AGENDA
CITY OF SHERIDAN
SEPTEMBER 8, 2020
REGULAR COUNCIL MEETING START 7:00 P.M.

1. Call to Order

2. Pledge of Allegiance

3. Invocation to be given by Gary Dobney, Salvation Army.

4. Roll Call of Members

5. Consideration of Agenda

6. Comments from the Public

7. Public Hearings

   A. Public Hearing for Resolution# 36-20 Paradise Meadows City/County joint subdivision - Community Development Director Wade Sanner

      i. Consideration of Resolution # 36-20, Paradise Meadows City/County Joint Subdivision ner

8. Consent Agenda

   A. Appointment of Hank Welles to the Sheridan County Travel & Tourism Joint Powers Board.

   B. Appointment of Tariq J. Khan to Sheridan County Travel & Tourism Joint Powers Board

   C. Appointment of Shawn Kelley to the Sheridan Recreation District Board

   D. Appointment of Alan S. Miller to the Fire Civil Service Commission.

E. Appointment of Councilman Thayer Shafer, Councilman Rich Bridger and Councilman Patrick Henderson to serve on a committee to adopt the updated Fire Civil Service Commission Rules and Regulations.

F. Minutes of Regular Council Meeting August 17, 2020

G. Claims

9. Community Update

A. Proclamation for Star Spangled Banner Day -Allison Cole

B. Proclamation for Constitution Week - Allison Cole

C. Sheridan College Update - President Walter Tribley

10. Staff Update

A. Discussion of New Fire Civil Service Commission Rules - Human Resources Director Heather Doke

B. Street Light Test Update - Public Works Director Lane Thompson

OLD BUSINESS

11. Consideration of the Second Reading of Ordinance 2221, Request for Hidden Bridge Ranch to rezone 18.55 acres from R-1 and Residence District and B-1 Business District to R-2 Residence District - Community Development Director Wade Sanner

12. Consideration of the Second Reading of Ordinance #2225: David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth Street from an R-1 Residence District to B-1 Business District - Community Development Director Wade Sanner.

13. Consideration of the Second Reading of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner

NEW BUSINESS

14. Consideration of Resolution #42-20 Authorizing the Transfer of Two City of Sheridan Owned Trolleys to the Chamber of Commerce Foundation - Public Works Director Lane Thompson

15. Consideration of Resolution #37-20, Application to State Loan and Investment Board (SLIB) for Coronavirus Relief Grant Funding - Human Resources Director Heather Doke

16. Consideration of 2020 City of Sheridan Mission and Vision Statements - City Administrator Stuart McRae

17. Council Comments and Requests for Future Agenda Items

A. CAST July Report submitted by Council President Rich Bridger.

18. Adjournment

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

Clerk

MEMORANDUM

Project Name:	**Invocation to be given by Gary Dobney, Salvation Army.**
From:	
To:	Mayor and Council
CC:	
Date:	

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

Planning

MEMORANDUM

Project Name:	**Public Hearing for Resolution# 36-20 Paradise Meadows City/County joint subdivision - Community Development Director Wade Sanner**
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	08/24/2020

Recommendation:

Staff recommends the Planning Commission recommend approval of the preliminary plat for Resolution# 36-20, Paradise Meadows Major Subdivision. A request to replat 17.88 acres from one lot to seven lots, zoned Urban Residential in the County located at the southwest corner of Paradise Park Road and Bighorn Avenue (Sheridan Parcel ID: 55841520000100).

Potential Findings of Fact:

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202:

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

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.

Discussion:

Staff offers the following comments on final plat required findings:

- 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.

Per Appendix B, Section 111 of the Sheridan City Municipal Code, any subdivision involving land outside of the City limits, but within one mile of the corporate boundary requiring final approval by both the City Council and County Commissioners. 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.

This property falls completely within the one mile of the City limits.

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

Per Appendix B, Section 504 of the Sheridan City Municipal Code, cul-de-sacs shall be no longer than five hundred feet from the center of the turnaround to the centerline of the last intersecting street which is not a cul-de-sac. The proposed Mountain Brook Drive is proposed to be 928 feet in length, with a 65-foot turnaround. A variance request letter has been provided by the applicant. The City's traffic engineer has reviewed the proposal and is in support of the proposed development.

- 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.

This proposed subdivision is outside of the Airport influence area.

- 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 proposed subdivision has been reviewed by the Public Utilities Director. The lots will be serviced by septic systems

Background:

The applicant, Restoration Ranch, LLC, is requesting to subdivide 37.88 acres into 7 lots. The average lot size is 5.18 acres. The property lies on the southwest corner of Paradise Park Road and Big Horn Avenue. The property lies outside the Sheridan City limits, but within the one mile requirement for City review. The property is zoned Urban Residential in the County. Surrounding properties are single family homes zoned Urban Residential.

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

Planning

MEMORANDUM

Project Name: Consideration of Resolution # 36-20, Paradise Meadows City/County Joint Subdivision ner

From: Wade Sanner, Community Development Director

To: Mayor and Council

CC:

Date: 08/25/2020

Recommendation:

Staff recommends that Mayor and Council approve the preliminary plat for Resolution #36-20, Paradise Meadows Major Subdivision. A request to replat 17.88 acres from one lot to seven lots, zoned Urban Residential, in the County located at the southwest corner of Paradise Park Road and Bighorn Avenue.

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Attachments

Pre-Annexation Agreement

Subdivision Plat

Resolution

PRE-ANNEXATION AGREEMENT
Paradise Meadows

THIS PRE-ANNEXATION AGREEMENT, is made this _____ day of _____, 2020, by and between Carlton Construction, LLC, a Wyoming limited liablity company, or its successors in ownership to the lands affected hereby (referred to as LANDOWNER) and the City of Sheridan, Wyoming, a municipal corporation (referred to as CITY).

WHEREAS, the LANDOWNER is the record owner of a certain tract of land, currently being platted as the seven-lot development to be "Paradise Meadows", and more particularly described on ***Exhibit A***, attached hereto, and this tract of land, and each lot thereof which shall be conveyed as a separate tract, shall hereinafter be referred to as the LAND; and

WHEREAS, for the purposes of this agreement, the term "contiguous to the rest of the City" shall mean real property in which the City incorporated limits extend or surround 75% of the LAND; and

WHEREAS, the LAND will receive no CITY services at the time of this Agreement; and

WHEREAS, City of Sheridan Code, Appendix B, Section 202.B requires that 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 annextion proceedings.

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 may, at some future date, be within the growth area of the CITY. The LANDOWNER agrees not to contest future annexation proceedings, if the LAND becomes continguous to the CITY's corporate boundaries and municipal water, sewer and other City-services become available for connection to and within 400 feet of the LAND.
2. If future annexation proceedings are implemented, LANDOWNER will take all remaining actions necessary at the time to comply with State annexation law and to complete the annexation of the LAND into the CITY. To the extent the LAND is included in them, 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. A notice of this Agreement shall be recorded and noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Sheridan City Council upon becoming contiguous to the City limits and City water and sewer being made available to the LAND". The commitment to annex herein shall be recorded agains the LAND as a covenant running with the property known as the LAND.
3. Upon annexation to the CITY and upon City services being within 400 feet of the LAND, the CITY shall provide municipal services, including but not limited to water and sewer services, on the same level as provided to other areas of the CITY, according to state statutes and local ordinances. The CITY shall not be responsible for the installation of water and sewer lines or connection lines within the LAND. LANDOWNERS shall be responsible for all installation costs of municipal utilities, up to a maximum of 400 feet from the LAND, per City of Sheridan Ordinance and recapture agreements.
4. LANDOWNER agrees to sign any petition(s) or any other document(s) reasonably required 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 which would permt it to protest the said annexation. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNER's LAND until additional logical and adjacent properties may be annexed simultaneously. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY, and the CITY may initiate the annexation of the LAND described above at any time after the LAND qualifies for annexation and municipal services are available.
5. Further, CITY and LANDOWNER agree that the single street to be dedicated as a public right of way on the plat of Paradise Meadow, Mountain Brook Road, shall be constructed in manner that will be in compliance with the City of Sheridan Standard Specifications for Street and Utility Construction (2016 Edition), so

that final road construction will satisfy City requirements for acceptance of the street upon annexation. The paved surface of the road shall be a minium of twenty-four feet (24') in width; ***provided however***, the CITY and LANDOWNER agree that the road shall not be required to be paved until: (a) Sixty-Five Percent (65%) of the lots within Paradise Meadows have been sold, conveyed and have a primary residence constructed upon them, or (b) three (3) years from the date the the LAND is platted, whichever is sooner.

6. GENERAL TERMS.
   a. The term "LANDOWNER" shall refer to Carlton Construction, LLC only for so long as it is the record owner of any lot within the LAND being subdivided at the time of this Agreement, and shall refer to only to its successor record owners of any and all lots conveyed after the date hereof and not to Carlton Construction, LLC.
   b. 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 any action in law or equity which may be instituted to enforce the terms of this AGREEMENT.
   c. If any legal action is instituted to resolve a dispute over any of the terms of this AGREEMENT, the unsuccessful party shall pay the successful party's reasonable attorneys' 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.
   d. If any section, clause, 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 any remaining portions hereof that remin lawful.

DATED this _____ day of _____, 2020.

CITY OF SHERIDAN: **LANDOWNER:**

_____ _____
Roger Miller, Mayor Carlton Construction, LLC

_____
Cecilia Good, City Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On the _____ day of _____, 2020, personally appeared before me Doug Carlton as member of Carlton Construction, LLC.

_____
Notary Public
My Commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On the _____ day of _____, 2020, personally appeared before me Roger Miller, Mayor of the City of Sheridan, Wyoming.

_____
Notary Public
My Commission Expires:



SCALE: 1"= 100'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-100 0 50 100 200 400

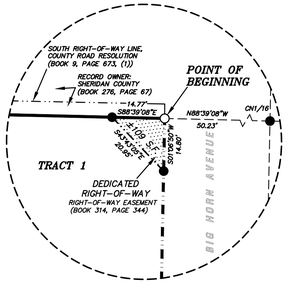
(U.S. SURVEY FEET)
1 inch = 100 foot

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

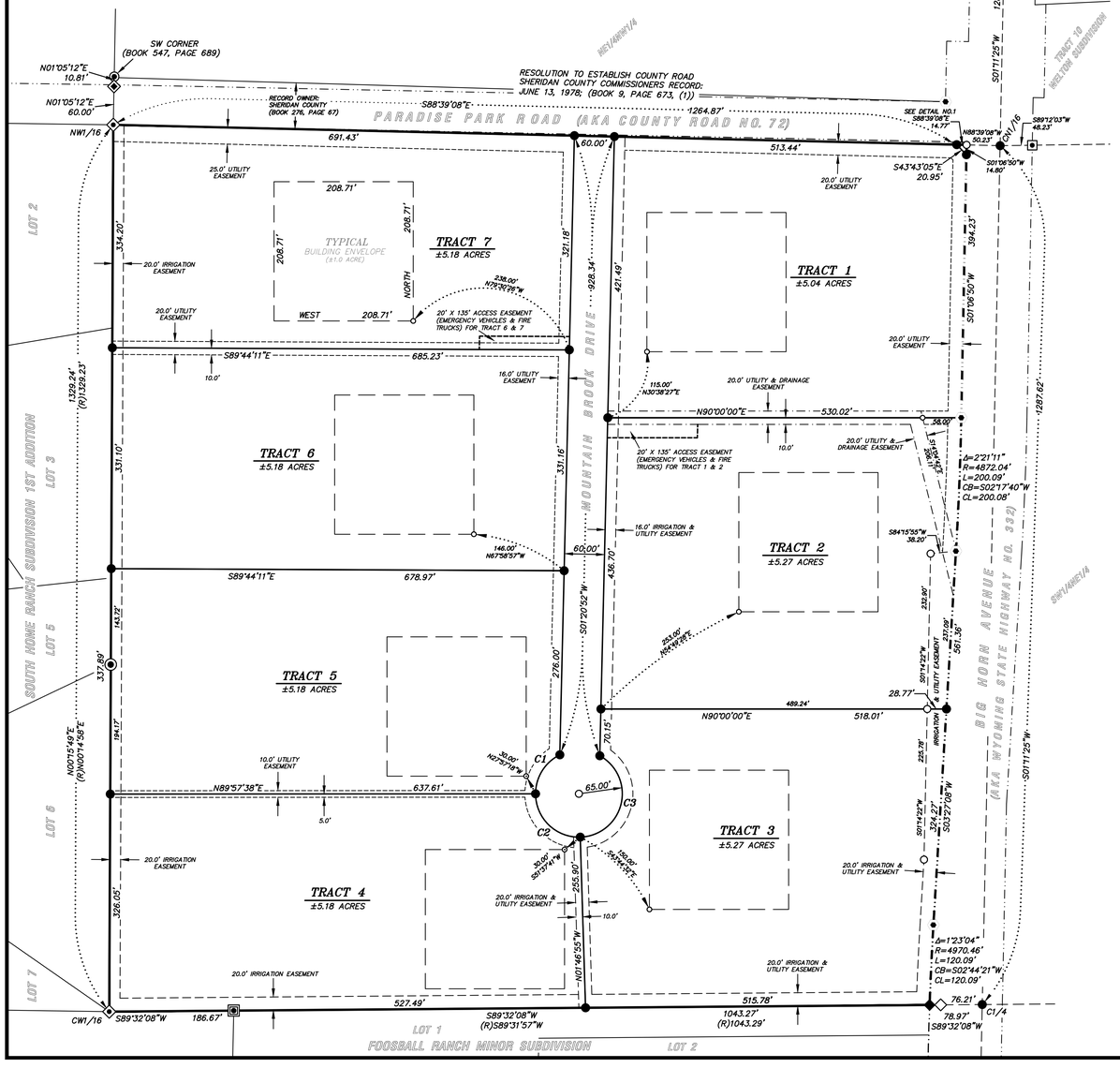
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" BRASS CAP PER PE&LS 537
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 5300
- FOUND 2" ALUMINUM CAP PER PLS 5300 (NOT ACCEPTED)
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY/DEED LINE
- PROPERTY/TRACT OR LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY OR COUNTY ROAD RIGHT-OF-WAY LINE
- BUILDING ENVELOPE BOUNDARY LINE (±1.0 ACRE)
- EASEMENT LINE (AS NOTED)
- IRRIGATION EASEMENT OR IRRIGATION & UTILITY LINE (AS NOTED)
- 20.0' UTILITY & DRAINAGE EASEMENT LINE



DETAIL NO. 1
NO TRUE SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	63°54'03"	65.00'	72.49'	N31°54'39"E	68.79'
C2	91°44'33"	65.00'	104.08'	N45°54'39"W	93.31'
C3	149°23'02"	65.00'	169.47'	S13°31'34"W	125.39'



