me personally appeared David Kinsey, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Sheridan, Wyoming, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said David Kinsey acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 9th day of January, 2011.

My commission expires: 11/12/12

BRENDA K. WILLIAMS - NOTARY PUBLIC County of Sheridan State of Wyoming My Commission Expires November 12, 2012

CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at 2 O'Clock P. M., this 7th day of January, 2011, and is duly recorded in Book E Page No. 22

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor licensed under the laws of the State of Wyoming, that this plat of EVERGREEN VIEW ADDITION to the Sheridan Municipal Cemetery, City of Sheridan, Sheridan County, Wyoming, was made from an accurate survey made, platted, dedicated and shown hereon, that said plat was made from an accurate survey conducted by me or under my supervision, in August through September, 2010 and correctly shows the location and dimensions of all lots and streets of said addition.

Registration No. 3159 PE & LS

DAVID L. RANDALL — Professional Engineer (Civil) & Land Surveyor — 3159 — Registered — WYOMING

LOCATION

SCALE : 1" = 1000'

SITE LOCATION





NOTICE: The recording of this plat shall not be deemed to be an acceptance by the City of Sheridan, Sheridan County, Wyoming, of any street, alley, easement or other dedication shown on this plat. However, the right is reserved to accept any such dedication at any time subsequent to the recording of this plat.

PLAT

of the

EVERGREEN VIEW ADDITION

to the

SHERIDAN MUNICIPAL CEMETERY

being a

REPLAT

of the

WEST ½ of the SOUTH 65 FEET and the WEST 46 FEET of the NORTH 75 FEET of LOT 18, ALL of LOTS 19 and 20, ALL in BLOCK 4

of the

WREN ADDITION

to the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

also the

VACATED ALLEY LYING NORTH of and ADJACENT TO LOTS 17, 18, 19 and 20 in BLOCK 4, WREN ADDITION

for the

CITY of SHERIDAN

55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

DRAWN BY HOLTZINGER / DOCUMENT # 2011
RANDALL ENGINEERING SURVEY / SHERIDAN, WYOMING

E-22

JUNIPER HEIGHTS ADDITION

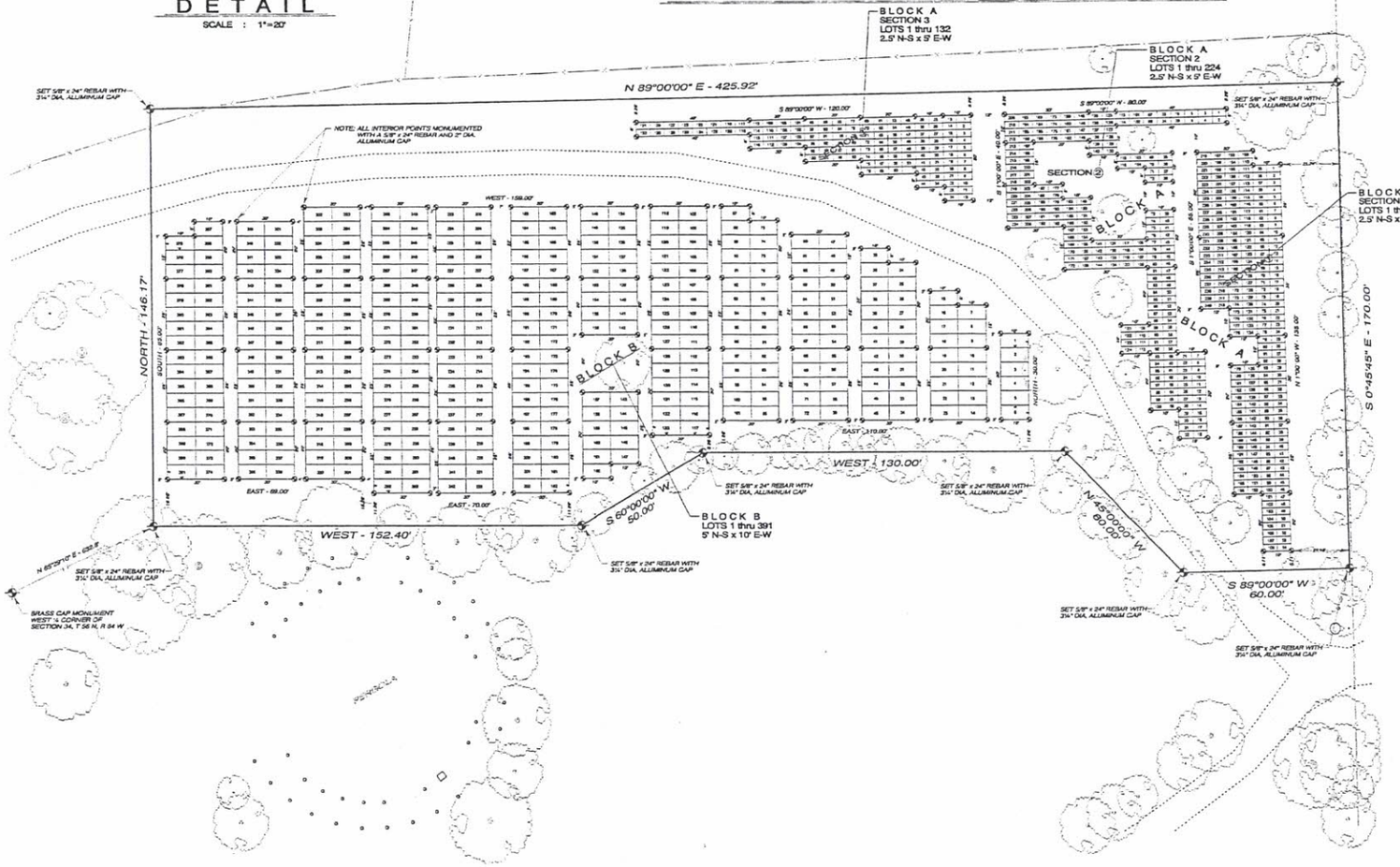
VACATED

to the

SHERIDAN MUNICIPAL CEMETERY

DETAIL

SCALE : 1"=20'



LOCATION

SCALE : 1" = 1000'



TOWNSHIP 56 NORTH RANGE 84 WEST

N

NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or accurate depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

Date on this plat approved this 11th day of September, 2014, by the Director of Public Works of Sheridan, Wyoming

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 19th day of Sept., 2014.

CERTIFICATE of SURVEYOR

State of Wyoming }ss
County of Sheridan }

I, David L. Randall of Sheridan, Wyoming do hereby certify that I am a duly registered professional engineer and land surveyor, licensed by the State of Wyoming, that this plat is a true, correct and complete plat of the subdivision entitled Juniper Heights Addition to Sheridan Municipal Cemetery as platted, designated and laid out from the lands described in the caption hereof, that this plat was made from an actual survey made by me or under my supervision and correctly shows the boundaries and subdivisions of all lots and streets of said addition.

David L. Randall
Registration No. 3159 PE & LS

CERTIFICATE of RECORDER

State of Wyoming }ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at 1:04 P o'clock P M. this 15 day of July, 2015 and is duly recorded in Book 3 Page No. 12

#2015-780587

Ela Schenk Thompson
COUNTY CLERK

State of Wyoming }ss
County of Sheridan }

On this 19th day of September, 2014, before me personally appeared John Heath, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Sheridan, Wyoming, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said John Heath acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 19th day of September, 2014.

Rebecca K. Barnhart
NOTARY PUBLIC

My commission expires: Feb 11, 2016

REBECCA K. BARNHART - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires February 11, 2016