PRELIMINARY PLAT
PARADISE MEADOWS
TO SHERIDAN COUNTY, WYOMING

SITUATED IN THE SE1/4NW1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

AREA OF TRACTS = ±36.30 ACRES
AREA OF DEDICATED RIGHT-OF-WAY = ±1.58 ACRES
TOTAL = ±37.88 ACRES
TOTAL TRACTS = 7

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING ***PARADISE MEADOWS*** BEING A SUBDIVISION SITUATED IN THE SE¼NW¼ OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID SUBDIVISION BEING A TRACT OF LAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S01°11'25"W, 1284.28 FEET ALONG THE EAST LINE OF THE NE¼NW¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SE¼NW¼ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N88°39'08"W, 50.23 FEET ALONG THE NORTH LINE OF SAID SE¼NW¼ TO THE ***POINT OF BEGINNING*** OF SAID TRACT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332), AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67; THENCE S01°06'50"W, 14.80 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT, SAID POINT LYING ON THE SOUTHWESTERLY LINE OF A RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S01°06'50"W, 394.23 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°21'11", A RADIUS OF 4872.04 FEET, AN ARC LENGTH OF 200.09 FEET, A CHORD BEARING OF S02°17'40"W, AND A CHORD LENGTH OF 200.08 FEET TO A POINT; THENCE S03°27'08"W, 561.36 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) TO A POINT; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF BIG HORN AVENUE (AKA WYOMING STATE HIGHWAY NO. 332) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°23'04", A RADIUS OF 4970.46 FEET, AN ARC LENGTH OF 120.09 FEET, A CHORD BEARING OF S02°44'21"W, AND A CHORD LENGTH OF 120.09 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID SE¼NW¼ AND BEING THE NORTHEAST CORNER OF FOOSBALL RANCH MINOR SUBDIVISION; THENCE S89°32'08"W, 1043.27 FEET ALONG SAID SOUTH LINE OF SAID SE¼NW¼ AND THE NORTH LINE OF SAID FOOSBALL RANCH MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID FOOSBALL RANCH MINOR SUBDIVISION; THENCE, CONTINUE S89°32'08"W, 186.67 FEET ALONG SAID SOUTH LINE OF SAID SE¼NW¼ TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE¼NW¼ AND THE SOUTHEAST CORNER OF SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE N00°15'49"E, 1329.24 FEET ALONG THE WEST LINE OF SAID SE¼NW¼ AND THE EAST LINE OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE¼NW¼ AND THE NORTHEAST CORNER OF SAID SOUTH HOME RANCH SUBDIVISION 1ST ADDITION; THENCE S88°39'08"E, 1264.87 FEET ALONG THE NORTH LINE OF SAID SE¼NW¼ AND THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY EASEMENT DESCRIBED IN BOOK 314 OF DEEDS, PAGE 344; THENCE, CONTINUE S88°39'08"E, 14.77 FEET ALONG SAID NORTH LINE OF SAID SE¼NW¼ AND SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 276 OF DEEDS, PAGE 67 TO THE ***POINT OF BEGINNING*** OF SAID TRACT.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S) AND PROPRIETORS; CONTAINING 37.88 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS ***PARADISE MEADOWS***, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER ALL ROADS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT; AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, 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 _____, _____.

BY: _____
CARLTON CONSTRUCTION LLC,
DOUG CARLTON – MANAGER

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DOUG CARLTON BEFORE ME THIS

_____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SIGNED BY AFFIDAVIT
BY: FIRST INTERSTATE BANK, SHERIDAN, WYOMING ("LIEN HOLDER"), SEE AFFIDAVIT FILED AT THE SHERIDAN COUNTY COURTHOUSE.
STAMP RECEIVING NUMBER: _____

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 _____, _____.

ATTEST:

_____ _____
COUNTY CLERK CHAIRMAN

CITY OF SHERIDAN CERTIFICATES 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 _____, _____, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

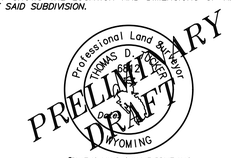
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS _____ DAY OF _____, 20____.

_____ _____
ATTEST: CITY CLERK MAYOR

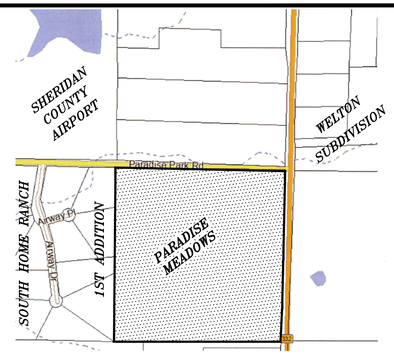
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

I, THOMAS D. TUCKER, DO HEREBY STATE 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 ***PARADISE MEADOWS*** 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 DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL TRACTS, EASEMENTS AND ROADS OF SAID SUBDIVISION.



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



LOCATION MAP
NO TRUE SCALE

NOTES:

1. ***NO PROPOSED CENTRALIZED SEWAGE SYSTEM***
2. ***DOMESTIC WATER SOURCE TO BE OBTAINED THROUGH SAWS/JPB***
3. ***NO PUBLIC MAINTENANCE OF STREETS OR ROADS***
4. ***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.***
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. PARADISE MEADOWS 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 COUNTY 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. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
9. TRACT 1 & 7 ARE RESTRICTED FROM ACCESSING PARADISE PARK ROAD (AKA COUNTY ROAD NO. 72). INGRESS AND EGRESS SHALL BE FROM MOUNTAIN BROOK DRIVE.
10. NO PUBLIC MAINTENANCE OF MOUNTAIN BROOK DRIVE. ALL TRACTS ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, UPGRADE, REBUILDING OR SNOW-PLOWING OF MOUNTAIN BROOK DRIVE SITUATED WITHIN PARADISE MEADOWS.
11. A WATER RIGHT DISTRIBUTION PLAN HAS BEEN APPROVED BY THE WYOMING STATE ENGINEER AND IS ON FILE AT THE WYOMING STATE ENGINEER'S OFFICE IN CHEYENNE, WYOMING.
12. BUILDING ENVELOPES: ALL BUILDINGS, OUTBUILDINGS, INTERIOR FENCES "YARD FENCES" CORRALS, AND/OR OTHER STRUCTURES CONSTRUCTED OR ERECTED WITHIN THE BUILDING ENVELOPE ARE RESTRICTED BY A PRIVATE COVENANT AND SHALL BE ENFORCED BY THE HOME OWNERS ASSOCIATE (HOA). SHERIDAN COUNTY WILL NOT BE LIABLE NOR RESPONSIBLE FOR ASSURING COMPLIANCE WITH ENFORCING THIS COVENANT.

DECLARATION VACATING PREVIOUS PLATS & EASEMENTS

1) ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED UNLESS NOTED OTHERWISE.
2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

CERTIFICATES OF ACTION
SHERIDAN COUNTY PLANNING & ZONING COMMISSION

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS_____, DAY OF_____, _____.

ATTEST:

_____ _____
CLERK CHAIRMAN

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_____ O'CLOCK __.M.,
THIS _____, DAY OF _____, 20 _____, AND IS DULY RECORDED IN PLAT BOOK _____, PAGE _____
FEE $ _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

PRELIMINARY PLAT
PARADISE MEADOWS

SITUATED IN THE SE1/4NW1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: CARLTON CONSTRUCTION LLC
P.O. BOX 708
BIG HORN, WY 82833

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

INCLINE CIVIL
RYAN MEISEL, PE
OWNER / PRINCIPAL
101 E. LOUCKS STREET, #330
SHERIDAN, WY 82801
(970) 227-0714

JN: 2019-078
DN: 2019-078-SUB
TAB: PLAT
PF: T2019-078
REVIEWED BY: JSP
JUNE 19, 2020

CITY OF SHERIDAN
RESOLUTION 36-20

A RESOLUTION approving PL 36-20, the Preliminary Plat of the Paradise Meadows Subdivision, a joint City-County subdivision, subdividing 17.88 acres into 7 lots. Located at the southwest corner of Paradise Park Road and Bighorn Avenue (Sheridan Parcel ID: 55841520000100).

WHEREAS, the Preliminary Plat of the Paradise Meadows Subdivision has been reviewed for consistency with Appendix B (Subdivision Regulations) and other applicable City code; and

WHEREAS, all applicable requirements for a preliminary 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 §504(E)(4) requiring that cul-de-sacs shall be no longer than five hundred feet from the center of the turnaround to the centerline of the last intersecting street which is not a cul-de-sac; and

WHEREAS, the Paradise Meadows is a joint City-County subdivision due to its location within 1 mile of City limits requiring City Council approval; and

WHEREAS, the Sheridan County Planning and Zoning Commission recommended the approval of the proposed final plat; and

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

That the Preliminary Plat for the Paradise Meadows Subdivision, a joint City-County subdivision, dividing a 17.88 acres into 7 lots, located at the southwest corner of Paradise Park Road and Bighorn Avenue (Sheridan Parcel ID: 55841520000100),

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

1. A variance from Sheridan City Code Sheridan City Code Appendix B §504(E)(4) requiring that cul-de-sacs shall be no longer than five hundred feet from the center of the turnaround to the centerline of the last intersecting street which is not a cul-de-sac;

In approving the variance from the cul-de-sac length requirement 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 Paradise Meadows, the City Council finds the following as required by Sheridan City Code Appendix B §202:

A. The plat, while outside the City limits, is accompanied by a signed pre-annexation agreement.

B. The lots as platted conform to the requirements of the City Zoning Ordinance.

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 8th day of September 2020.

_____
Roger Miller, Mayor

Attest:

_____
Cecilia Good, City Clerk

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2020 by _____.

_____
Notary Public

My commission expires _____.

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: Appointment of Hank Welles to the Sheridan County Travel & Tourism Joint Powers Board.

From: Bev Leichtnam, Governmental Relations Admin. Specialist

To: Mayor and Council

CC:

Date:

Attachments

Mayor Roger C. Miller
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801

CITY OF Sheridan
WYOMING

Ph. (307) 675-4202
www.sheridanwy.net

MEMORANDUM

DATE: September 1, 2020

FROM: Mayor Roger Miller

TO: City Council

RE: Appointment of Hank Welles to the Sheridan County Travel & Tourism Joint Powers Board

Fellow Council Members:

I hereby recommend the appointment of Hank Welles to the Sheridan County Travel & Tourism Joint Powers Board for a 3-year term expiring June 30, 2023.

CC: Shawn Parker

Bev Leichtnam <bleichtnam@sheridanwy.net>

Travel & Tourism Joint Powers Board

Hank Welles <hank@anglingdestinations.com> Tue, Sep 1, 2020 at 4:22 PM
To: Bev Leichtnam <bleichtnam@sheridanwy.net>
Cc: Roger Miller <rmiller@sheridanwy.net>

Thanks Bev,

Here goes:

Raised on a cow/calf ranch. Attended grade school in Sheridan and middle and high school in Buffalo, after which I attended Montana State University in Bozeman. Since the age of 14 (I am currently 38) I have worked in the travel and tourism industry, revolving around pack trips, guest ranches, and guided fly fishing in the Bighorn Mountain region here in Wyoming, as well as Southwest Montana. Working in the tourism industry for over 2 decades has given me a unique perspective to not only what businesses have done to get tourism dollars in the door but also the individual perspectives of countless clients I have guided in regards to what brought them to WY (or MT).

Let me know if that works...

Thanks
Hank

Hank Welles
Angling Destinations
P. O. Box 845
Sheridan, WY 82801

ANGLING DESTINATIONS
ADVENTURES CRAFTED BY FISHERMEN FOR FISHERMEN

www.AnglingDestinations.com
Toll Free: (800) 211-8530
Direct: (307) 672-6894
Hank@AnglingDestinations.com

Follow along!

[Quoted text hidden]

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: Appointment of Tariq J. Khan to Sheridan County Travel & Tourism Joint Powers Board

From: Bev Leichtnam, Governmental Relations Admin. Specialist

To: Mayor and Council

CC:

Date:

Attachments

Mayor Roger C. Miller
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801

CITY OF Sheridan
WYOMING

Ph. (307) 675-4202
www.sheridanwy.net

MEMORANDUM

DATE: September 1, 2020

FROM: Mayor Roger Miller

TO: City Council

RE: Appointment of Tariq J. Khan to the Sheridan County Travel & Tourism Joint Powers Board

Fellow Council Members:

I hereby recommend the appointment of Tariq J. Khan to the Sheridan County Travel & Tourism Joint Powers Board for a term of 3-years expiring June 30, 2023.

CC: Shawn Parker

Roger Miller <rmiller@sheridanwy.net>

RE: Travel and Tourism Board for the City of Sheridan/County

1 message

Tariq Khan <tariqkhan_j@yahoo.com> Wed, Aug 5, 2020 at 11:20 AM
To: rmiller@sheridanwy.net

Hi Roger,

Thank you for taking the time today to speak with me about this potential position with the board. After much thought and consideration, I would like to put my name down as a potential appointee to the Travel & Tourism Board. My background has been in hotels since my parents purchased a little motel in Gillette, Wyoming in 1993. Since then, we have expanded to Sheridan and the other surrounding towns and states - while we have other hotels in different ares, we chose Sheridan as a great place to settle and raise our families. My Great Uncle first set his roots here back in the early 20th century - he's famously known locally as Hot Tamale Louie, but we just refer to him as Uncle Zarif. I believe that I would be a perfect candidate for this position with the board because experience matters and I have 27 years logged in the lodging accomodation business dating back to as early as 3 years old. I love Sheridan and want what's absolutely best for our city and community.

I look forward to hearing from you soon,

Best Regards,

Tariq J. Khan (Tear-ick)

REDSTAFF Investments

307.461.7887 | tariqkhan_j@yahoo.com
980 Sibley Circle | Sheridan, WY | 82801

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

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:	**Appointment of Shawn Kelley to the Sheridan Recreation District Board**
From:	Bev Leichtnam, Governmental Relations Admin. Specialist
To:	Mayor and Council
CC:	
Date:	

Attachments

Mayor Roger C. Miller
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801

CITY OF Sheridan WYOMING

Ph. (307) 675-4202
www.sheridanwy.net

MEMORANDUM

DATE: September 1, 2020

FROM: Mayor Roger Miller

TO: City Council

RE: Appointment of Shawn Kelley to the Sheridan Recreation District Board

Fellow Council Members:

I hereby recommend the appointment of Shawn Kelley to the Sheridan Recreation District Board for a 3-year term expiring June 30, 2023.

CC: Seth Ulvestad

7-22-20

City of Sheridan
Mayor's Office
P.O. Box 848
Sheridan, WY 82801

To Whom It May Concern,

I would like to be considered for the vacancy on the Sheridan Recreation District Board. I have the education and experience to help the City of Sheridan, especially in the Recreation area. I grew up in Cody, WY and like most kids in Wyoming; I participated in as many activities as I could. I left Wyoming to wrestle in college and obtained my K-12 Physical Education degree from the University of Nebraska at Omaha. My education did not stop there. I went to the University of Wisconsin LaCrosse and received my Master of Science in Sports Administration. I spent a year at the Nordby Center for Recreation as Assistant Director running a wide range of programs for youth to adults.

I also spent 12 years a collegiate wrestling coach, spending most of my time at Hastings College, a small private school in the NAIA. One of my "other duties as assigned" was to teach undergraduate level Sports Administration classes. These focused on what it takes to run successful programing for all ages.

My family and I have called Sheridan home for about a year and half now. In those 18 months, my biggest driving factor to get involved is our 11-year-old daughter. She loves fastpitch softball. I have spent countless hours already getting this town excited for the future of one of the best sports in my eyes. I have worked with Seth and his staff to improve the quality of programming, I have got parents interested that know nothing of the sport, and most importantly, I have young ladies excited about the possibilities the can achieve through the sport. I believe I am a well-rounded athlete that enjoys everything from leisure sports to competitive sports.

In my current job as the Regional Director for Rocky Mountain Elk Foundation, I work 95% of my time with volunteers across the state of Wyoming. We are a non-profit critter group that at the end of the day, my job is fundraising.

I look forward to hearing from you on this vacancy. If you have any questions, please feel free to reach out to me.

Shawn Kelley
Northern Wyoming Regional Director
Rocky Mountain Elk Foundation
439 Shadow Ridge Blvd
Sheridan, WY 82801
402-705-2298
skelley@rmef.org

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:	**Appointment of Alan S. Miller to the Fire Civil Service Commission.**
From:	Bev Leichtnam, Governmental Relations Admin. Specialist
To:	Mayor and Council
CC:	
Date:	

Attachments

Mayor Roger C. Miller
P.O. Box 848
55 Grinnell Plaza
Sheridan, WY 82801

Ph. (307) 675-4202
www.sheridanwy.net

CITY OF Sheridan
WYOMING

MEMORANDUM

DATE: September 1, 2020

FROM: Mayor Roger Miller

TO: City Council

RE: Appointment of Alan S. Miller to the Fire Civil Service Commission

Fellow Council Members:

I hereby recommend the appointment of Alan S. Miller to the Fire Civil Service Commission for a 3-year term expiring September 1, 2023.

CC: Heather Doke, HR
Fire Chief Gary Harnish

Alan S. Miller

August 11,2020



2509 Weeping Willow Ct.
Sheridan WY. 82801
Cel: 406-696-7392
Email: ASMillerRet@hotmail.com

OVER 40 YEARS IN THE ELECTRONICS INDUSTRY

United States Navy – 12 years.
Motorola Communications – 12 years.
Bureau of Land Management/Department of the Interior – 19 years.

Last position USN; Lead Electronics Technician, USS Duncan (FFG-10)
Last position Motorola; Lead Technician (specialist micro miniature surface mount component replacement) Motorola Service Center Burlington WA.
Last position BLM/DOI; Radio Program Lead, Montana/Dakotas.

Retired with over 30 years of Federal Service.

EXPERIENCE

- Primarily Public Safety (PS) & Law Enforcement (LE) Communications Systems design and support
- Support and design of local and statewide simulcast and/or trunking systems
- Support and design of LE and Fire dispatch centers
- Support and design of Public Safety Answering Points (PSAPS), commonly referred to as 911 Centers
- Member of performance review and evaluation management team BLM
- Technical Lead Southern Border Law Enforcement Communications Program 2007.
- Member of the technical committee for the Montana Statewide Trunking Initiative
- Design of analog and digital P25 Radio over Internet Protocol (RoIP) systems within BLM/DOI

SKILLS & ABILITIES

- Design and support of Analog, Digital, P25 Conventional, and/or Trunked communications systems
- Management
- Training
- Safety
- Work planning
- Performance evaluations
- Bids and Purchasing
- Product review, testing and evaluation

PUBLICATIONS

Naval Electronics Systems Command (NAVELEX) Shipboard RADIAC Calibrations Procedures

SUMMARY

I have a broad range of experience including technical management, employee training and support, workplace safety, supervision and planning of work either in local municipal or remote mountaintop environments. I have specialized in support of Law Enforcement, Public Safety and Fire agencies across five states from the northern to the southern border. I have served as the Chair of the Billings Urban Fire Service Area while with the BLM in the Montana/Dakotas.

I believe my range of experience with numerous LE and Fire agencies would provide a unique view and understanding of the many factors involved in support of employees within the Sheridan Fire Department.

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

Human Resources

MEMORANDUM

Project Name:	**Appointment of Councilman Thayer Shafer, Councilman Rich Bridger and Councilman Patrick Henderson to serve on a committee to adopt the updated Fire Civil Service Commission Rules and Regulations.**
From:	Heather Doke, Human Resources Director
To:	Mayor and Council
CC:	N/A
Date:	08/21/2020

Discussion:

The City of Sheridan Fire Civil Service Rules and Regulations need to be updated. Wyoming State Statute 15-5-119 states that "The commission, together with a committee of three (3) designated by the mayor from the governing body shall adopt, and the commission shall enforce all rules and regulations necessary for the government of their proceedings.

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

Clerk

MEMORANDUM

Project Name:	**Minutes of Regular Council Meeting August 17, 2020**
From:	
To:	Mayor and Council
CC:	
Date:	

Attachments

Minutes 8.17

CITY OF SHERIDAN, WYOMING

MINUTES OF REGULAR COUNCIL MEETING

COUNCIL CHAMBERS **7:00 P.M.** **August 17, 2020**

1. Mayor Roger Miller called the meeting to order at 7:00 P.M.

2. The Pledge of Allegiance to the Flag was led by Mayor Roger Miller.

3. The invocation was given by Scott Lee, Bethesda Worship Center.

4. The meeting was called to order with a quorum as follows: Mayor Roger Miller presiding with Council President Rich Bridger, Council Vice President Thayer Shafer, Councilor Jacob Martin, Councilor Aaron Linden, and Councilor Clint Beaver and Councilor Patrick Henderson. Members of staff attending included City Administrator Stuart McRae, Public Works Director Lane Thompson, Utilities Director Dan Roberts, City Clerk Cecilia Good, Human Resources Director Heather Doke, and various other City staff.

5. Councilor Henderson moved, seconded by Councilor Beaver to approve the agenda, voice vote; unanimous.

6. Community Update

A. Sheridan Travel and Tourism Director Shawn Parker gave an update to Council.

B. Linda Klinck, Program Manager for the Wyoming Main Street Program and Brandi Harlow, the Northeast Regional Director of the Wyoming Business Council presented the City of Sheridan and the Downtown Sheridan Association with a National Main Street Certificate.

7. Comments from the Public

A. There were no comments from the public.

8. Public Hearings

A. Mayor Miller opened a public hearing at 7:28 P.M. for Ordinance #2221 - Hidden Bridge Ranch to rezone 18.55 acres from R-1 and Residence District and B-1 Business District to R-2 Residence District. Community Development Director Wade Sanner updated the Council. Dale Lee with DOWL presented information about the rezone.
Gary Campbell discussed concerns from the adjacent homeowners. Joanne Briggs stated that 216 individuals have signed a petition against the rezone. Ms. Briggs and Matt Gomke further discussed other concerns with the Hidden Bridge Ranch Subdivision. City Attorney Kerns addressed a few of the points discussed by the residents.

The Public Hearing was closed at 8:46 P.M.

i. Councilman Beaver moved, seconded by Councilman Shafer to approve on first reading Ordinance #2221. Councilor Martin moved, seconded by Councilor Linden, to table the first reading of Ordinance #2221. Voice Vote: three ayes and four nays. Councilors Beaver, Henderson, Bridger, and Mayor Miller voted in opposition of this motion. Roll call vote for the approval of Ordinance #2221: three ayes and four nays. Councilors Henderson, Linden, and Bridger voted in opposition of this motion.

B. Mayor Miller opened a public hearing at 8:54 P.M. for Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District Community Development Director Wade Sanner updated the Council. Megan Crow, with MC2 Engineering, presented additional information about the subdivision. Brett Sayer, the developer, explained his plans for the lots. Danny Malyurek at 814 Park Street expressed his concerns to Council.

The Public Hearing was closed at 9:12 P.M.

i. Councilman Bridger moved, seconded by Councilman Henderson to approve on first reading Ordinance #2226. Roll call vote: Unanimous.

C. Mayor Miller opened a public hearing at 9:13 P.M. for the Transfer of Retail Liquor License #22 to Verdello, Inc. City Clerk Cecilia Good updated the Council. The public hearing was closed at 9:14 P.M.

i. Councilman Linden moved, seconded by Councilman Martin to approve on the Transfer of Retail Liquor Licenses #22 to Verdello, Inc. Voice Vote: Unanimous.

D. Mayor Miller opened a public hearing at 9:14 P.M. for Resolution # 35-20, a Request to Vacate .24 Acres of the E College Ave Right-of-Way Between S. Carrington St and Frank St Community Development Director Wade Sanner updated the Council. The public hearing was closed at 9:17 P.M.

i. Councilman Bridger moved, seconded by Councilman Martin to approve Resolution #35-20. Voice Vote, Unanimous.

Mayor Miller announced a recess starting at 9:18 P.M. Council reconvened at 9:27 P.M.

9. Mayor Roger Miller then read aloud the consent items:

A. Consideration of Bede Revocable Trust Pre-Annexation Agreement for Water Service to 109 Decker Road
B. Minutes of Regular Council Meeting August 3, 2020
C. Claims

City of Sheridan		
Claims paid on 08/18/2020	Claims	
Vendor Name	Description	Total
A & M Service & Supply Inc.	Toners, services of printers	$ 958.00
Ace Hardware-Newkirk	Parts and supplies	$ 472.21
ACT Communications	Crimestoppers Monthly - August	$ 34.03
Alexandra & Jon Desonier	Balance Refund/170 E Montana Srt.	$ 10.85
AlphaGraphics of Wyoming	greeting cards and envelopes/decals for Cardboard bin	$ 427.34
Amanda & Casey Merchant Corley	Deposit Refund/840 1/2 Illinois St.	$ 47.76
Amazon Capital Services #A33MIR27FEZN42	Supplies	$ 2,134.58
American Maid	Cleaning services	$ 5,950.00
American Planning Assoc	APA membership	$ 212.00
American Welding & Gas, Inc.	Grinding Wheels/cylinder rental/spark lighter	$ 506.89
Andre Wrolstad	Deposit Refund/316 E 3rd St.	$ 69.75
A-Plus Services, LLC / East Ridge Towing	Tow unit 44 to Hammer`s	$ 125.00
B&B Leasing Company	Sharp Copier 10th Lease Pymt-August 2020	$ 140.49
Bear's Paw Embroidery	Embroidery	$ 110.00
Ben Hawkins	Fuel and per diem to Basic SRO Training	$ 328.44
Big Horn Logistics, LLC	Safe Rides - July 2020	$ 373.00
Bloedorn Lumber	Blacktooth Park-Misc #5709	$ 4,568.96
Breanna Smith	Deposit Refund/238 W Burkitt St.	$ 67.74
Brendan Ash	Deposit Refund/516 Gladstone St.	$ 69.29
Brian's Boot & Shoe	Boots	$ 310.95
Burns & Mc Donnell	PAYT Pilot Report and Teleconference	$ 6,577.50
C & K Equipment	Pin unit 4.89 golf course	$ 24.78
Cactus Aanenson	Deposit Refund/251 W 6th St.	$ 23.68
Carolina Software	2 Topaz Signature Pads for Scale House	$ 662.63
Carolyn A. Byrd	BOA and Planning Commission minutes	$ 150.00
Carquest Auto Parts	Parts and supplies	$ 1,259.74
CH Diagnostics and Consulting	Crypto, Giardia, Ecoli Testing 4/30/20 & 5/13/20	$ 1,150.00
Charter Machine Company	Canfield reed switch	$ 179.62
Chemtrade Chemicals US LLC	Alum Sulfate for SWTP	$ 6,861.09
Cheryl Brandt	Deposit Refund/1281 Pine Dr.	$ 43.27
Christopher Garner	Deposit Refund/805 Gladstone St. #A	$ 12.73
Club Prophet Systems	annual software rental for golf course	$ 4,510.00
CMI-Teco	heater fan filter element unit 7.13 w c	$ 615.73
Coca-Cola Bottling Company High Country	Pallet of Water for SWR	$ 347.20
Collection Professionals Inc.	CPI Acct # 1885/5.1-5.31.2020	$ 523.78
CPS Distributors, Inc.	Mirimichi byospxtrumpouch, credit	$ 131.71
Crescent Electric	wire, control panel switches, drill tap tool kit	$ 333.70
Dana Kepner Company	Meter flanges,swivels, hydrant oil, prv repair	$ 4,600.50
Debbie Davis	Wellness Participation Reimbursement	$ 200.00
DeBolt Consulting	Monthly Service Agreement Fee, July 2020	$ 300.00
D-H Technologies, LLC	Svcs Call - Relocate CS Employee Extension	$ 300.00
Dixon Land Management and Consulting Inc	mowing for week of July 27, 2020	$ 1,260.00