J-12

PLAT

of the

JUNIPER HEIGHTS ADDITION

to the

SHERIDAN MUNICIPAL CEMETERY

being a

REPLAT

of PORTIONS of

BLOCKS I, J and M

of the

BELLEVUE MEMORIAL PARK AMENDED PLAT

in the

CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

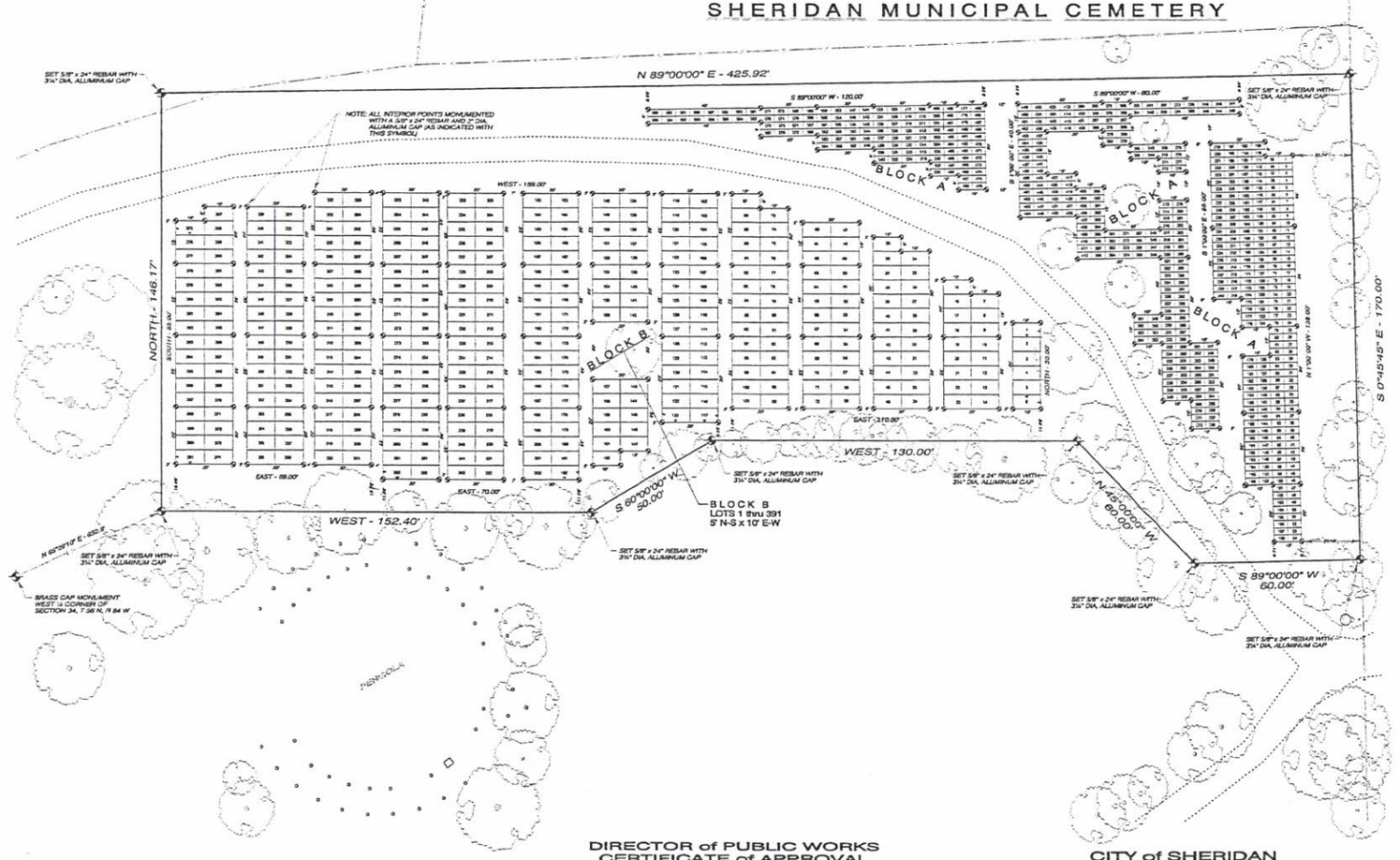
for the

CITY of SHERIDAN
55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

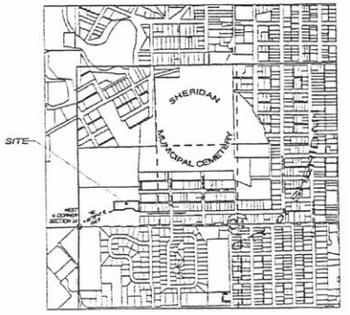
Drawn by REX RANDALL - SEPTEMBER 8, 2014
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

AMENDED PLAT
of the
JUNIPER HEIGHTS ADDITION
to the
SHERIDAN MUNICIPAL CEMETERY

DETAIL
SCALE : 1"=20'



LOCATION
SCALE : 1" = 1000'



TOWNSHIP 56 NORTH RANGE 84 WEST



NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or right-of-way. Deviations, measurement or representations may have occured since the original plat was recorded.

DIRECTOR of PUBLIC WORKS
CERTIFICATE of APPROVAL

Date on this plat approved this 3 day of November, 2015, by the Director of Public Works of Sheridan, Wyoming.

CITY of SHERIDAN
CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 4th day of November, 2015.

CERTIFICATE of SURVEYOR

State of Wyoming }ss
County of Sheridan }

I, David L. Randall, of Sheridan, Wyoming, do hereby certify that I am a duly registered Professional Engineer and Land Surveyor licensed under the laws of the State of Wyoming; that this plat is a true and correct survey of the JUNIPER HEIGHTS ADDITION to the Sheridan Municipal Cemetery as said plat is platted, designated and shown hereon; that said survey was made on the ground by me or under my supervision; that the monuments are of the kind and character as shown; that the property corners were set and the lengths of all lines and streets are correctly shown on said plat of the JUNIPER HEIGHTS ADDITION

Registration No. 3158 PE & LS

CERTIFICATE of RECORDER

State of Wyoming }ss
County of Sheridan }

This plat was filed for record in the office of the Clerk and Recorder at 2:38 o'clock P M. this 9 day of November, 2015, and is duly recorded in Book 37 Page No. 15
#2015-723303

Kimberly Hom Chief Deputy

State of Wyoming }ss
County of Sheridan }

On this 4th day of November, 2015, before me personally appeared John Heath, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Sheridan, Wyoming, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said John Heath acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal this 4th day of November, 2015.

Susan M Henderson
NOTARY PUBLIC

My commission expires:

J-13

AMENDED PLAT
of the
JUNIPER HEIGHTS ADDITION
to the
SHERIDAN MUNICIPAL CEMETERY
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING
for the
CITY of SHERIDAN
55 GRINNELL PLAZA
SHERIDAN, WYOMING 82801

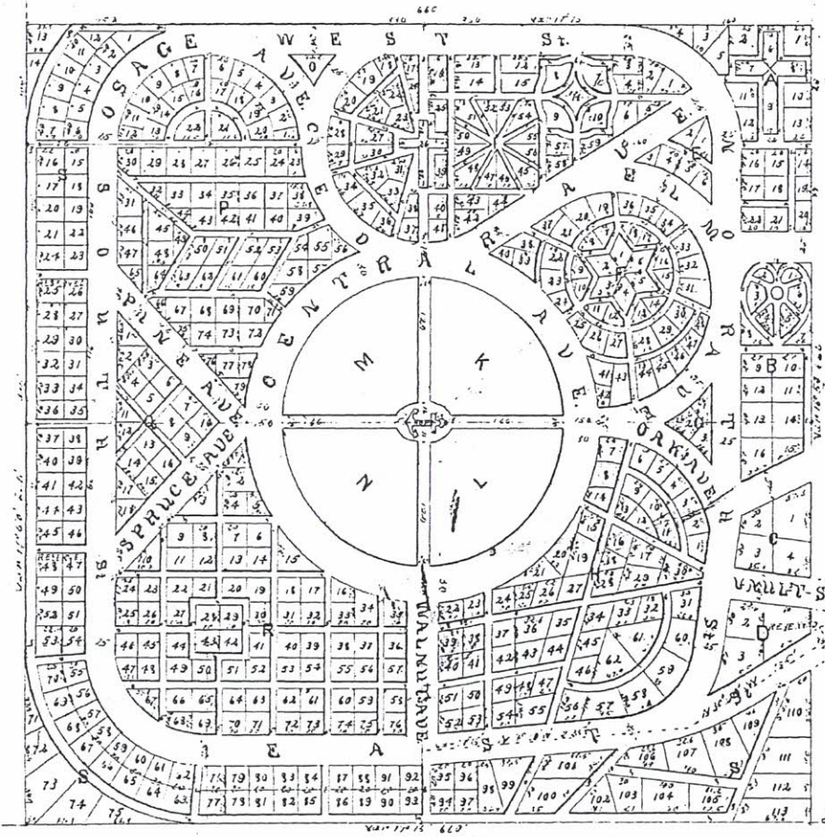
MOUNT HOPE CEMETERY ADDITION
Name of Subdivision or Addition

Map No. 6 Pocket No. 2 Folder No. 4

State

3rd October
91 3 00 P.
filed

Rec'd McGrath
2279



MOUNT HOPE CEMETERY
Being the SE 10 Acres of NE¼ NW¼ Sec 34, T 56 N, R 84 W.
SHERIDAN
WYOMING
Designed and Surveyed March 1890
by L. D. Wiest C.E.

Scale
60 ft. / inch
0 10 20 40 50 100

N.E. Cor. NW¼ Sec 34

The above and foregoing subdivision of land being a part of the N.E¼ N.W¼ Sec 34, T. 56 N. R 84 W. as appears on this plat is with the free consent, and in accordance with the desire of the undersigned owners and proprietors

L. D. Wiest

Rebecca Hartig by Henry Held
Her Attorney in Fact.

State of Wyoming }
County of Sheridan } ss.