Dow l	Main St-Right Sizing Conceptual Design-#5319	$	5,820.00
DPC Industries, Inc.	Chlorine tank rental	$	50.00
Dylan Randall	Deposit Refund/1987 Edw ards Dr. #A	$	55.63
Ed Hammer Inc	cam solinoide w ater pump replaced unit 2.4 land	$	567.16
Edw ard J Zacca	Deposit Refund/507 N Sheridan Ave. #204	$	28.89
EMH Pro Cleaning	July Janitorial Charges	$	1,700.00
Empathia, Inc	EAP Services 8-1-20 to 10-31-20	$	934.50
Employ, LLC	Temporary Labor	$	5,402.74
Engineering Associates	BGWTP Utilidor - Design & Bidding/5th st sew er creek crossing	$	6,065.50
Farmers Co-op Oil Co.	Fuel for July 2020	$	31,060.32
Fastenal Company	Supplies	$	998.08
First Interstate Bank - Mastercard	Credit card charges for July 2020	$	29,030.63
Floyd's Truck Center WY	fuel w ater separator unit 3.14 w c	$	138.47
Galls, LLC	2 duty belts/mag pouches	$	225.82
Grainger, Inc.	Refrigerated w astewater sampler/COVID-19 & signs	$	1,982.94
iBEAM Construction Cameras	Hillslides Project-Misc #5317	$	425.50
Inland Truck Parts Company	unw elded shaft assembly unit 3.32 recycle	$	339.82
Ironman Tow ing	Tow Unit #39 to Sheridan Motor	$	65.00
Jacob Little	Refund/1021 Exeter Ave.	$	149.74
Jadeco, Inc.	Marking of back lot to locate underground lines	$	74.95
Vendor Name	Description	Total	
John Deere Financial #1111308145	Supplies	$	1,144.00
Julio Quintana	Balance Refund/1349 N Main St.	$	229.95
Kacey Outland	Casper training reimbursement - KO	$	160.63
Kade Salsbury	Deposit Refund/2019 Quail Ct.	$	25.71
Kaitlyn Helvik	Deposit Refund/1024 Arlington Blvd.	$	57.22
Kayla Frazier	Deposit Refund/746 Harrison St.	$	11.24
Keller North America, Inc.	Hillslide Project- Stabilization Phase 1- #5317	$	594,784.67
Kellie Schoenbeck	Deposit Refund/419 W Works St.	$	7.36
Kerns & Bunting, LLC	Legal Services	$	17,813.00
Kilpatrick Creations Inc.	LSleeve shirts for GHarnish Inv 187456	$	72.50
Kiri Porter	Deposit Refund/1953 Edw ards Dr. #D	$	69.20
Knife River	greens sand, fuel and truck time	$	3,073.80
Kois Brothers Equipment, Co.	tailgate seal/pretension valve	$	239.41
Kristin Mahoney	Deposit Refund/507 N Sheridan Ave. #103	$	90.00
KXK Construction	Brundage Lane Brundage St Scott St curb - st	$	2,800.00
Leopold Benjamin Castro Aviles	Deposit Refund/415 Adkins Ave.	$	58.63
LN Curtis & Sons	Annual servicing Hurst eDraulic tools GJohnston	$	600.00
Long Building Technologies , Inc.	2-Pos Actuator for cooling tow er	$	137.80
Luke A Goddard	Medical Doctor Coverage for August 2020	$	500.00
Marketing Specialties, Inc.	reprogram veederoot for fuel system - csc	$	367.45
Mary Munson	Deposit Refund/50 Bellevue Ave.	$	29.27
Memorial Hospital of Sheridan County	Pharmacy Supplies for July 2020	$	518.56
Mike's Electric Inc	installed exterior outlet at Rotary Park	$	161.24
Mullinax Concrete Service & Irrigation	Blacktooth Park-Misc /sprinkler coupling, adaptor pea gravel	$	2,692.30
Municipal Emergency Services, Inc.	Non-Contact Thermometers	$	1,623.93
Napa Auto Parts	Parts and supplies	$	1,239.27
Norco, Inc	Supplies	$	6,740.18
Office of the Attorney General	Crime Victims Fund July 2020	$	300.00
Office Shop Inc	printing costs	$	323.40
One-Call of Wyoming	Tickets for July CDC Code CSH	$	290.25
Only Co., LLC	City Council Video Work - July 2020	$	1,500.00
Pace Analytical Services, LLC	City Bac T Testing	$	960.00
Peak Pow ersports, LLC	valve needle oring unit 4.3 sw tp	$	324.97
Penguin Management, Inc	Annual Renew al Paging System Notification Contract	$	948.00
Pepsi of Gillette/Sheridan	pallet of w ater - st	$	267.00
Philip & Sharon Plett	Balance Refund/1137 S. Thurmond St.	$	56.43
Plains Tire & Battery	tire mounting unit c-02 recycle	$	360.00
Porter, Muirhead, Cornia & How ard	Interim Audit Services for FY2020 Audit	$	20,000.00
Pow der River Pow er Co	Parts and supplies	$	716.28
ProMec Services	bearing jackscrew jackpost, spark plug, o ring	$	229.27
ProPet Distributors, Inc.	litter pick up bags, trash liners	$	1,519.00
PSI Water Technologies, Inc.	Microclor Cells	$	38,433.23
Public Safety Center, Inc.	Exam gloves	$	119.90
Quality Code Publishing	Supplement svcs for Code Books	$	2,024.45
Rebecca Genung	Deposit Refund/882 E College Ave.	$	62.50
Ricoh USA, Inc.	Copier Charges - Aug 2020	$	508.00
Sabrina Golay	Deposit Refund/451 W 5th St.	$	32.00
SCS Engineers	Tipping Fee Study for July 2020	$	2,499.80
Servall Uniform & Linen Supply	Rug cleaning	$	615.41
Shaunessey Reeves	cleaning from July 20 thru July 31, 2020	$	850.00
Shaw n Walks Over Ice	Deposit Refund/657 E 5th St.	$	29.93
Sheridan Commercial Co.	Supplies	$	888.59
Sheridan County Public Works	plat copies	$	49.00
Sheridan Econ-O-Wash	uniform laundry pierce - shop	$	158.00
Sheridan Express, LLC	Transported Tires for Recycling 07-31-20	$	700.00
Sheridan Fire Equipment	Fire extinguishers (2) and annual service	$	81.50
Sheridan Motor Inc	ac recharge, fix battery connection, starter motor	$	1,443.29
Sheridan New spapers Inc	Ads	$	2,264.16
Signature Equipment Corp.	ring gear deutz un4.90, radiator deutz 4cyl un4.19	$	2,618.42
Simplot Partners	right on green 2.5 gallons	$	278.00
Source Office & Technology	air duster - 4 cans-credit for short order	$	(278.52)
Spark Innovations, LLC	GFCI at hot plant	$	119.90

Sterling Computer Corporation	Office Laptop-Mayor's Office	$ 674.00
Swagit Productions, LLC	Video Recording Svcs - July 2020	$ 1,295.00
Tarpomatic Inc	New Tarp for Landfill Pit	$ 5,290.00
Test Gauge Inc. - CO	Calibration Recertification Gauge	$ 111.83
The Powder Horn	Blacktooth Park-Misc #5709	$ 680.00
Thomas J Klepperich	Arraignments-Trials for July 2020	$ 1,880.00
Vendor Name	Description	Total
Tire Rama	Tires and service calls	$ 623.72
Tires for Reclamation, Inc.	500 Car and Truck Tires for Recycling	$ 1,163.75
Titan Machinery Inc.	roller rental - st	$ 2,210.00
Tommy Andrews	Deposit Refund/145 W Whitney St.	$ 25.17
Traffic Signal Controls, Inc.	signal repairs - sign	$ 428.00
Transaction Warehouse, Inc	Web Payment Transaction Fee, July 2020	$ 3,754.80
Trish R Gorzalka	Deposit Refund/419 NB Ave.	$ 44.85
TruGreen	Fertilizer application	$ 109.00
Tru-Tech Products, LLC	Lychee Pump and Motor Replacement	$ 771.38
TW Enterprises, Inc	Annual Servicing of Emergency Generators	$ 3,570.21
Tyler Technologies, Inc	Court Scanner & Printer Software Annual Maint Fee	$ 363.00
UPS	Shipment to state vet lab	$ 18.47
USA Blue Book	Cutters, die, grease	$ 78.23
Vernon Manor	Fuel to WLEA Basic	$ 47.65
Veronica Cuestas	Deposit Refund/730 S Main St.	$ 20.08
VRM, Inc.	Labor to Replace Cutting Edge on Loader/drain & remove fuel tank	$ 1,426.08
Wade Kinsey & Melissa Smith	Deposit Refund/22 Maverick Ln.	$ 74.85
Wagner Ranch Services, LLC	Blacktooth Park Phase 1-CA #5709	$ 53,796.74
WAM	FY 2021 Membership Dues	$ 22,431.80
Wasatch Railroad Contractors	Train Abatement-Service-#5719	$ 21,522.86
Winsupply of Sheridan Wy Co	Parts and supplies	$ 2,911.76
WY Dept of Transportation	N Sheridan Interchange Construction #4729	$ 1,365,870.09
Wyo Ag Services, LLC	7 acres turf spray for golf course	$ 539.00
Wyoming Department of Workforce Services	Unemployment Insurance for 2nd Qtr - 2020	$ 686.53
Wyoming Electric, Inc.	Troubleshot pump issue	$ 124.50
Wyoming Machinery Co	Locknut and Screw for Small Loader/cutting edge	$ 421.41
Zowada Recycling & Steel, LLC	stainless flat unit 3.43 st	$ 11.50
Grand Total		$ 2,341,616.37
Vendor Name	Description	Total
Montana Dakota Utilities	Pump stations, Lift stations, numerous electric bills	$ 18,764.20
Rocky Mountain Ambulance Service LLC	August Ambulance Service	$ 10,000.00
Tiny Stark	Redo lost check 10954-Deposit refund	$ 90.00
Grand Total		$ 28,854.20
Sum of Amount		
Vendor Name	Description	Total
CenturyLink Communications, LLC	SCADA and Extension Lines	$ 785.59
Jackie Crowley	Redo lost check 9723	$ 90.00
Mike Pruden	Redo lost check 7064	$ 69.99
Montana Dakota Utilities	UM shop, pump stations/numerous electric bills	$ 13,714.75
Wilcox Abstract &Title	Purchase Property 22PT Lot 04-Misc #5317	$ 4,818.36
Grand Total		$ 19,478.69
City of Sheridan		
Regular Payroll paid on 08/14/2020		
Sum of Amount		
Vendor Name	Description	Total
497-874-NCPERS Wyoming	Regular Payroll 08.14.20	$ 368.00
Aflac	Regular Payroll 08.14.20	$ 1,355.91
Blue Cross Blue Shield of Wyoming	Regular Payroll 08.14.20	$ 83,087.33
CITCO FCU	Regular Payroll 08.14.20	$ 2,825.13
Delta Dental of Wyoming	Regular Payroll 08.14.20	$ 12,819.00
First Federal Savings Bank	Regular Payroll 08.14.20	$ 9,608.67
HealthEquity, Inc.	Regular Payroll 08.14.20	$ 2,639.71
Idaho Child Support Receipting	Regular Payroll 08.14.20	$ 11.54
IRS 941	Regular Payroll 08.14.20	$ 69,762.81
LegalShield	Regular Payroll 08.14.20	$ 30.90
LOCAL 276, IAFF	Regular Payroll 08.14.20	$ 800.00
Minnesota Child Support Payment Cent	Regular Payroll 08.14.20	$ 203.50
Nationwide	Regular Payroll 08.14.20	$ 34.28
Office of Child Support Enforcement (S	Regular Payroll 08.14.20	$ 185.54
Optum Bank, Inc.	Regular Payroll 08.14.20	$ 824.43
Orchard Trust	Regular Payroll 08.14.20	$ 3,872.96
Police Protective Assoc.	Regular Payroll 08.14.20	$ 70.00
Security State Bank	Regular Payroll 08.14.20	$ 468.76
Sunlight Federal Credit Union	Regular Payroll 08.14.20	$ 1,792.52
Vantagepoint Transfer Agents 300698	Regular Payroll 08.14.20	$ 7,766.27

VSP	Regular Payroll 08.14.20	$ 1,115.69
Workers' Safety &	Regular Payroll 08.14.20	$ 4,159.03
Wyo Educator's Benefit Trust	Regular Payroll 08.14.20	$ 1,152.74
Wyoming Retirement System	Regular Payroll 08.14.20	$ 67,126.77
Wyoming State Disbursement Unit	Regular Payroll 08.14.20	$ 857.24
Grand Total		$ 272,938.73

Councilor Henderson moved, seconded by Councilor Bridger to approve the Consent agenda. Council approved the agenda: voice vote; unanimous.

10. Staff Update

A. Sales and Use Tax Update by City Treasurer Karen Burtis.

Old Business:

11. Consideration of the Third and Final Reading of Ordinance #2223 Addressing Alcohol Delivery in Chapter 4 of City Code. Attorney Brendon Kerns updated the Council on the Ordinance. Mr. Kerns recommends the removal of 4-4.1(d) addressing curbside delivery. Ed Gnehm, with Star and T&C Liquor, explained his concerns with the Ordinance to Council.

Councilman Linden moved, seconded by Councilman Martin to approve on third and final reading Ordinance #2223, including the recommended amendment by City Attorney Kerns. Ordinance #2223 was approved; roll call vote: four ayes and three nays. Councilors Beaver and Shafer, along with Mayor Miller, voted in opposition of this motion.

12. Third and Final Reading for Ordinance #2224 Amending Chapter 4 Alcohol Ordinance – City Attorney Brendon Kerns updated the Council. Amend

Councilman Beaver moved, seconded by Councilman Henderson to approve on third and final reading Ordinance #2224.

Councilman Beaver moved, seconded by Councilman Bridger, to amend Ordinance #2224 4-14(a)(2) through (6) through 2nd revised amendment #11. Voice vote: unanimous.

Councilman Shafer moved, seconded by Councilman Linden, to amend Ordinance #2224 fixing grammatical errors and language correction (amendment #13). Voice vote: unanimous.

Councilman Martin moved, seconded by Councilman Beaver, to remove the section related to grocery type establishments in its entirety, paragraph #6 (amendment #12). Chad Franklin, with Sheridan Liquor, and Ed Gnehm, with Star and T and C Liquor, discussed this item further with Council. Voice vote: Five ayes and two nays. Councilor Shafer and Mayor Miller voted in opposition of this motion.

Ordinance #2224 was approved; roll call vote: unanimous.

13. Consideration of the Second Reading for Ordinance #2225: David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth Street from an R-1 Residence District to B-1 Business District. Community Development Director Wade Sanner updated the Council.

Councilman Bridger moved, seconded by Councilman Martin to approve on second reading Ordinance #2225. Roll call vote: unanimous.

New Business: There was no new business.

14. Council Comments and Requests for Future Agenda Items.

A. Councilor Henderson requested an update from City Engineer Hanns Mercer regarding the Highland Hill and Hillslide project.

B. Mayor Miller reminded Council of the Strategic Planning Session to be held next Monday, August 24th starting at 5:30 P.M.

16. Mayor Miller adjourned the meeting at 10:22 PM.

APPROVED:

_____

Roger Miller, Mayor

ATTEST:

_____

City Clerk, Cecilia Good

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

Clerk

MEMORANDUM

Project Name: **Claims**

From:

To: Mayor and Council

CC:

Date:

Attachments

Prepaids
Claims
Payroll

City of Sheridan
Prepaids paid on 08/13/2020

Sum of Amount		
Vendor Name	**Description**	Total
CenturyLink Communications, LLC	SCADA Lines and Extensions	**1,483.99**
Montana Dakota Utilities	Numerous Electric Bills	**34,267.52**
Simplifile, LC	Electronic filing - Sheridan County	**242.00**
Wyoming Bank & Trust	SID #78 Principal, Interest & Agent Fee	**25,131.25**
Grand Total		**61,124.76**

City of Sheridan
Prepaids paid on 08/26/2020

Sum of Amount		
Vendor Name	**Description**	Total
Amazon Capital Services #A33MIR27FEZN42	ipad case	**82.67**
Brian's Boot & Shoe	Boots	**450.95**
Heartland Kubota, LLC	reissue check for cutting edge-HDQ57826	**799.75**
Justin Bishop	Turf Management Services - August 2020	**5,583.33**
Memorial Hospital of Sheridan County	Occupational testing	**935.10**
Montana Dakota Utilities	Pump stations, sewer lift stations/numerous elect bills	**5,528.07**
Paul M. Bates	Painting at BGWTP Chemical Room	**7,000.00**
Rocky Mountain Ambulance Service LLC	Ambulance Service September 2020	**10,000.00**
Sheridan Recreation District	April-June 2020 Quarterly Payment (25%)	**42,875.00**
Simplifile, LC	Electronic filing - Sheridan County Bede RT	**23.00**
Simplot Partners	Compel Pellets, Perennial seed, extreme green, fin	**1,246.69**
State of Wyoming	Loan DWSRF-165 Payment #2/135 Payment 7	**55,213.75**
Stuart J. McRae	Reimbursement for ICMA Membership payment	**995.00**
Grand Total		**130,733.31**

City of Sheridan
Claims paid on 09/09/2020

Sum of Amount		
Vendor Name	Description	Total
A Clear View Inc.	cleaning of exterior windows	215.00
A Plus Plumbers & Appliance Repair	Replaced closet module in sloan valve on toilet	265.00
Ace Hardware-Newkirk	Parts and supplies	174.58
Advanced Electrical Contracting Inc.	N Sheridan Interchange Misc #4729	700.00
AlphaGraphics of Wyoming	Kendrick Pool Assessments & Upgrade #5717	663.24
Amazon Capital Services #A33MIR27FEZN42	Supplies	628.46
Ambiente H2O Inc	Gasket volute, hubs, ring case and shims	6,593.55
Ameri -Tech Equipment Company	limit switch unit 3.32 recycle	488.90
American Maid	Cleaning	3,650.00
American Welding & Gas, Inc.	headgear sweatband,blue layout dye	54.26
Axon Enterprise, Inc.	Taser Annual Tech Assurance Plan payment	12,702.40
B&B Leasing Company	Copier Lease Payment for Sept 2020 Inv	140.49
Big Horn Sanitation	portable toilets for various parks/South Park Pump fee	936.00
Bighorn Security LLC	Kendrick Park bathroom area cameras	1,929.54
Bloedorn Lumber	corner and end posts, white fir 2x10	275.36
Brian's Boot & Shoe	Boots	350.95
Buggy Bath Car Wash	Monthly Truck Washing for SWR - July 2020	170.26
C & K Equipment	trade in v blade/hydromax oil/tooth point nut carriage	(333.90)
CADD Microsystems, Inc.	Bluebeam Upgrade and Renewal	11,844.00
Carquest Auto Parts	Parts and supplies	1,527.00
CDG Engineers, Inc.	Hillslides Project-Engineering Review-#5317	6,133.25
CDW Government Inc.	Carbon Black 1Yr Lic, ThreatSight Subscript Renew	9,415.50
CED- Consolidated Electrical Distributers Inc.	wire splices	160.00
Cedars Health LLC	Occupational Health Testing	352.26
CH Diagnostics and Consulting	Ecoli, Giardia and Cryto testing-Watershed&City	2,035.00
Chemtrade Chemicals US LLC	AlumSulfate-SWTP	6,901.04
CHS Inc., By-Products	22.05 tons 58/28 oil hot plant	10,151.63
CMI-Teco	wiper washer switch & heater fan units 7.8 & 7.18	354.22
Coca-Cola Bottling Company High Country	UM pallet of water	347.20
Cole-Parmer Instrument Co	#16 tubing (1) AND #17 tubing (6)	535.05
Comtronix	UM alarm monitoring Sept- Nov	105.00
County Trash, LLC	bi weekly dumpster pick-up	110.00
Crescent Electric	Supplies	997.48
Cummins Rocky Mountain	pressure sensor unit 3.12 wc	155.32
DeBolt Consulting	Monthly Service Agreement Fee, August 2020	300.00
D-H Technologies, LLC	Research phone lines	185.00
Dixon Land Management and Consulting Inc	Mowing	1,720.00
Doggone Pest Control, LLC	Rental Equipment for Pest Control	498.00
Dowl	Misc projects	3,600.00
DPC Industries, Inc.	Chlorine 2000lb	1,058.25
Dr. Milton Siskin	Refund BLS CPR Class	35.00
Eagle Microsystems, Inc.	Soda Ash Tank Feeder Screw	640.17
Eisenach-Pedden Corporation	repair for Peigan sculpture	645.00
Employ, LLC	Temporary Labor	6,490.54
Employers Council	Pre-employment background check	220.00
Energy Laboratories, Inc	TOC Water testing August	178.00
Engineering Associates	Loucks Phase II-Misc/5th St Sewer Creek Crossing	1,529.50
Enviro-Clean Intermountain, LLC	heated mirror unit 3.43 st	419.28
Eric Chumwolooky	Refund View Permit B20-220	430.70
Eric Zappa	Refund First-Aid-BLS CPR Classes	55.00
Falcon Environmental Corporation	Rotors for sludge pumps	3,929.03
Fastenal Company	Parts and supplies	546.14
Floyd's Truck Center WY	headlamps unit 3.63 recycle	318.16
Foremost Promotions	Public-Education Handouts for 2020	1,394.01
Gades Sales Co., Inc.	E Brundage Lane ped crosswalk repairs - sign	9,183.16
Gerald R Johnston	Reimb running shoes for GJohnston	120.45
Grainger, Inc.	air cylinder unit 4.43 hot plant - st	207.04
Hawkins Inc	chemicals	4,443.54
High Land Inc.	Blacktooth Park-Misc #5709	2,335.57
Home Depot Credit Services	Supplies and parts	994.94
Humdinger Equipment LTD	Rubber Bumper for TANA 4-73	148.08
InfoSend, Inc.	Jul 20_Billing Stmts,Postage, Mo Svc Fee,Pymt Plan	5,530.36

Vendor Name	Description	Total
Jill W Chase	SPAC Coordinator July- August 2020	1,500.00
John Deere Financial #1111308145	Supplies	3,046.06
Jonathan P Syring	Wellness Participation Reimbursement	200.00
Kellar Bock	Refund BLS CPR Class	35.00
Kevin & Catherine Wright Bare	Deposit Refund/505 NB Ave	90.00
Kimball Midwest	grease lubricant shop supplies	183.36
Knecht Home Center	Reddi Mix concrete (12)	52.56
Knife River	greens sand, truck time, fuel charges	2,840.37
Kois Brothers Equipment, Co.	tarp cover unit 3.62 recycle	2,288.22
KXK Construction	Misc projects	16,668.00
Lauri Pfannenstiel	Refund CPR Class	35.00
LN Curtis & Sons	Replace 2 haz mat suits for station	1,169.37
LuAnn Frey	Refund First-Aid-CPR Classes	55.00
Luke A Goddard	Medical Doctor Coverage for September 2020	500.00
Mac's Moving Acquisition, Inc	City Admin office move	437.50
Mark Galloway	Wellness Participation Reimbursement	200.00
MC2 Engineering	Blacktooth Park Project-Design #5709	18,122.80
Memorial Hospital of Sheridan County	Occupational Health Testing	164.00
Midland Implement Co Inc	toro cable pto unit 4.9 parks	411.73
Midwest Laboratories, Inc.	Compost Testing	413.00
Morton Salt, Inc	Chemical for SWTP- Salt	5,337.88
Mountain View Building, Inc	KROE Lane Project CA-#5727	75,613.35
Mullinax Concrete Service & Irrigation	top soil and sand delivery	1,385.60
Municipal Emergency Services, Inc.	Custom Matex Hose-5 inch Storz Coupler Sets	410.00
Napa Auto Parts	Parts and supplies	680.61
Norco, Inc	Supplies	1,700.46
Office Shop Inc	Copy charges	220.61
Office Shop Leasing	Lease payments	478.54
OMP Engineering Inc.	Radio communication, antenna, cable	3,289.50
Pace Analytical Services, LLC	Water testing	2,250.00
Paul M Juergens	Reimb 4 hats for PJuergens Inv 187508	89.50
Peak Pest Solutions LLC	pest control BG & Intake	210.00
Penny Hanify	Refund First-Aid-CPR Classes	55.00
Peterson Pacific Corporation,	8 Grates and Plate for Grinder	1,202.88
Plains Tire & Battery	tires unit 3.7 wc	1,047.46
Plainsman Printing & Supply Inc	Minutes book and filler	355.73
Powder River Power Co	Parts and supplies	852.77
ProMec Services	battery unit 4.65 st	623.80
Railroad Management Company III, LLC	Railroad lease	1,823.96
Ramkota Hotel & Conference Center-Casper, WY	Kacey Outland training	288.00
Rhithron Associates, Inc.	water testing phytoplankton	200.00
Ridgepoint Consulting, LLC	KROE Lane Project Design/R&O Services	20,250.00
Rocky Mountain Landscapes	Landscaping Misc-#5720	1,900.00
Russell Industries Inc.	Pump repair parts	3,819.15
Ruth Ann Ashburn	Took CPR Class-Refund for First-Aid Class	27.50
Servall Uniform & Linen Supply	Rugs	861.84
Shaunessey Reeves	cleaning for parks from August 3 thru August 14	975.00
Sheridan Commercial Co.	Supplies	2,427.85
Sheridan County Public Health	Cora C - Tetanus Seliena S - Hep A and B 1 and 2	105.00
Sheridan Econ-O-Wash	uniform laundry Pierce- shop	108.00
Sheridan Fire Equipment	fire extinguisher recharge	62.50
Sheridan Lock & Key	Installed New Knob and Lock on Front Door - SWR	150.00
Sheridan Motor Inc	Repairs	2,186.95
Sheridan Newspapers Inc	Legal display ads, August 2020	1,780.00
Sheridan Tent and Awning LLC	Repair tarp for station LG Inv	80.00
Sheridan Transportation Taxi	Safe Rides - July 2020	2,082.00
Shuan Gerleman	Meals - Rocky Mountain College Casper	92.00
Simon Contractors	East Downtown-E Brundage/2020 Pavement Mgmt	506,336.76
Simplot Partners	urea mini/extreme green,perennial seed blend	1,337.00
Source Office & Technology	Office supplies/toners	1,565.04
Spark Innovations, LLC	blower motor install - hot plant	1,687.15
Steve's Truck Service Inc	repair ac unit 3.7 wc	1,728.94
Taira Guyer	Refund BLS CPR Class	35.00
Thatcher Company	Soda Ash for SWTP and BGWTP	14,301.00
The Hub on Smith	Refund First-Aid-CPR Classes NLaird-AVanVliet	110.00
Thomas J Klepperich	Arraignments-Trials for August 2020	2,280.00
Tire Rama	Tires and rotation	1,098.80
Titan Machinery Inc.	walk behind roller rental - st	2,210.00

Vendor Name	Description	Total
Top Office Products Inc	Office supplies	156.07
Traffic Signal Controls, Inc.	lewis st school signal repair - signs	60.00
Trihydro Corporation	Well Monitoring and Sampling - July 2020	10,203.93
Tyler Gay	Travel reimbursement	253.12
USA Blue Book	Hydrant wrench, pvc cement, stablcal vials	572.56
Victor Stanley Inc	Hillslides Project-Misc #5317	6,253.00
VRM, Inc.	Washed Out Radiator/replaced grate & teeth grinder	1,672.00
Wagner Ranch Services, LLC	Blacktooth Park Phase 1-CA #5709	19,632.90
Wasatch Railroad Contractors	Train Abatement-Service-#5719	81,307.70
Water Products, Inc	Water	32.00
Weed Warriors	mowing various City properties July, 2020	3,170.00
WellRight, LLC	Annual Wellness Program	3,510.00
Western Emulsions, Inc.	.98 ton durapatch oil- st	450.80
Winsupply of Sheridan Wy Co	Parts and supplies	722.37
Wood Group USA, Inc	Baseline GIS Services thru July 30, 2020	3,477.50
WWC Engineering, A Division of	Blacktooth Park-Misc #5709	5,000.00
Wyoming Assoc Rural Water	Mini Conference - July 2020	209.00
Wyoming Machinery Co	Loader rental	30,997.69
Zowada Recycling & Steel, LLC	sheet metal unit 2.644 park	50.50
Grand Total		1,011,739.20

City of Sheridan
Regular Payroll paid on 08/28/2020

Sum of Amount		
Vendor Name	Description	Total
497-874-NCPERS Wyoming	Regular Payroll 08.28.20	368.00
Aflac	Regular Payroll 08.28.20	1,355.91
Blue Cross Blue Shield of Wyoming	Regular Payroll 08.28.20	82,876.08
CITCO FCU	Regular Payroll 08.28.20	2,825.13
First Federal Savings Bank	Regular Payroll 08.28.20	9,573.26
HealthEquity, Inc.	Regular Payroll 08.28.20	2,639.71
Idaho Child Support Receipting	Regular Payroll 08.28.20	11.54
IRS 941	Regular Payroll 08.28.20	71,974.42
LOCAL 276, IAFF	Regular Payroll 08.28.20	800.00
Minnesota Child Support Payment Cent	Regular Payroll 08.28.20	212.73
Nationwide	Regular Payroll 08.28.20	34.28
Office of Child Support Enforcement (SI	Regular Payroll 08.28.20	185.54
Optum Bank, Inc.	Regular Payroll 08.28.20	824.43
Orchard Trust	Regular Payroll 08.28.20	3,872.96
Security State Bank	Regular Payroll 08.28.20	468.76
Sunlight Federal Credit Union	Regular Payroll 08.28.20	1,792.52
Vantagepoint Transfer Agents 300698	Regular Payroll 08.28.20	7,723.30
VSP	Regular Payroll 08.28.20	1,115.69
Workers' Safety &	Regular Payroll 08.28.20	4,295.97
Wyoming Retirement System	Regular Payroll 08.28.20	69,192.03
Wyoming State Disbursement Unit	Regular Payroll 08.28.20	857.24
Grand Total		262,999.50

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

Clerk

MEMORANDUM

Project Name:	**Proclamation for Star Spangled Banner Day -Allison Cole**
From:	
To:	Mayor and Council
CC:	
Date:	

Attachments

Star Spangled Banner Day Proclamation

Star-Spangled Banner Day

September 14

WHEREAS, "The Star-Spangled Banner", our National Anthem, was written during the War of 1812; and

WHEREAS, *By the dawn's early light* on September 14, 1814, Francis Scott Key saw the American flag flying over Fort McHenry, signifying an American victory, and was inspired to write the words of "The Star-Spangled Banner"; and

WHEREAS, "The Star-Spangled Banner" became our National Anthem on March 3, 1931 when President Herbert Hoover signed Public Law 823; and
WHEREAS, millions of Americans cherish and respect the words and music of "The Star-Spangled Banner"; and

WHEREAS, sporting and public events begin with the singing or playing of the National Anthem as a reaffirmation of patriotism and love of country; and

WHEREAS, The National Society United States Daughters of Eighteen Hundred and Twelve and the Alexander Slidell MacKenzie Chapter calls for a day to observe the historical significance of "The Star-Spangled Banner" and to celebrate the words that Francis Scott Key penned in 1814:

Now, Therefore I Roger Miller, Mayor of Sheridan in the State of Wyoming do hereby proclaim September 14th as "Star-Spangled Banner Day" and urge all citizens to recognize and celebrate the anniversary of the birth of our country's National Anthem.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of my office on this fourteenth day of September, 2020.