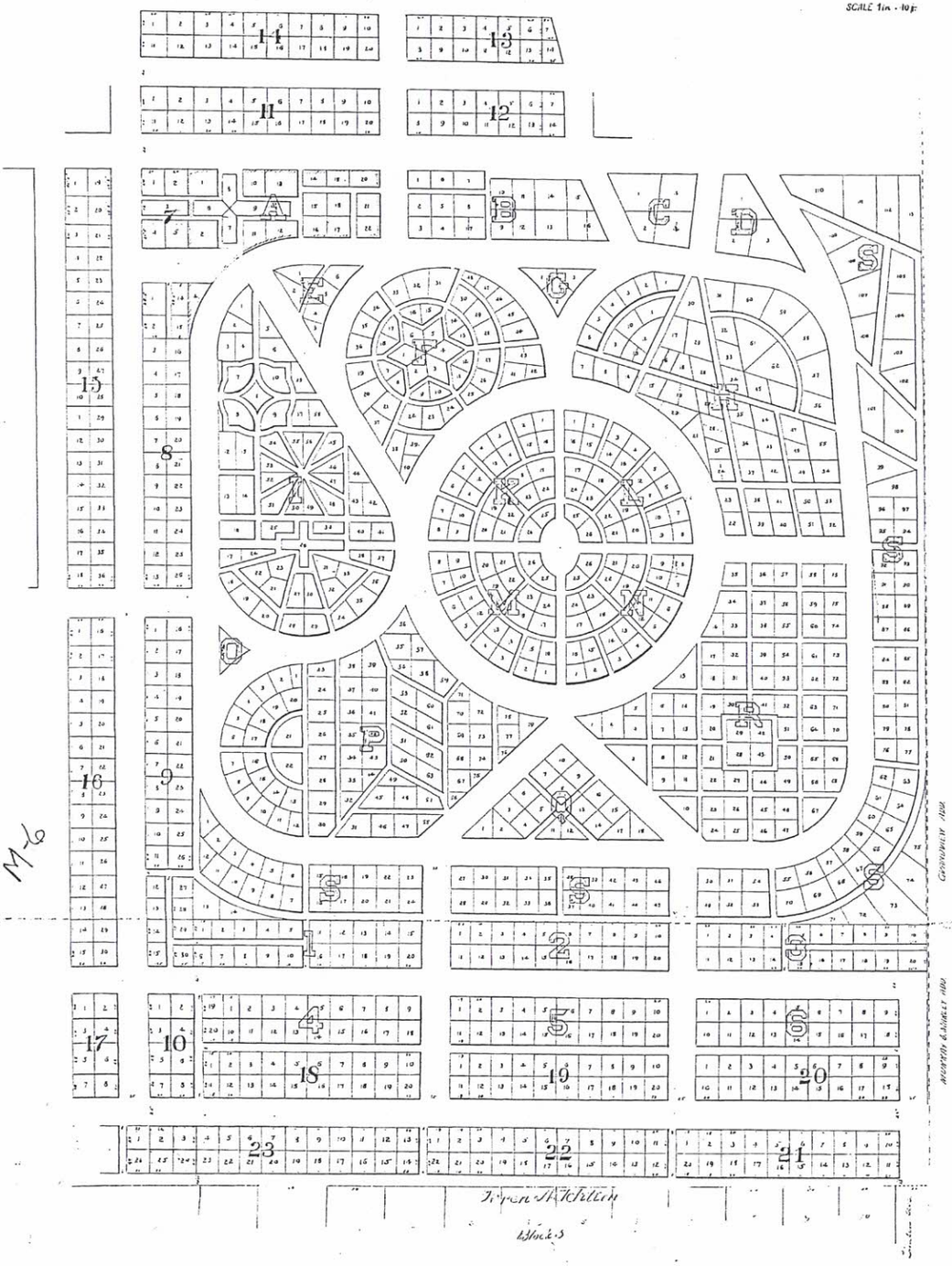
I, E. Entwistle, a notary public within and for said county and state, do hereby certify that Lee Hiest and Rebecca Hartig by Henry Held their attorney in fact personally known to me to be the identical persons who signed the foregoing Plat of Cemetery as parties before me this day in person, and acknowledged that they signed the same freely and voluntarily, for the uses and purposes therein set forth.

In Witness Whereof I have hereunto set my hand and affixed my notarial seal this 5th day of September A.D. 1891. E. Entwistle

Commission Dec 1/1894

MOUNT HOPE CEMETERY

SCALE 1 in. = 10 ft.



This is to certify that Stella B. Hall is the owner in fee simple of the Lot of the old Type S 2 3 4 of Section 22 in Township 8 of N. in Co. 7 of Range 8 East from 6th Mer. Sheridan County that the said owner has permission to erect a Tent over the Lot of the aforesaid and Stella Mount Hope Cemetery Association strike and stones erected on said Lot are subject to the Rules, now in force and as may hereafter be in force and that said owner has complied with the terms of said rules and regulations

Attest B. Hall

State of Wyoming } ss:
County of Sheridan }

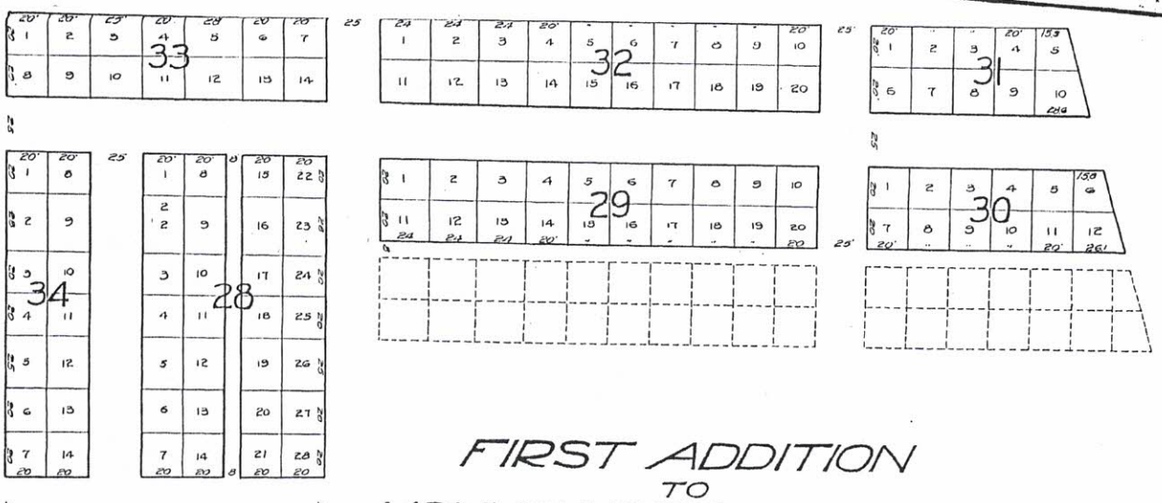
D. Oldfield being duly sworn on oath says that he is the Secretary of the Mount Hope Cemetery Association, that Stella B. Hall mentioned in the foregoing instrument executed the same in his presence and acknowledged the signing, sealing and delivering the said instrument of writing as the free and voluntary act for the uses and purposes therein set forth.

Subscribed and sworn to before me this 14th day of December 1912

D. Oldfield
Notary Public

I hereby certify that I have carefully surveyed, platted and staked out the foregoing plat of Mount Hope Cemetery in accordance with the records and plat made by D. Oldfield in December 1911 and that the same is correct.

Arnold Fahrig



FIRST ADDITION
TO
MOUNT HOPE CEMETERY
SHERIDAN COUNTY WYOMING

E.C. Gwillim — Engineer
November 1921 — Scale 1"=40'

CERTIFICATE OF DEDICATION

This is to certify that I, Virga N. Ladd, am the present owner of that part of the E½ of th NW¼ of Section 34 Township Fifty-six (56) North, Range Eighty-four (84) West, upon which the First Addition to Mount Hope Cemetery is located as shown by the plat and Surveyor's Certificate. The said owner has caused said lands to be surveyed and platted as said First Addition to Mount Hope Cemetery, that the streets, alleys, avenues and boulevards as shown on this plat are here by dedicated to the public use, and I acknowledge that this plat is made and filed with my free consent and is in accordance with the desires of said owner.

P.M. Keen — Witness
Virga N. Ladd — Owner
Grace R. Gwillim — Witness

ACKNOWLEDGEMENT OF OWNER

STATE OF WYOMING } ss
County of Sheridan }

Before me, a Notary Public in and for said County and State, personally came Virga N. Ladd, personally known to me to be the identical person whose name is subscribed to the accompanying plat and certificate of dedication and she acknowledged to me that said plat and certificate was signed by her freely and voluntarily.

Witness my hand and notarial seal this 23 day of November, 1921
My commission expires October 19th, 1925

P.M. Keen
Notary Public.

CERTIFICATE OF SURVEYOR

This is to certify that I, E.C. Gwillim, am a licensed Surveyor, of lawful age, and that in the month of November, 1921 the First Addition to Mount Hope Cemetery was surveyed under my supervision as shown by this plat and that it is a correct delineation of said survey.

P.M. Keen — Witness
E.C. Gwillim — Surveyor

AFFIDAVIT OF SURVEYOR

STATE OF WYOMING } ss
County of Sheridan }

Before me, a Notary Public in and for said County and state, came E.C. Gwillim, who on oath deposes and says; that he is a licensed Surveyor and that in the month of November, 1921, the First Addition to Mount Hope Cemetery was surveyed under his supervision as shown on this plat and that this plat is a correct delineation of said survey.

Witness my hand and notarial seal this 23 day of November, 1921
My commission expires October 19th, 1925

P.M. Keen
Notary Public.