Mayor

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

Clerk

MEMORANDUM

Project Name:	**Proclamation for Constitution Week - Allison Cole**
From:	
To:	Mayor and Council
CC:	
Date:	

Attachments

Constitution Week Proclamation

Constitution Week Proclamation

WHEREAS, September 17, 2020 mars the Two Hundred Thirty-Third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this to this magnificent document and it's memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th thru September 23rd as Constitution Week.

NOW, THEREFORE, I, Roger Miller, Mayor of the Town of Sheridan, Wyoming, do hereby proclaim September 17-23, 2020 as

CONSTITUTION WEEK

And ask our citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

In Witness
Whereof, I have hereunto set my hand
And caused this seal to be affixed this
____day of_____, 2020

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

Planning

MEMORANDUM

Project Name:	**Consideration of the Second Reading of Ordinance 2221, Request for Hidden Bridge Ranch to rezone 18.55 acres from R-1 and Residence District and B-1 Business District to R-2 Residence District - Community Development Director Wade Sanner**
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	06/19/2020

Recommendation:

Staff recommends the City Council approve the rezone of 18.55 acres of the two properties in the 700 block of Mydland Road, South of West 5th Street (Parcels: 56842830000533, 56842910600233), which would include rezoning of the properties from B-1 Commercial District and R-1 Residential District, to the R-2 Residential District.

Potential Findings of Fact:

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

Neither state statute nor city code contains required findings that must be made in changing a property's zoning designation. State statute does provide some requirements for zoning regulations in general, specifically Wyoming state statute WS §15-1-601(d), which states that all regulations regarding zoning shall be made:

In accordance with a comprehensive plan and designed to:

1. Lessen congestion in the streets;
2. Secure safety from fire, panic and other dangers;
3. Promote health and general welfare;
4. Provide adequate light and air;
5. Prevent the overcrowding of land;
6. Avoid undue concentration of population; and
7. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
8. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
9. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
10. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

As stated in Wyoming state statute WS §15-1-601(d), rezones must be in accordance with the City of Sheridan's Comprehensive Plan. The City of Sheridan Comprehensive Plan, or The Sheridan Land Use Plan, was adopted in January of 2017. In Chapter 7 of the Sheridan Land Use Plan calls out a number of goals and implementation strategies regarding future land use strategies, included in these is the Future Land Use Map (included with this staff report). *The Future Land Use Map presents a generalized vision of Sheridan in the foreseeable future. Not to be confused with zoning, which is a regulatory land use tool adopted by the City of Sheridan, the future land use map illustrates what is actually on the ground and where new land uses should occur.*

The map is a reference point for those interested in city development and redevelopment and those pursuing the recommendations of the Sheridan Land Use Plan. It addresses the themes and guiding principles that arose during the completion of the plan.

The intersection of West 5th Street and Mydland Road is designated as part of a future Commercial Center to service the west side of the City. Guiding principles defined in the Sheridan Land Use plan associated with this area include:

Housing Mix

- *Balanced mix of available housing type of unit – single family detached, duplex, townhouses, condominiums, and apartments.*
- *New rental units that are within walking distance of services and amenities.*
- *Appropriately located residential development on vacant lots and where infill opportunities exist.*

In Chapter 8 of the Sheridan Land Use Plan it states: *For a plan to be useful and relevant, it must include a pathway to success. In other words, the Land Use Plan's effectiveness for guiding future land development is directly related to how and when it is implemented. Considerable public input was used to identify the land use topics that are most important to Sheridan's citizens. That information was used to develop the Plan's themes and guiding principles.*

To implement the above mentioned housing goals, Chapter 8 provides further actions to be carried out to implement the Land Use Plan. These actions include the following:

Compact Urban Development

- *Monitor system efficiency indices to measure service delivery and effectiveness.*
- *Guide development to locations where available infrastructure and services exist.*
- *Include the installation of sidewalks and/or pathways in residential neighborhoods to promote walkability and non-motorized transportation options.*
- *Investigate and encourage new housing options, including, clustering that blends with surrounding land uses and maximizes the use of available infrastructure.*

Access to and Conservation of the Natural Environment

- *Continue to set aside land for use as natural habitats and as active parks.*
- *Protect creek corridors and areas of riparian value from intrusive land uses.*

Convenient and Diversified Commercial Centers

- *Cluster commercial and retail land uses into nodes with easy access to neighborhoods. Support complimentary infill development particularly mixed-use development.*

Context Sensitive Infill Development

- *Provide opportunities for safe and affordable housing stock for all residents.*
- *Promote a balanced mix of available housing by types of unit – Single family detached, duplex, townhouses, condominiums, and apartments.*
- *Consider varied lots sizes (including small lots) and varied lot configurations for new residential development.*
- *Encourage mixed-used development.*

- *Minimize displacement of affordable housing sites by redevelopment.*

The current property is split zoned R-1 and B-1. R-1 and B-1 allow the following land uses:

R-1 Residence District.

Use Regulations. The following uses shall be permitted: One-family dwelling. Public park, playground and fair grounds. Public library, museum and community building. Public and private school, elementary and high, college. Church or other place of worship. Parish house. Municipal, county, state or federal building, except for such uses as warehouse, garage or other uses customarily carried on as a business. Water supply reservoir, well, tower or filter bed. Telephone exchange where no public business office and no repair or storage facilities are maintained. Railway right-of-way not including railway yards. Passenger station. Agriculture, gardening, and nursing for the propagation of plants. Home occupations.

Height Regulations. No building shall exceed a height of thirty-five (35) feet or three (3) stories except as hereinafter provided.

Lot area per family. Each one-family dwelling shall be located on a lot having an area of not less than six thousand (6,000) square feet.

Special Exemptions allowed within an R-1 Residence District: Bed and breakfast. Funeral home or mortuary. Hospital, sanitarium, or clinic, not including animal hospitals. Home for the children or aged. Offices offering professional services.

B-1 Business District.

Use Regulations. The following uses shall be permitted: Any use permitted in the R-3 Residence District and the R-4 Residence District; Any retail business; Public garage or filling station; Tourist court; Offices, theatre, bank or restaurant; Shoe shop, tailor shop, barbershop or beauty parlor; Business or commercial school or studio; Bakery not employing more than five (5) persons in preparing and baking its products; Laundry or dry cleaning establishment employing not more than five (5) persons engaged in laundry or dry cleaning work; Accessory buildings and uses customarily incidental to any of the above uses.

Height Regulations. The regulations shall be the same as in the R-3 Residence District (45 Feet).

Lot area per family. No minimum lot size per family dwelling.

The applicant is proposing to rezone the property to R-2. If the property is rezoned to R-2, the following land uses would be permitted:

R-2 Residence District.

Use Regulations. The following uses shall be permitted: Any use permitted in the R-1 Residence District. Two-family dwelling. Multiple-family dwelling for not more than four (4) families when housed in a single detached building. Private club or lodge, excepting those the chief activity of which is a service customarily carried on as a business. Accessory buildings and uses customarily incidental to any of the above uses.

H*eight Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as provided by this Section.

Lot area per family. No minimum lot size per family dwelling.

Special Exemptions allowed within an R-2 Residence District: Bed and breakfast. Funeral home or mortuary. Hospital, sanitarium, or clinic, not including animal hospitals. Home for the children or aged. Professional Office.

The R-2 zone district permits the use of multi-family, two-family, and single-family dwelling units, with no minimal lot size. The R-2 zone district meets the intent of the Sheridan Land use Plan, which states that future land use decisions regarding housing "Provide opportunities for safe and affordable housing stock for all residents. Promote a balanced mix of available housing by types of unit – Single family detached, duplex, townhouses, condominiums, and apartments. Consider varied lots sizes (including small lots) and varied lot configurations for new residential development."

The decision that is before the City Council then is not whether the R-2 zone district meets the intent of the Sheridan Land Use Plan, which it does, but whether the R-2 zone district located in the 700 block of Mydland Road, South of West 5th Street (Parcels: 56842830000533, 56842910600233), meets the intent of the Sheridan Master Plan and Cloud Peak Master Plan.

Background:

The applicant, Andy McFaul for Excalibur Construction, Inc., is requesting a rezone for future development of the two properties located in the 700 block of Mydland Road, South of West 5th Street (Parcels: 56842830000533, 56842910600233), which would include rezoning of the properties from B-1 Commercial District and R-1 Residential District, to the R-2 Residential District. Associated with the proposed rezoning the applicant is proposing a subdivision of 18.55 acres into 89 lots (86 residential lots and 3 open space lots), with the details contained in a separate staff report.

The subject property consists of two lots in the 700 block of Mydland Road, South of West 5th Street the southwest corner of 5th Street and Mydland Road. The northern lot is a 9.04 acre vacant property that is a lot of record. The property is addressed as 2066 West 5th Street. The northern lot has a narrow extension to the northwest providing access on to 5th Street. The lot is accessed to the east on to Mydland Road. The property is zoned B-1 Commercial District.

The southern lot is a 9.51 acre vacant lot that is listed as Lot B of the Hidden Bridge Minor Subdivision. The property does not have an address assigned to the property. The property is accessed by Mydland Road to the east. The property is split zoned, a small sliver of the western and eastern portion of the lot is zoned B-1 Commercial District, and the center of the lot is R-1 Residential District.

The surrounding properties are a mixture of vacant properties, a golf course, multi-family, and office uses. The three properties to the north, abutting 5th Street to the north, are a multi-family apartment complex (2 Lots), and an office building (1 Lot) are both zoned B-1. The property to the west is a vacant property zoned B-1. The properties to the east across Myldland Road, are vacant properties zoned B-1, and large lot single-family homes zoned PUD R-3, and part of the Sheridan Links PUD. The properties to the south are vacant zoned R-1.

Zoning Background

As stated earlier, the properties are split zoned, R-1 Residential District and B-1 Commercial District. This is problematic as the current zoning does not follow the property lines. While not prohibited by the Sheridan City Municipal Code, it is not good planning practice.

The initial zoning was designated as part of the Cloud Peak Phase II Annexation in 2004. At the time of annexation Cloud Peak Ranch Master Plan was drawn up for the overall development plan for the Cloud Peak Ranch area.

The Cloud Peak Ranch Master Plan designates 15.1 acres and 13.5 acres along West 5th Street and Mydland Road as Commercial District (C-D) and Golf District (G-D). Properties to the south of the Golf District in the Cloud Peak Ranch Master Plan were designated as Residential District (R-D), which designated single-family homes with a minimum lots size of 4,000 square feet as the intended land use. The majority of the Commercial District (C-D) designated area was later zoned B-1 Commercial District.

Per Appendix A, Section 2(3)(4) of the Sheridan City Municipal Code, properties annexed into the City are automatically zoned R-1 unless the City Council zones it otherwise at the time of annexation. The area designated as the Golf District (G-D) on the Cloud Peak Ranch Master Plan, was zoned R-1 in compliance with this section of the Sheridan City Municipal Code.

However, as is typical with most concept plans, this growth pattern did not occur. The driving range and golf course were developed to the south of the Hidden Bridge properties. In order to maintain the intended residential character of the plan, the Residential District (R-D) was moved to the north to still reflect the initial concept plan and the Golf District (G-D) was moved to the south of the Hidden Bridge properties. This is the reason that the current properties have split zoning that does not follow property lines.

A subdivision/rezone for this property was reviewed by Planning Commission on June 22, 2020. The applicant at the time requested a Planned Unit Development (PUD) for the property to allow for a 100 lot subdivision. The application was denied. The Planning Commission found that the application did not meet the open space requirements for the proposed subdivision, as well as the minimum lot size for the Cloud Peak Master Plan. The Planning Commission Meeting minutes are attached to this staff report.

This item was heard by the Planning Commission on August 10, 2020. The Planning Commission voted unanimously to send a positive recommendation to the City Council.

Staff has received a number of correspondence via phone, letter, email, etc. from individual property owners and representatives of the adjacent property HOAs. Staff has attached a number of these comments to the staff report. 19 notices were sent to property owners within a 300-foot radius. Public concern has been raised about the following:

1. Not receiving notices for the hearing.
2. The covenants, restrictions, annexation agreement, and Master Plan that do not allow commercial uses on the property, as well as limit lot size to 9,800 square feet.
3. The capacity of Highland Elementary School to handle the capacity of additional students from the subdivision.
4. Traffic generated from the development, and the capacity of Mydland Road to meet the capacity.
5. Decrease of property values from this development and adjacent neighboring properties.
6. That the development meet the R-1 Residential District zoning standards, including a 6,000 square foot lot minimum.
7. Excessive street parking, especially along Mydland Road.
8. The capacity of the water and sewer systems to meet the additional demand and use.
9. Compatibility with surrounding homes and properties.

Attachments

Ordinance
Aerial
Petition to Rezone
Plat page 1
Plat Page 2
Conceptual Plan
Zoning Map
Future Land Use Map
Cloud Peak Ranch Master Plan
Neighbor Letters
PC Minutes 06-22-20

ORDINANCE NO 2221

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an R-1 Residence District and B-1 Commercial District to a R-2 Residence District; for the two properties in the 700 block of Mydland Road, South of West 5th Street (Parcels: 56842830000533, 56842910600233).

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

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

Section 1.
The following described land is hereby rezoned from an R-1 Residence District and B-1 Business District to the R-2 Residence District, to wit:

A tract of land situated in the NW1/4 NW1/4 of Section 28 and in the Section 28, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming. Thereto, City of Sheridan, Wyoming.

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

Section 3.
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.
That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2020

_____
Roger Miller, Mayor

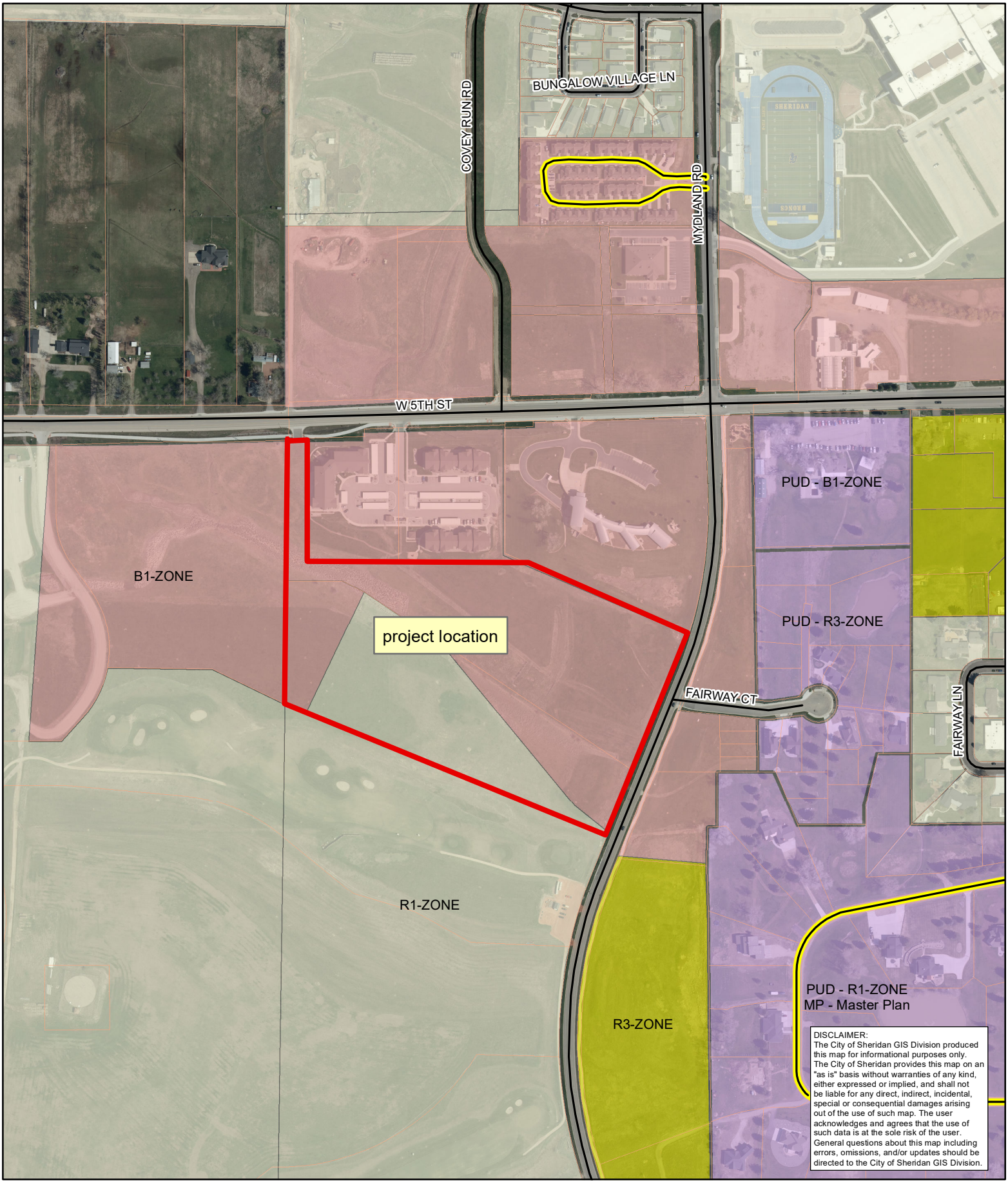
ATTEST:

_____
Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2020 by _____.

_____
Notary Public
My commission expires _____.



CITY OF Sheridan WYOMING

Hidden Bridge rezone

N

0 125 250 500 Feet

Name: sgoodman Date: 06/15/2020

PETITION FOR REZONING

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

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

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

2. Excalibur Construction are the owners or authorized agents of said described land proposed to be rezoned.

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

4. Petitioners hereby request that said lands be zoned
   R-1 Residence District and B-1 Business District

Therefore, Petitioners pray said parcel(s) be rezoned R-2 Residence District, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 28th day of July, 2020

Signed by the Petitioners:

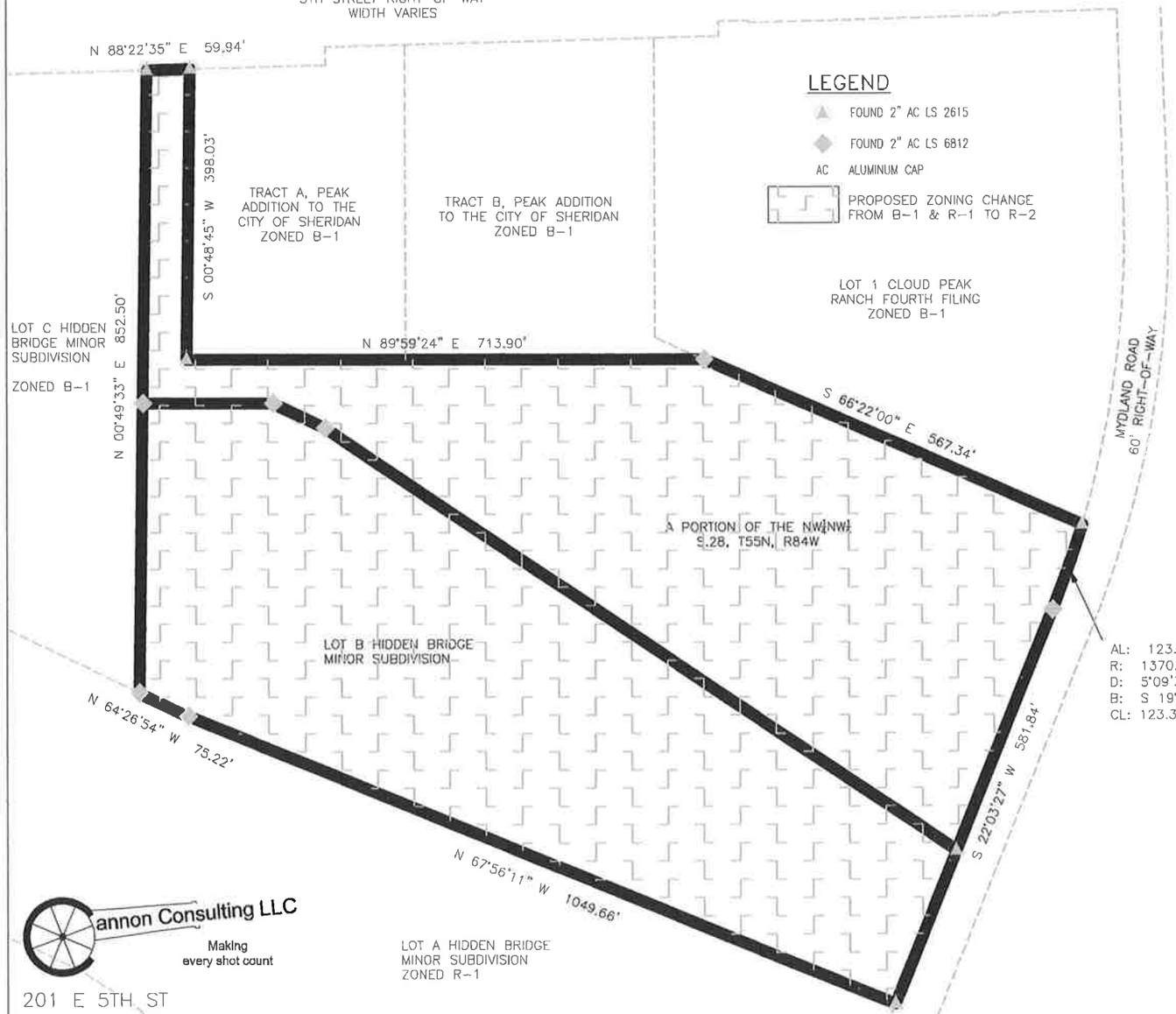
Subscribed and Sworn before me this 28th day of July, 2020

Notary Public

GEORGIA POSNIGHT - NOTARY PUBLIC
County of Sheridan State of Wyoming
My Commission Expires DEC. 30,2022

My commission expires: 12/30/22

EXHIBIT A OF ZONING CHANGE



LEGEND

- FOUND 2" AC LS 2615
- FOUND 2" AC LS 6812
- AC ALUMINUM CAP
- PROPOSED ZONING CHANGE FROM B-1 & R-1 TO R-2

LEGAL DESCRIPTION

LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT A OF SAID HIDDEN BRIDGE MINOR SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE N 67°56'11" W, 1049.66 FEET ALONG THE NORTH LINE OF SAID LOT A; THENCE N 64°26'54" W, 75.22 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT C OF SAID HIDDEN BRIDGE MINOR SUBDIVISION; THENCE N 00°49'33" E, 852.50 FEET ALONG THE EAST LINE OF SAID LOT C TO THE SOUTH RIGHT-OF-WAY LINE OF FIFTH STREET; THENCE N 88°22'35" E, 59.94 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF CLOUD PEAK RANCH NINTH FILING; THENCE S00°48'45" W, 398.03 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID CLOUD PEAK RANCH NINTH FILING; THENCE N 89°59'24" E, 713.90 FEET ALONG THE SOUTH LINE OF SAID CLOUD PEAK RANCH NINTH FILING TO THE SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING; THENCE S 66°22'00" E, 567.34 FEET ALONG SAID SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING TO THE WEST RIGHT-OF-WAY LINE OF MYDLAND ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, AN ARC LENGTH OF 123.37 FEET, A DELTA OF 5°09'34", AND A CHORD OF S 19°27'03 W, 123.33 FEET; THENCE S 22°03'27" W, 581.84 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±18.55 ACRES MORE OR LESS

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS AND CONVEYANCES.

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date
WYOMING

N

SCALE: 1"=200'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF 1.000235

FOR: EXCALIBUR CONSTRUCTION INC.
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

DATE: 7/27/20

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

Prepared by Cannon Consulting LLC (307) 752-0109

EXHIBIT B BUILDINGS

(NO BUILDINGS ON SUBJECT PROPERTY)



N

SCALE: 1"=200'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF 1.000235

Cannon Consulting LLC
Making every shot count

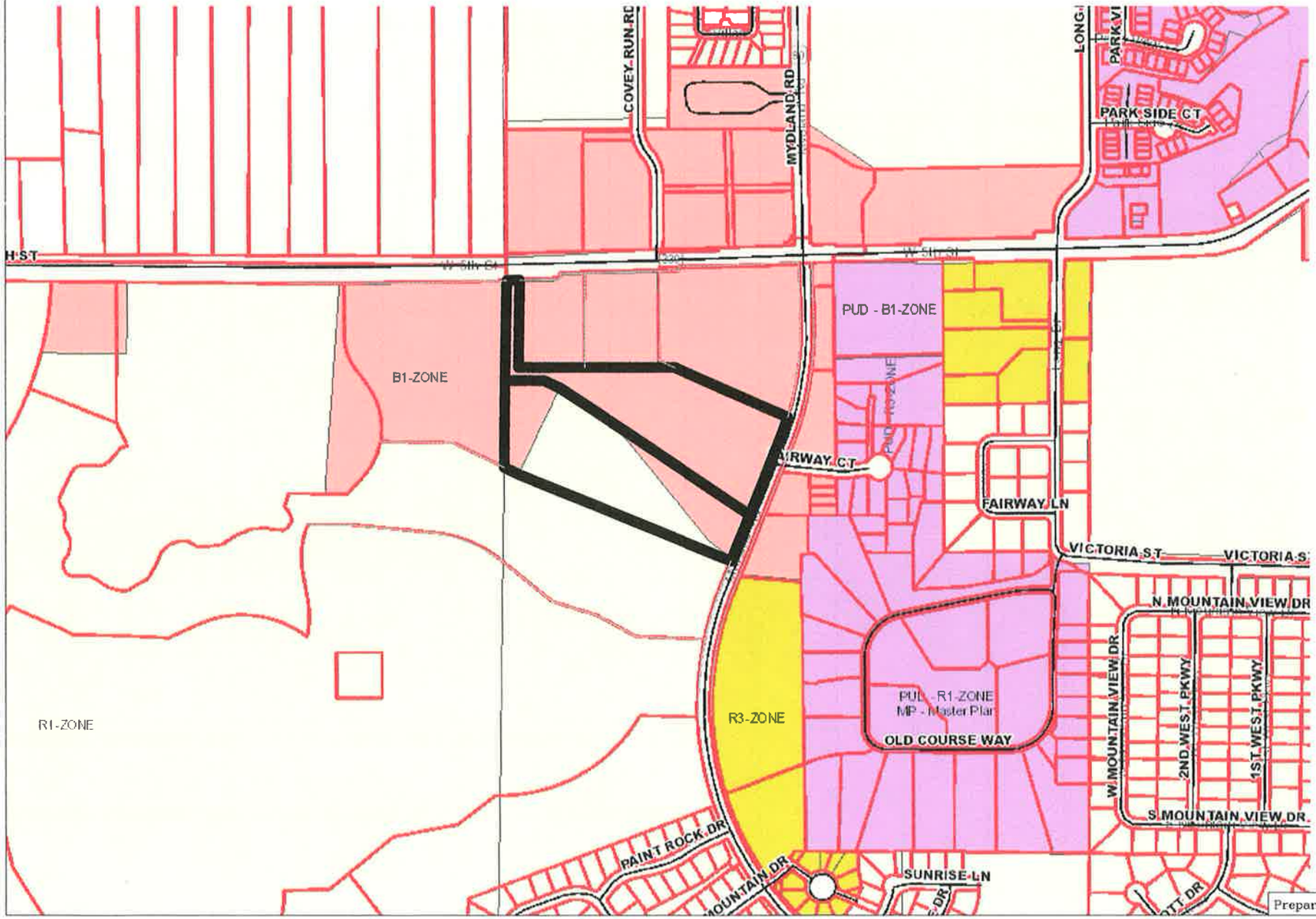
201 E 5TH ST
SHERIDAN, WYOMING 82801

FOR: EXCALIBUR CONSTRUCTION INC.
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

DATE: 7/27/20

Prepared by Cannon Consulting LLC (307) 752-0109

EXHIBIT C OF EXISTING ZONING



LEGEND

- R1
- R2
- R3
- B1

N

SCALE: 1"=600'

BASIS OF BEARINGS ARE
US STATE PLANE, NAD 83 WYOMING EAST
CENTRAL ZONE
DISTANCES ARE GROUND (US SURVEY FEET)
PAF 1.000235

FOR: EXCALIBUR CONSTRUCTION INC.
2275 DRY RANCH ROAD
SHERIDAN, WYOMING

DATE: 7/27/20

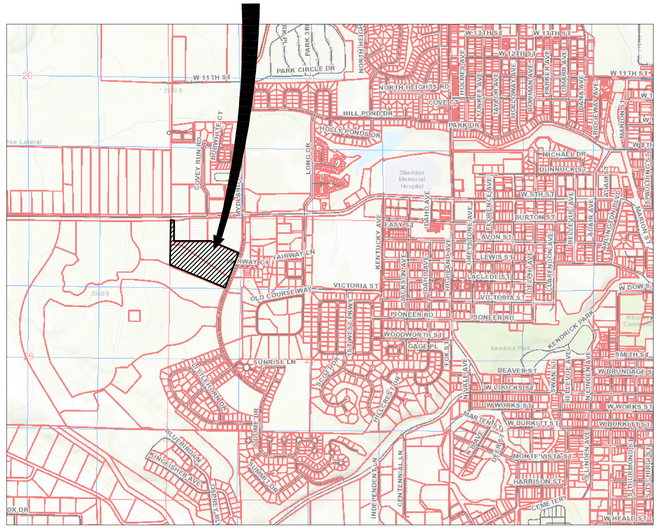
Prepared by Cannon Consulting LLC (307) 752-0109

FINAL PLAT OF

HIDDEN BRIDGE RANCH SUBDIVISION

OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN AND,
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ($NW\frac{1}{4}NW\frac{1}{4}$), SECTION 28,
TOWNSHIP 56 NORTH, RANGE 84 WEST,
6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±18.55 ACRES