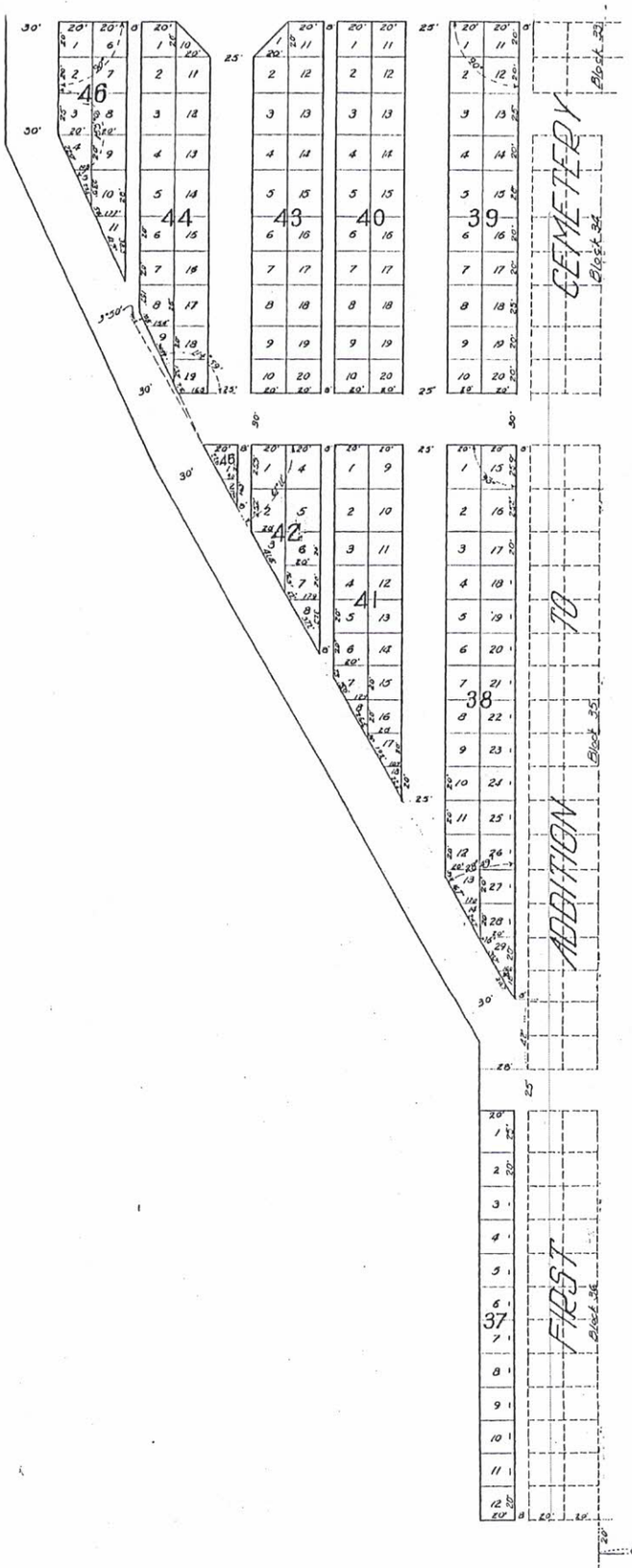
MOUNT HOPE CEMETERY, FIRST
Name of Subdivision or Addition

Map No. 7 Pocket No. 2 Folder No. 4

M-8

MOUNT HOPE CEMETERY SECOND ADDITION
Name of Subdivision or Addition

Map No. 8 Pocket No. 2 Folder No. 4



SECOND ADDITION TO MOUNT HOPE CEMETERY

SHERIDAN COUNTY WYOMING

E.C. Gwillim — Engineer
December 1927 — Scale-1"-40'

CERTIFICATE OF DEDICATION

This is to certify that I, Virga N. Ladd, am the present owner of that part of the E½ of the NW¼ of section 34 Township Fifty six (56) North Range Eighty four (84) West, upon which the Second Addition to Mount Hope Cemetery is located as shown by the plat and Surveyor's Certificate, The said owner has caused said lands to be surveyed and platted as said Second Addition to Mount Hope Cemetery, that the streets alleys, avenues and boulevards as shown on this plat are hereby dedicated to the public use, and I acknowledge that this plat is made and filed with my free consent and is in accordance with the desires of said owner.

Witness — Virga N. Ladd, Owner

Witness

ACKNOWLEDGEMENT OF OWNER

STATE OF WYOMING } ss
County of Sheridan }

Before me, a Notary Public in and for said County and State personally came Virga N. Ladd, personally known to me to be the identical person whose name is subscribed to the accompanying plat and certificate of dedication and she acknowledged to me that said plat and certificate was signed by her freely and voluntarily

Witness my hand and notarial seal this 2 day of Dec. 1927

My commission expires Feb. 3rd 1929

James G. Hickman
Notary Public

CERTIFICATE OF SURVEYOR

This is to certify that I, E.C. Gwillim, am a licensed Surveyor of lawful age, and that in the months of November and December, 1927, the Second Addition to Mount Hope Cemetery was surveyed under my supervision as shown by this plat and that it is a correct delineation of said survey.

Witness

E. C. Gwillim
Surveyor

AFFIDAVIT OF SURVEYOR

STATE OF WYOMING } ss
County of Sheridan }

Before me, a Notary Public in and for said County and State, came E. C. Gwillim, who on oath deposes and says, that he is a licensed Surveyor and that in the months of November and December, 1927, the Second Addition to Mount Hope Cemetery was surveyed under his supervision as shown on this plat and that this plat is a correct delineation of said survey.

Witness my hand and notarial seal this 2 day of Dec. 1927.

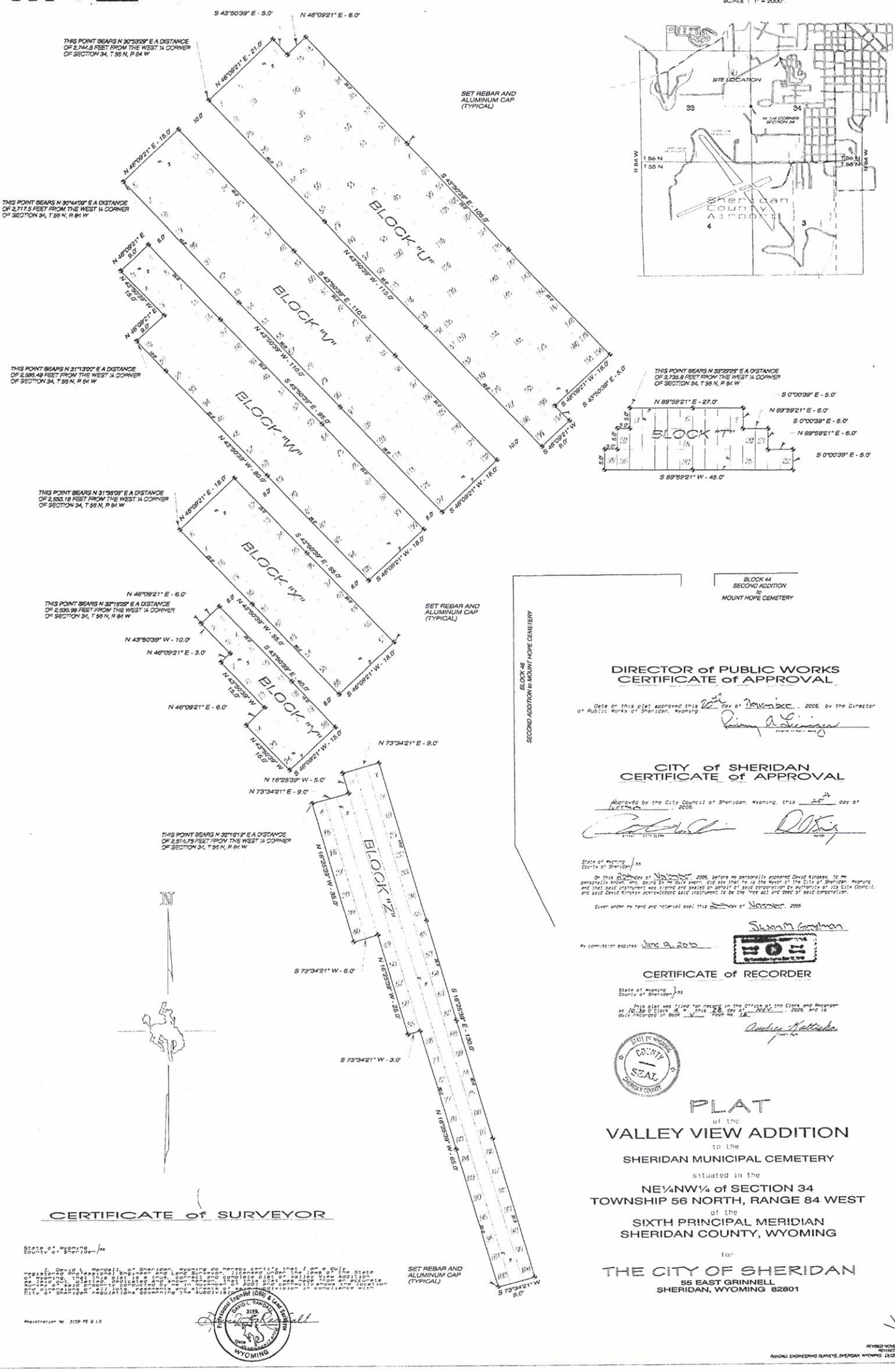
My commission expires Feb 3rd 1929

James G. Hickman
Notary Public.

HOUNT HOPE CEMETERY, SECOND
Name of Subdivision or Addition

Map No. 8 Pocket No. 2 Folder No. 4

DETAIL



LOCATION

SCALE : 1" = 2000'.

DIRECTOR of PUBLIC WORKS CERTIFICATE of APPROVAL

I, Date on this plat approved this 22nd day of November, 2006, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY of SHERIDAN CERTIFICATE of APPROVAL

Approved by the City Council of Sheridan, Wyoming, this 20th day of November, 2006.

Attest: City Clerk

Mayor

State of Wyoming
County of Sheridan } ss

On this 20th day of November, 2006, before me personally appeared David Kinsey, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of Sheridan, Wyoming, and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, and said David Kinsey acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 20th day of November, 2006

Notary Public

My commission expires: June 9, 2010

CERTIFICATE of RECORDER

State of Wyoming
County of Sheridan } ss

This plat was filed for record in the Office of the Clerk and Recorder at 10:38 o'clock A. M. this 28 day of NOV., 2006, and is duly recorded in Book V Page No. 18.

County Clerk

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

PLAT

of the

VALLEY VIEW ADDITION

to the

SHERIDAN MUNICIPAL CEMETERY

situated in the

NE¼NW¼ of SECTION 34
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

for

THE CITY OF SHERIDAN
55 EAST GRINNELL
SHERIDAN, WYOMING 82801

CERTIFICATE of SURVEYOR

State of Wyoming
County of Sheridan } ss

I, David L. Randall, of Sheridan, Wyoming do hereby certify that I am a duly registered Professional Engineer and Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Valley View Addition as laid out, platted, dedicated and shown hereon, that said plat was made from an accurate survey of said property conducted by me or under my direct supervision in conformance with the laws and regulations of platting, resurveying or retracing of subdivision in conformance with City of Sheridan regulations governing the subdivision.

Professional Engineer (Civil) & Land Surveyor
DAVID L. RANDALL
3159
Date
WYOMING

Registration No. 3159 PE & LS

SET REBAR AND ALUMINUM CAP (TYPICAL)

V-18

REVISED NOVEMBER 15, 2006
REVISED: JUNE 7, 2006
RANDALL ENGINEERING SURVEYS, SHERIDAN, WYOMING. DECEMBER 24, 2007

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:	Consideration of Approval of Agreement for Kendrick Golf Course and Antelope Butte - Public Works Director Lane Thompson
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	Mike Jackson, City Administrator
Date:	01/09/2020

Recommendation:

Staff is recommending Mayor and City Council to approve the attached lease for the Kendrick Golf Course and allow Lane Thompson, P.E. to act on behalf of the Mayor and City Council.

Background:

The success of 2019's Ski Joiring event has allowed Sheridan Travel and Tourism, the City of Sheridan, the WYO Rodeo Board, and other partners the ability to expand the event. The additional partners of Antelope Butte, Kendrick Golf Course and Justin Bishop are a great example. On February 15th, Antelope Butte will hold a Nordic Skiing and Fat Tire Bike event at Kendrick Golf Course, of course weather and snow permitting. This will be an extension of the WYO Winter Rodeo and will allow even more of our citizens to be involved in this event.

Attachments

Kendrick Nordic Lease

WINTER SPORTS LEASE AGREEMENT FOR KENDRICK GOLF COURSE

THIS AGREEMENT is entered into effective the _____ day of _____, 2020, by and between the City of Sheridan, Wyoming, a municipal corporation ("City"); Brian James and Brian James Golf Professional, LLC ("James"); Justin Bishop ("Bishop"); and the Antelope Butte Foundation, Inc. ("Antelope Butte").

WHEREAS, the City and James entered into the General Management Agreement Kendrick Municipal Golf Course on January 20, 2016; and

WHEREAS, Bishop is the turf management specialist for the City of Sheridan and is retained as an independent contractor; and

WHEREAS, Antelope Butte desires to establish a Nordic Track and Fat Bike Track at the Kendrick Golf Course.

NOW THEREFORE, in consideration of the mutual promises exchanged below, the parties agree as follows:

1. Leased Property. The City and James hereby lease the Kendrick Golf Course to Antelope Butte pursuant to the terms and conditions contained herein. The leased property does not include the restaurant, Pro Shop or maintenance/mechanic shop.

2. Term. This Agreement shall begin immediately upon the execution of the parties and shall expire March 1, 2020.

3. Payment/Consideration. Antelope Butte shall pay and deliver to the City One Dollar ($1.00) as consideration for this Agreement.

a. James shall have the right, should he so elect, to sell merchandise from the pro shop, operate the restaurant and sell concessions.

b. Antelope Butte shall be entitled to all income from fees and revenue generated from the circuit events.

4. Purpose. The parties agree that the purpose of this Agreement is to allow for the establishment of a Nordic and Fat Bike circuit track.

5. Antelope Butte Obligations. Antelope Butte shall design a five (5) kilometer circuit. Prior to construction, the circuit must be approved by Bishop.

a. The circuit shall be managed by Antelope Butte. Antelope Butte shall be responsible for the scheduling of events and making the circuit available to the public.

b. The course shall be maintained by Antelope Butte trained personnel.

Maintenance of the course shall be performed in a manner which shall not cause harm to the Kendrick Golf Course fairways, greens or tee boxes.

6. **Bishop Obligations.** Bishop shall review and approve the proposed location and design of the circuit for the purpose of ensuring that the location and design shall not materially harm the Kendrick Golf Course fairways, greens or tee boxes. Bishop shall not be responsible for ensuring the safety or functionality of the circuit.

7. **City Obligations.** The City shall provide Antelope Butte the use of City's groomer for the construction, grooming and maintenance of the circuit. The location and design of the circuit shall be approved by the City's Public Works Director.

8. **Employment.** Antelope Butte employees, volunteers and contractors shall not be employees of the City, James or Bishop. Antelope Butte shall be responsible for all employment taxes, unemployment insurance and workman's compensation required by Wyoming law for any of its employees.

9. **Insurance.** Antelope Butte shall secure and furnish to the City, James and Bishop a Certificate of Liability Insurance, therein naming the City, James and Bishop as additional named insureds, to include a thirty (30) day notice of cancellation or non-renewal. The policy limit of liability for Bodily Injury and Property Damage shall be one million dollars ($1,000,000.00)

10. **Sovereign Immunity**. City does not waive sovereign immunity by entering into this Agreement and specifically retains immunity and all defenses available to it as a sovereign pursuant to Wyo. Stat. § 1-39-104(a) and all other state law. Antelope Butte shall indemnify the City, Bishop and James from all claims, lawsuits, legal action, litigation, awards of damages which come from the construction and maintenance of the circuit, or the use of the circuit by the public.

11. **No Third Party Beneficiaries**. The parties do not intend to create in any individual or entity the status of third party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties and obligations contained in this Agreement shall operate only between the parties hereto and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations hereunder. The parties to this Agreement intend and expressly agree that only the parties signatory to this Agreement shall have any legal or equitable right to seek to enforce the terms hereof, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

12. **Notices.** All notices to be given with respect to this Agreement shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and returns receipt requested, or by facsimile, e-mail or in person, to the party to be notified, at the address set forth below:

City's designated representative:
Lane Thompson, Public Works Director
55 Grinnell Plaza
Sheridan, WY 82801

Antelope Butte's designated representative:
_____
_____
_____
_____

Brian James and Brian James Golf Professional, LLC:
_____
_____
_____

Justin Bishop:
_____
_____
_____

Every notice, if mailed, shall be deemed to have been given at the time it shall be deposited in the United States mail in the manner prescribed herein. Notice sent by facsimile or e-mail shall be deemed to have been given at the time sent. Nothing contained herein shall be construed to preclude personal service of any notice.

13. Modifications. Any changes, modifications, revisions or amendments to this Agreement which are mutually agreed upon by the parties to this Agreement shall be incorporated by written instrument, executed and signed by all parties hereto.

14. No Waiver. The failure of any party to insist on a strict performance of any of the terms and conditions hereof shall not be deemed a waiver of the rights or remedies of that party regarding any specific term or condition nor deemed a waiver of any prior or subsequent breach. If a term in this Agreement is determined to be illegal, then the rest of this Agreement shall remain in full force and effect and shall be binding upon the parties, heirs, successors and assigns.

15. Miscellaneous. The construction, interpretation and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties, and the venue shall be the Fourth Judicial District, Sheridan County, Wyoming.

THIS AGREEMENT MAY BE SIGNED IN SEPARATE COUNTERPARTS.

City of Sheridan **Antelope Butte**

By: _____

Title: _____

Attest: _____

Date: _____

By:_____

Title: _____

Date: _____

Brian James and

Brain James Golf Professional, LLC

By: _____

Title: _____

Date: _____

Justin Bishop

By:_____

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:	Consideration of Resolution 01-20: C5 Subdivision - Public Works Director Lane Thompson
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	
Date:	01/02/2020

Recommendation:

Staff recommends the Mayor and Council approve, granting approval of Resolution 01-20 the final plat for the C5 Subdivision (PL-19-33), a joint City-County subdivision. This is a request to subdivide 10.09 acres into 2 lots. This lot is zoned in the county as RR (Rural Residential) and is located at 304 Big Goose Road.

Discussion:

There are five conditions which must be satisfied as part of subdivision approval. They are with staff commentary:

- 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.

City staff is currently working with the applicant and the applicant's attorney to prepare an agreeable pre-annexation agreement that capture's the unique nature of this being a rural subdivision.

- 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.

Again, a preannexation agreement is being prepared with the applicant.

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

The property is presently zoned Rural Residential. As mentioned above, the lots meet the subdivision regulations for the City's R-1 zoning regulations, which would be convenient if this subdivision were ever to be annexed into the City.

- 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 of the Airport Influence Area, so this requirement would not apply.

- 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.

City utilities staff evaluated these lots as part of the review process. While water is provided on a first come first

serve basis, there is nothing to indicate at this point that there would be challenges to water capacity.

Staff believes that the criteria for a final plat submittal has been met, and the proposed subdivision meets city code requirements. There are no further comments at this time.

Potential Findings of Fact:

The City Council is required to make the following findings in considering approval of any final plat per SCC Appendix B§202:

1. 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.
2. 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.
3. Every plat shall conform to the Zoning Ordinance currently adopted at the time of final plat approval.
4. 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.
5. 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.

Attachments

final plat

preannexation agreement

variance request letter

aerial

FINAL PLAT OF

C5 SUBDIVISION

LOCATED WITHIN THE (W½ SW¼) SECTION 32,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING
NUMBER OF LOTS: 2
TOTAL AREA: 10.09 ACRES



LOCATION MAP OF
SECTION 32, T56N, R84W
(NO TRUE SCALE)

LEGEND

- 1.5" AC–SET LS14250
- 2" AC–PELS3864 UNLESS NOTED OTHERWISE
- 2" AC–LS529
- CALCULATED CORNER
- AC ALUMINIUM CAP
- BC BRASS CAP
- WC WITNESS CORNER
- EASEMENT
- TRACT / PROPERTY LINE
- DEEDED BOUNDARY LINE
- BIG GOOSE ROAD 100' RIGHT–OF–WAY
- 100 YEAR FLOOD PLAIN

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION, A TRACT OF LAND LOCATED WITHIN THE W½ , OF THE SOUTHWEST ¼, SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING MORE PERTICULARY DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHWEST CORNER OF SECTION 32, THENCE S 09°52'08"E, 3626.325 FEET, TO A POINT LYING ON THE SOUTH LINE OF HIGHWAY 331 RIGHT–OF–WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 60°14'33"E 312.66 FEET, ALONG SAID RIGHT–OF–WAY TO THE NORTHEAST CORNER OF LOT C, GUY WOODS SUBDIVISION; THENCE S 04°01'50"E, 1555.45 FEET, ALONG THE EAST LINE OF SAID LOT C; THENCE S 59°58'00"W; 315.235 FEET, ALONG THE SOUTH LINE OF SAID LOT C; THENCE N 03°58'02"W, 1557.88 FEET ALONG THE WEST LINE OF SAID LOT C; TO THE POINT OF BEGINNING.

SUBJECT TRACT CONTAINS 10.09 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER–SIGNED OWNERS AND PROPRIETORS; CONTAINING 10.09 ACRES MORE OR LESS; HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS C5 SUBDIVISION; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS _____ DAY OF _____, 2020.

_____ _____
CHRISTOPHER J. CROW MEGAN L. CROW

_____
FIRST INTERSTATE BANK

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER J. CROW AND MEGAN L. CROW THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY FIRST INTERSTATE BANK BEFORE ME THIS _____ DAY OF _____, 2020.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____.

_____
NOTARY PUBLIC

CERTIFICATE OF ACTION

SHERIDAN COUNTY PLANNING AND ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2020.
ATTEST:

_____ _____
CLERK CHAIRMAN

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS _____ DAY _____ OF , 2020.
ATTEST:

_____ _____
COUNTY CLERK CHAIRMAN

CITY OF SHERIDAN COUNCIL

APPROVED BY THE CITY OF SHERIDAN COUNCIL OF SHERIDAN THIS _____ DAY OF _____, 2020.
ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 2020. AND IS DULY RECORDED IN PLAT BOOK _____ ON PAGE _____.

_____ _____
COUNTY CLERK STAMP RECEIVING NUMBER

NOTES

1. **NO PROPOSED CENTRALIZED SEWAGE SYSTEM**
2. DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR STORM WATER STRUCTURES.

3. **ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.**
4. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEERS OFFICE IN CHEYENNE, WYOMING.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SHERIDAN COUNTY BUILDING STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.
6. WHEN PUBLIC SEWAGE FACILITIES BECOME AVAILABLE, ALL EXISTING AND FUTURE DWELLINGS SHALL CONNECT TO SAID SYSTEM.
7. C5 SUBDIVISION IS LOCATED IN CLOSE PROXIMITY TO THE SHERIDAN COUNTY AIRPORT AND NO OWNER OF ANY TRACT NOR HIS SUCCESSORS OR ASSIGNS SHALL HAVE A CAUSE OF ACTION AGAINST DECLARANT OR COUNTRY OF SHERIDAN ARISING OUT OF THE NOISE OR OTHER DISTURBANCE WHICH MAY RESULT FROM LEGAL OPERATION OF AIRCRAFT IN THE AIRSPACE OVER SAID SUBDIVISION.
8. NO PRIVATE WELLS CAN BE DRILLED AND PRODUCED FROM DEPTHS LESS THAN 250 FEET BELOW THE GROUND SURFACE. WELLS MUST BE USED FOR IRRIGATION PURPOSES ONLY.
9. THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO SHERIDAN COUNTY FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OR POTENTIAL STORM RUN–OFF BY THE CONSTRUCTION OR PLACEMENT OF ANY TYPE OF "FENCE WHICH WOULD INHIBIT DRAINAGE", BUILDING OR OTHER STRUCTURE (BARBED WIRE, POLE FENCES AND IRRIGATION PUMPS ARE EXEMPT); NOR STORAGE PLACEMENT OR PARKING OF VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID EASEMENT. THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY BE OBLIGATED TO CONSTRUCT ANY STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SAID EASEMENT. THE COUNTY SHALL NOT BE HELD LIABLE FOR DAMAGES OR INJURIES RESULTING FROM THE OCCURRENCE OF A FLOODING EVENT.
10. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
11. BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITH THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE C5 SUBDIVISION COVENANTS. SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.
12. FRONT SETBACK: 25' REAR SETBACK: 20' SIDE SETBACK: 5'
13. BUILDING NEAR A DITCH OR WATER COURSE MAY BE RESTRICTED.

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

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 _____, 2020.

_____
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT OF SADDLECREST SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

_____
REGISTERED LAND SURVEYOR
NO. 14250 .

DATUM:

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND
PAF: 1.000235

FINAL PLAT OF
C5 SUBDIVISION
SHERIDAN COUNTY, WYOMING

Cannon Consulting LLC
bidding every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

RECORD OWNER:
CHRIS & MEGAN CROW
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

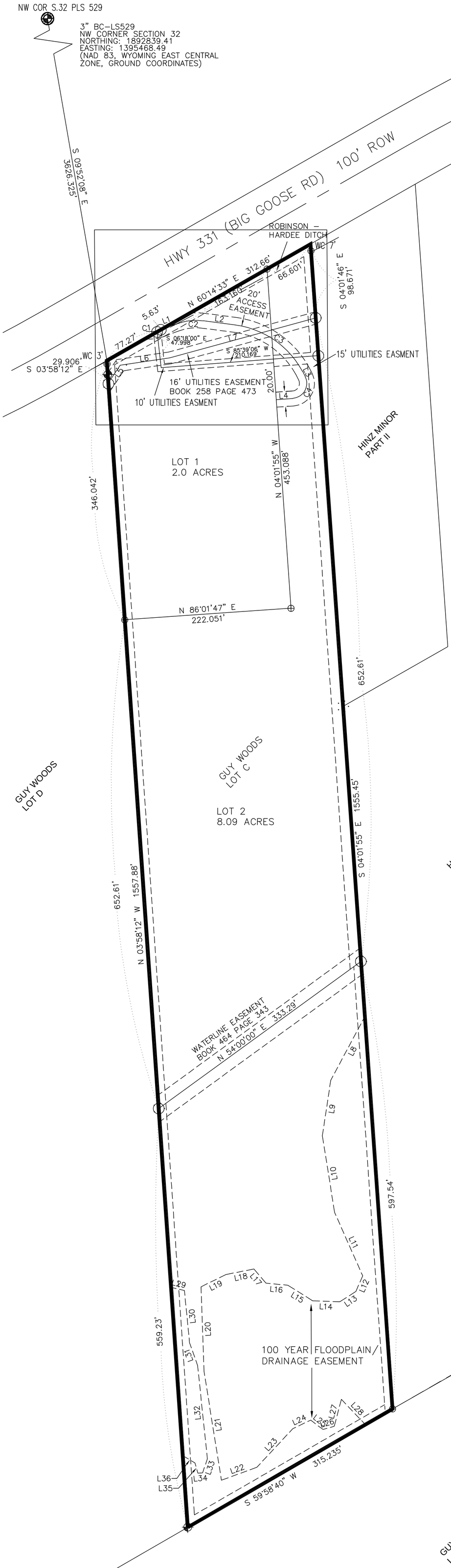
DATE OF PREPRATION: AUGUST 21, 2019

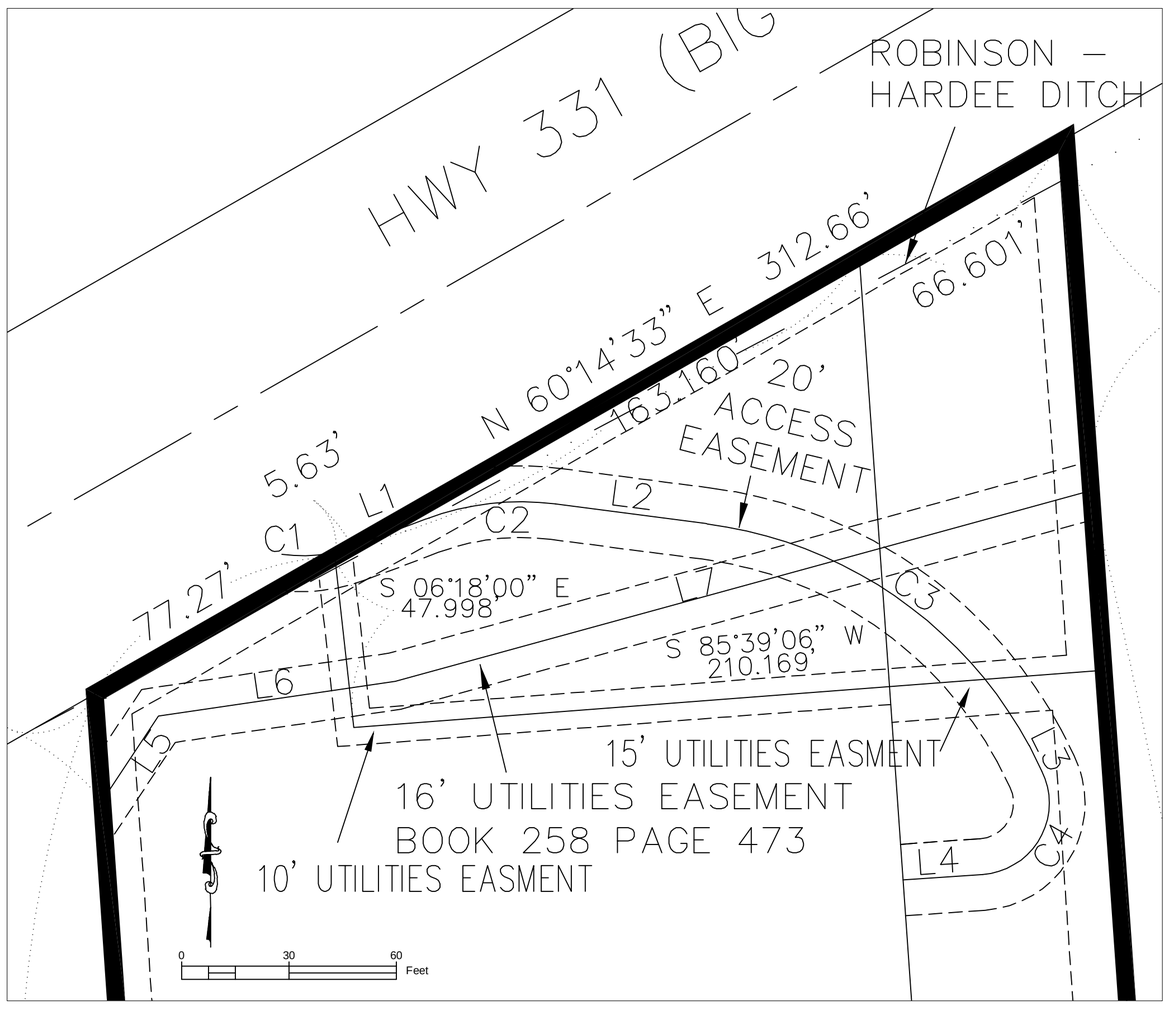
COVER PAGE

FINAL PLAT OF

C5 SUBDIVISION

LOCATED WITHIN THE (SW¼SW¼) AND THE (NW¼SW¼) SECTION 32,
TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING
NUMBER OF LOTS: 2
TOTAL AREA: 10.09 ACRES





LEGEND

- ⊕ 1.5" AC–SET LS14250
- ⊕ 2" AC–PELS3864 UNLESS NOTED OTHERWISE
- ⊕ 2" AC–LS529
- ○ CALCULATED CORNER
- AC ALUMINIUM CAP
- BC BRASS CAP
- WC WITNESS CORNER
- – – – EASEMENT
- ——— TRACT / PROPERTY LINE
- ——— DEEDED BOUNDARY LINE
- ——— BIG GOOSE ROAD 100' RIGHT–OF–WAY
- – – — 100 YEAR FLOOD PLAIN

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40'	20.05'	19.84'	S 83°43'22" W	28°43'06"
C2	75'	36.72'	36.36'	N 83°23'26" E	28°03'16"
C3	120'	113.55'	109.36'	N 55°28'26" W	54°13'01"
C4	20'	39.21'	33.22'	N 29°48'26" E	112°19'18"

LINE	(M) BEARING	(M) DISTANCE	(R) BEARING	(R) DISTANCE
L1	N 69°21'48" E	22.04'		
L2	S 82°34'56" E	42.66'		
L3	S 26°21'14" E	8.04'		
L4	S 85°58'05" W	22.34'		
L5	S 33°34'56" W	28.44	S 32°48'13" W	27.09
L6	S 81°39'51" W	66.86'	S 80°53'08" W	66.86'
L7	S 74°41'41" W	201.56'	S 73°45'58" W	200.68
L8	S 28°09'36" W	96.17'		
L9	S 08°33'36" W	74.71'		
L10	S 09°02'43" E	103.30'		
L11	S 23°53'49" E	92.45'		
L12	S 23°32'54" W	22.65'		
L13	S 56°55'00" W	25.44'		
L14	N 87°51'21" W	36.26'		
L15	N 57°59'36" W	39.13'		
L16	N 84°32'45" W	29.17'		
L17	N 40°46'41" W	24.85'		
L18	S 78°48'32" W	37.93'		
L19	S 63°46'34" W	37.10'		
L20	S 02°03'53" E	112.83'		
L21	S 09°05'26" E	146.72'		
L22	N 69°54'26" E	50.35'		
L23	N 42°54'40" E	70.22'		
L24	N 64°42'56" E	26.48'		
L25	S 52°41'30" E	20.48'		
L26	N 74°18'10" E	15.63'		
L27	N 14°55'40" E	37.16'		
L28	S 43°28'05" E	47.78'		
L29	S 76°40'55" E	18.22'		
L30	S 05°41'01" E	69.91'		
L31	S 19°25'21" E	32.12'		
L32	S 06°00'33" E	125.14'		
L33	S 19°16'11" W	19.66'		
L34	S 86°01'47" W	6.13'		
L35	N 16°38'22" W	14.19'		
L36	N 59°12'42" W	15.96'		

FINAL PLAT OF

C5 SUBDIVISION

SHERIDAN COUNTY, WYOMING

Cannon Consulting LLC
Making every shot count
201 E 5TH ST
SHERIDAN, WYOMING 82801

RECORD OWNER:
CHRIS & MEGAN CROW
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

DATE OF PREPRATION: AUGUST 21, 2019

PRE-ANNEXATION AGREEMENT AND PETITION

THIS ANNEXATION AGREEMENT, made this _____ day of _____, 20____ by and between _____, and their heirs, successors in interests and assigns, hereinafter referred to as LANDOWNER, and the City of Sheridan, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of a certain tract of land, described as follows:

C5 Subdivision

This tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently contiguous to the CITY; and

WHEREAS, the LANDOWNER desires to receive certain CITY services in exchange for a commitment to annex, at the direction of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the annexation of the property as follows:

1. The parties acknowledge that the LAND is currently contiguous to the City limits of the CITY and is within the natural growth area of the CITY. The LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions at any time, and at the sole discretion of the CITY, to comply with State annexation law and to complete the annexation of the LAND into the CITY. The LANDOWNER, or any successor I interest, shall incorporate this requirement to annex into the CITY on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the **City Comprehensive Plan,** appropriate restrictions pertaining thereto, and the **2001 City of Sheridan Traffic Study**, and all amendments thereto. All lands existent at the time of this AGREEMENT, if subdivided and approved by Sheridan County, along with any agreements, covenants, restrictions or zones, shall be submitted to the City Council for approval prior to the recording of the subdivision plat or a sale of any parcel. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, whether or not presently platted or subdivided, subsequent to the date of approval of this AGREEMENT, noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Sheridan City Council". The commitment to annex shall be recorded as part of each deed and is a covenant running with the property known as the LAND, enforceable by the CITY.

2. This AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Sheridan Subdivision Regulations, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.

3. The LANDOWNER shall construct any and all new buildings or structures on the property in complete conformity with the current building codes and all other codes, as adopted by the City of Sheridan, and the LANDOWNER shall certify such compliance to the Building Official of the City of Sheridan.

4. Upon annexation to the CITY, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to state statutes and local ordinances.

5. The parties acknowledge that all CITY utilities and services are required to service lands annexed to the CITY. The parties further acknowledge that this AGREEMENT is a petition to create a local improvement district, as specified in § 15-6-203 W.S., 1977, and therefore, constitutes a waiver of the LANDOWNER's right to file protests and remonstrances, as provided by Wyo. Stat. Ann §15-6-202(d) and §15-6-203. It is expressly understood that this

AGREEMENT obligates the inclusion of the LAND, after annexation, in a district or districts which provide for the installation and construction of the following listed improvements, until all the improvements are constructed in compliance with the City ordinances then in effect and accepted by the City Council. The improvements required are as follows:

a. LANDOWNER shall be required to install, at LANDOWNER'S sole cost, all water infrastructure and sewer infrastructure for the LAND required under City ordinances in effect at the time of such installation for the benefit of the LAND so annexed. LANDOWNER further agrees to pay all costs and fees associated with the annexation and installation (eg. costs of producing required drawings, exhibits, maps, etc; filing and review fees; and other typical fees charged in similar processes. If a district(s) is formed which includes lands in addition to LANDOWNER'S LAND, then the LANDOWNER shall pay the cost of any infrastructure assessed to the property as part of the local improvement district in addition to any costs described above.

6. The parties further agree to the following specific items: _____
_____

7. The LANDOWNER hereby petitions the Sheridan City Council to accept this AGREEMENT as a petition to annex all of the LAND previously described above into the CITY limits of the City of Sheridan. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree that this petition may be filed with the City and/or County Clerk at any time, and at the sole discretion of the CITY.

8. LANDOWNER agrees to sign any other petition or petitions or to take any other action whatsoever to comply with State annexation law as they may be required by the CITY to facilitate the annexation. LANDOWNER further waives any irregularities in the annexation process and specifically waives his right to protest the said annexation. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNERS's LAND until additional logical and adjacent properties may be annexed simultaneously. LANDOWNER agrees to provide an annexation plat, prepared by a Wyoming registered land surveyor, at his sole cost and expense, upon the request of the CITY. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY. The CITY may initiate the annexation of the LAND described above at any time and without notice to LANDOWNER.

9. This AGREEMENT, and every part thereof, shall constitute a covenant running with the LAND described above and may be enforced by the CITY by an action at law or equity.

10. This AGREEMENT shall inure to the benefit of, and be binding upon the parties hereto, their respective heirs, successors in interest and assigns. This AGREEMENT shall bind each and every successor in interest to the land or any portion or parcel thereof.

11. This AGREEMENT shall be governed by the laws of the State of Wyoming. The District Court of the Fourth Judicial District in Sheridan County, Wyoming, shall have venue and jurisdiction exclusively for an action in law or equity which may be instituted to enforce the terms of this AGREEMENT.

12. If any legal action is instituted to enforce any of the terms of this AGREEMENT, the unsuccessful party shall pay the successful party's reasonable attorney's fees and all costs of the action including court costs, expert witness fees and all other actual expenses incurred in the prosecution of the action.

13. If any section, subsection, sentence, clause, phrase or portion of this AGREEMENT is for any reason held invalid or unconstitutional by any Court or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions hereof, which shall remain in full force and effect.

DATED this 24th day of December, 2019.

LANDOWNER:

STATE OF WYOMING)

)SS.

COUNTY OF SHERIDAN)

On December 24, 2019, personally appeared before me - Christopher Crow - (Chris Crow) & Megan Crow whom I know personally, to be the signer of the above and he acknowledged that he signed it.

LAURA A GRADWOHL - NOTARY PUBLIC
COUNTY OF SHERIDAN STATE OF WYOMING
My Commission Expires 9/6/2023

Laura A. Gradwohl

Notary Public

My Commission Expires: 9-6-23

CITY OF SHERIDAN:

Roger Miller, Mayor

ATTEST:

City Clerk

STATE OF WYOMING)

)SS.

COUNTY OF SHERIDAN)

On _____, 20____, personally appeared before me _____, whom I know personally, to be the signer of the above and he acknowledged that he signed it.

Notary Public

My Commission Expires:

902 North Main Street ■ Sheridan, WY 82801

Lane Thompson, PE
City of Sheridan
55 Grinnell Plaza
Sheridan WY 82801

Dear Mr. Thompson:

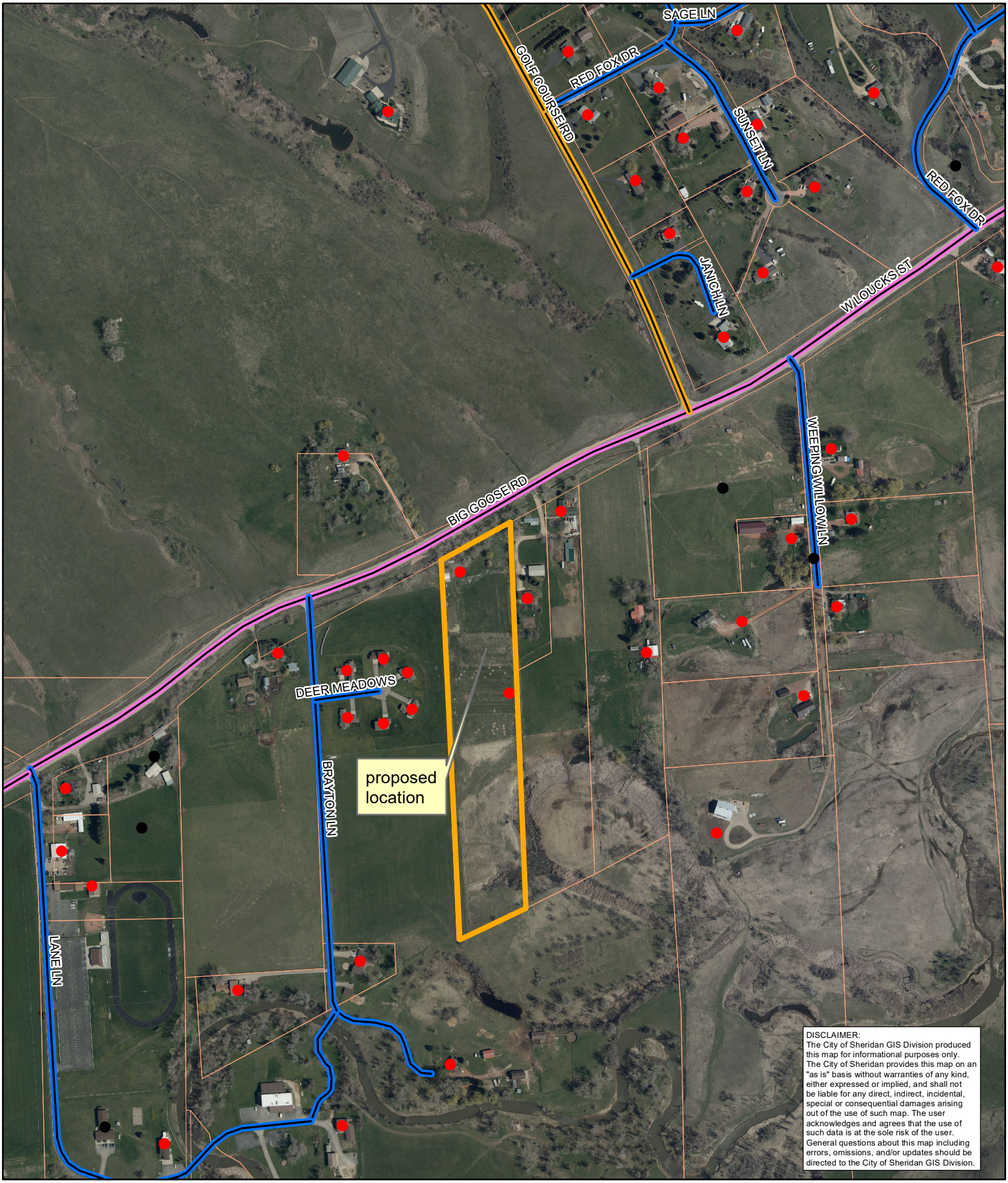
This letter is in regards to the C5 Subdivision located at 304 Big Goose Road, Sheridan, WY 82801.

We are requesting a variance for the depth to front ratio for the lots in the C5 Subdivision, the size of the lots are approximately 2 and 8 acres, creating ample buildable area.

If you have any other questions or comments, feel free to contact me.

Thank you for your consideration in this matter,

Megan Crow, P.E.



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.

CITY OF Sheridan WYOMING

C5 Subdivision

N

0 175 350 700 Feet

Name: sgoodman Date: 01/02/2020