TOTAL NUMBER OF RESIDENTIAL LOTS: 74
AREA OF OPEN SPACE OUTLOTS A–D ±2.16 ACRES 11.6%
AREA OF RESIDENTIAL LOTS ±11.54 ACRES
AREA OF STREETS ±4.85 ACRES



LOCATION MAP
(NO TRUE SCALE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	156.00'	146.81'	N 33°33'30" W	68°45'22"
C2	130.00'	202.30'	182.49'	S 45°23'57" W	89°09'33"
C3	330.00'	136.24'	135.27'	N 78°11'38" W	23°39'16"
C4	330.00'	215.77'	211.95'	N 47°38'07" W	37°27'46"
C5	70.00'	47.69'	46.77'	N 48°25'18" W	39°02'08"
C6	70.00'	84.00'	79.05'	N 33°33'30" W	68°45'22"
C7	70.00'	108.93'	98.27'	N 45°23'57" E	89°09'33"
C8	270.00'	111.47'	110.68'	N 78°11'38" W	23°39'16"
C9	270.00'	173.56'	170.58'	N 47°57'07" W	36°49'46"
C10	130.00'	62.85'	62.24'	N 35°54'19" E	27°41'56"
C11	70.00'	24.10'	23.98'	S 31°55'13" W	19°43'44"
C12	99.49'	46.17'	45.76'	N 54°43'06" W	26°35'22"
C13	130.00'	50.09'	49.78'	N 11°01'02" E	22°04'38"
C14	70.00'	26.97'	26.81'	N 11°01'02" E	22°04'38"
C15	130.00'	44.20'	43.99'	S 58°11'44" E	19°28'47"
C16	130.00'	43.05'	42.85'	N 38°58'09" W	18°58'23"
C17	130.00'	43.05'	42.85'	N 19°59'44" W	18°58'26"
C18	130.00'	25.70'	25.66'	N 04°50'40" W	11°19'42"
C19	130.00'	44.60'	44.38'	S 10°38'51" W	19°39'21"
C20	130.00'	49.18'	48.89'	N 31°18'51" E	21°40'38"
C21	130.00'	108.51'	105.39'	S 66°03'56" W	47°49'34"
C22	330.00'	52.11'	52.05'	N 85°29'52" W	9°02'49"
C23	330.00'	57.00'	56.93'	S 76°01'34" E	9°53'48"
C24	330.00'	27.13'	27.13'	S 68°43'20" E	4°42'39"
C25	330.00'	39.32'	39.30'	S 62°57'12" E	6°49'37"
C26	330.00'	54.45'	54.39'	N 54°48'45" W	9°27'17"
C27	330.00'	46.88'	46.84'	S 46°00'57" E	8°08'19"
C28	330.00'	46.87'	46.84'	N 37°52'38" W	8°08'19"
C29	330.00'	28.24'	28.24'	N 31°21'21" W	4°54'14"
C30	270.00'	43.98'	43.93'	S 61°42'01" E	9°19'58"
C31	270.00'	129.58'	128.34'	N 43°17'08" W	27°29'48"
C32	130.00'	41.70'	41.53'	S 40°33'52" W	18°22'50"
C33	130.00'	21.14'	21.12'	N 26°42'54" E	9°19'05"
C34	70.00'	42.00'	41.37'	N 50°44'50" W	34°22'41"
C35	70.00'	42.00'	41.37'	N 16°22'10" W	34°22'41"
C36	130.00'	25.16'	25.12'	S 05°31'22" W	11°05'17"
C37	130.00'	24.93'	24.89'	N 16°33'41" E	10°59'20"
C38	270.00'	90.95'	90.52'	S 80°22'15" E	19°18'04"
C39	270.00'	20.52'	20.51'	N 68°32'37" W	4°21'13"
C40	130.00'	15.01'	15.00'	N 45°27'37" E	6°36'53"
C41	180.00'	46.28'	46.15'	S 29°25'16" W	14°43'51"
C42	116.17'	25.40'	25.35'	N 28°07'12" E	12°31'46"
C43	120.00'	49.70'	49.35'	N 55°57'29" W	23°43'56"
C44	120.00'	14.32'	14.31'	N 64°31'01" W	6°50'20"
C45	120.00'	35.62'	35.49'	N 52°35'41" W	17°00'20"
C46	187.07'	87.41'	86.62'	N 57°42'11" W	26°46'20"
C47	120.00'	49.94'	49.58'	N 56°00'51" W	23°50'40"
C48	187.07'	23.27'	23.25'	S 67°31'35" E	7°07'32"

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED EXCALIBUR CONSTRUCTION, INC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS HIDDEN BRIDGE RANCH, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ($NW\frac{1}{4}NW\frac{1}{4}$), SECTION 28, TOWNSHIP 56N, RANGE 84W, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN, AND A PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER ($NW\frac{1}{4}NW\frac{1}{4}$), BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF LOT A OF SAID HIDDEN BRIDGE MINOR SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE N 67°56'11" W, 1049.66 FEET ALONG THE NORTH LINE OF SAID LOT A; THENCE N 64°26'54" W, 75.22 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT C OF SAID HIDDEN BRIDGE MINOR SUBDIVISION; THENCE N 00°49'33" E, 852.50 FEET ALONG THE EAST LINE OF SAID LOT C TO THE SOUTH RIGHT–OF–WAY LINE OF FIFTH STREET; THENCE N 88°22'35" E, 59.94 FEET ALONG SAID SOUTH RIGHT–OF–WAY LINE TO THE WEST LINE OF CLOUD PEAK RANCH NINTH FILING; THENCE S00°48'45" W, 398.03 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID CLOUD PEAK RANCH NINTH FILING; THENCE N 89°59'24" E, 713.90 FEET ALONG THE SOUTH LINE OF SAID CLOUD PEAK RANCH NINTH FILING TO THE SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING; THENCE S 66°22'00" E, 567.34 FEET ALONG SAID SOUTH LINE OF CLOUD PEAK RANCH FOURTH FILING TO THE WEST RIGHT–OF–WAY LINE OF MYDLAND ROAD; THENCE ALONG SAID WEST RIGHT–OF–WAY THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, AN ARC LENGTH OF 123.37 FEET, A DELTA OF 5°09'34", AND A CHORD OF S 19°27'03 W, 123.33 FEET; THENCE S 22°03'22" W, 355.54 FEET ALONG SAID WEST RIGHT–OF–WAY LINE; THENCE S 22°03'35" W, 226.29 FEET ALONG SAID WEST RIGHT–OF–WAY LINE TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±18.55 ACRES MORE OR LESS

SUBJECT TO ANY PREVIOUSLY RECORDED EASEMENTS, EXCEPTIONS, RESTRICTIONS, COVENANTS, CONVEYANCES, 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 DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE–SUBDIVISION OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN RECORDE IN DRAWER H PLAT NO: 58 ; AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER ($NW\frac{1}{4}NW\frac{1}{4}$), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

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 _____, 2020, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

_____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS_____ DAY OF _____,2020.

_____ _____
ATTEST: CITY CLERK MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS ___DAY OF _____, 2020.

_____ _____
CHAIRMAN ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

I HERBY 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

_____
EXCALIBUR CONSTRUCTION,
INC (MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
NOTARY PUBLIC

_____
(MORGAGEE)

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:_____.

_____
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , 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 HIDDEN BRIDGE RANCH SUBDIVISION, 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
CLAYTON ROSENLUND
14250
Date 8/27/2020
WYOMING

_____
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
HIDDEN BRIDGE RANCH SUBDIVISION
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

Cannon Consulting LLC
Making every shot count

DATE OF PREPRATION: AUGUST 27, 2020

51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

RECORD OWNER:
EXCALIBUR CONSTRUCTION, INC.
SHERIDAN, WYOMING 82801

FINAL PLAT OF

HIDDEN BRIDGE RANCH SUBDIVISION

OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±18.55 ACRES

TOTAL NUMBER OF RESIDENTIAL LOTS: 74
AREA OF OPEN SPACE: OUTLOTS A-D ±2.26 ACRES 11.6%
AREA OF RESIDENTIAL LOTS: ±11.54 ACRES
AREA OF STREETS: ±4.85 ACRES

NE CORNER SECTION 28 FOUND 3.25" AC LS 2615
S.20 S.21 S.29 S.28 WEST 5TH STREET
UTILITIES EASEMENT BOOK 491 PAGE 513 BOOK 316 PAGE 465 BOOK 337 PAGE 004 BOOK 337 PAGE 224 BOOK 346 PAGE 536
N 88°22'35" E 59.94' FOUND 3.25" AC LS 2615'
FOUND 3.25" AC LS 2615
UTILITIES EASEMENT
S 88°26'09" W 59.94'
30.00'
30' UTILITIES AND ACCESS EASEMENT
OUTLOT A ±23785 SQFT
MATCH LINE
SEE EXHIBIT ON LEFT
MATCH LINE
20' WIDE UTILITIES EASEMENT FOR BLACK TOOTH PARK SEWER SERVICE PROJECT
N 89°10'08" W 60.01'
FOUND 3.25" AC LS 2615
RECORD OWNER: HERITAGE SENIOR LIVING LP B1 ZONE
RECORD OWNER: PEAK APARTMENTS B1 ZONE
30.00'
30' UTILITY & EMERGENCY ACCESS EASEMENT
OUTLOT B ±28003 SQFT
N 89°59'24" E 713.90'
N 89°58'43" E 449.77'
10' UTILITY EASEMENT (TYP)
LOT: 15 ±6000 SQFT
LOT: 14 ±6000 SQFT
LOT: 13 ±6000 SQFT
LOT: 12 ±6000 SQFT
LOT: 11 ±6000 SQFT
LOT: 10 ±6000 SQFT
LOT: 9 ±6000 SQFT
LOT: 8 ±6000 SQFT
LOT: 7 ±6000 SQFT
LOT: 6 ±6000 SQFT
LOT: 5 ±6000 SQFT
LOT: 4 ±6000 SQFT
LOT: 3 ±6348 SQFT
LOT: 2 ±8304 SQFT
LOT: 1 ±11591 SQFT
RECORD OWNER: STATE OF WYOMING DEPT OF ADMINISTRATION AND INFORMATION B1 ZONE
LOT: 16 ±12000 SQFT
LOT C, HIDDEN BRIDGE MINOR SUBDIVISION
RECORD OWNER: SYSTEM LAND LLC B1 ZONE
PORTION OF THE NW¼NW¼ S.28
EXCALIBUR WAY (60' RIGHT-OF-WAY EXCEPT ENTERANCE)
LOT: 17 ±7202 SQFT
LOT: 18 ±6669 SQFT
LOT: 19 ±6770 SQFT
LOT: 20 ±8263 SQFT
LOT: 21 ±9423 SQFT
LOT: 22 ±7198 SQFT
LOT: 23 ±6254 SQFT
LOT: 24 ±6286 SQFT
LOT: 25 ±6286 SQFT
LOT: 26 ±6286 SQFT
LOT: 27 ±6286 SQFT
LOT: 28 ±6286 SQFT
LOT: 29 ±6286 SQFT
LOT: 30 ±6286 SQFT
LOT: 31 ±6286 SQFT
LOT: 32 ±6286 SQFT
LOT: 33 ±6286 SQFT
LOT: 34 ±6286 SQFT
LOT: 35 ±6286 SQFT
LOT: 36 ±6286 SQFT
LOT: 37 ±6941 SQFT
LOT: 38 ±6941 SQFT
LOT: 39 ±6941 SQFT
LOT: 40 ±6941 SQFT
LOT: 41 ±7225 SQFT
LOT: 42 ±6138 SQFT
LOT: 43 ±6138 SQFT
LOT: 44 ±6138 SQFT
LOT: 45 ±6138 SQ FT
LOT: 46 ±6703 SQFT
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LOT: 59 ±6738 SQFT
LOT: 60 ±6738 SQFT
LOT: 61 ±6738 SQFT
LOT: 62 ±6738 SQFT
LOT: 63 ±6405 SQFT
LOT: 64 ±7196 SQFT
LOT: 65 ±9006 SQFT
LOT: 66 ±6060 SQFT
LOT: 67 ±6000 SQFT
LOT: 68 ±6000 SQFT
LOT: 69 ±6500 SQFT
LOT: 70 ±6000 SQFT
LOT: 71 ±6000 SQFT
LOT: 72 ±8370 SQFT
LOT: 73 ±8341 SQFT
LOT: 74 ±8713 SQFT
OUTLOT C ±30096 SQFT
KNIGHT STREET (60' RIGHT-OF-WAY)
LANCELOT STREET (60' RIGHT-OF-WAY)
CAMELOT STREET (60' RIGHT-OF-WAY)
MYDLAND ROAD (60' RIGHT-OF-WAY)
LOT B, HIDDEN BRIDGE MINOR SUBDIVISION (VACATED THIS PLAT)
LOT A, HIDDEN BRIDGE MINOR SUBDIVISION
RECORD OWNER: SYSTEM LAND LLC R1 ZONE
OUTLOT D ±13327 SQFT
S.21 S.28 N¼ CORNER SECTION 28 FOUND 3.25" AC LS 2615
S 28°54'14" E 0.10' (SET ONE C) 1-1/2" AC WITH TWO DIVOTS
P.O.B.
W¼ CORNER SECTION 28 FOUND 3.25" AC LS 2615
S.29 S.28

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	156.00'	146.81'	N 33°33'30" W	68°45'22"
C2	130.00'	202.30'	182.49'	S 45°23'57" W	89°09'33"
C3	330.00'	136.24'	135.27'	N 78°11'38" W	23°39'16"
C4	330.00'	215.77'	211.95'	N 47°38'07" W	37°27'46"
C5	70.00'	47.69'	46.77'	N 48°25'18" W	39°02'08"
C6	70.00'	84.00'	79.05'	N 33°33'30" W	68°45'22"
C7	70.00'	108.93'	98.27'	N 45°23'57" E	89°09'33"
C8	270.00'	111.47'	110.68'	N 78°11'38" W	23°39'16"
C9	270.00'	173.56'	170.58'	N 47°57'07" W	36°49'46"
C10	130.00'	62.85'	62.24'	N 35°54'19" E	27°41'56"
C11	70.00'	24.10'	23.98'	S 31°55'13" W	19°43'44"
C12	99.49'	46.17'	45.76'	N 54°43'06" W	26°35'22"
C13	130.00'	50.09'	49.78'	N 11°01'02" E	22°04'38"
C14	70.00'	26.97'	26.81'	N 11°01'02" E	22°04'38"
C15	130.00'	44.20'	43.99'	S 58°11'44" E	19°28'47"
C16	130.00'	43.05'	42.85'	N 38°58'09" W	18°58'23"
C17	130.00'	43.05'	42.85'	N 19°59'44" W	18°58'26"
C18	130.00'	25.70'	25.66'	N 04°50'40" W	11°19'42"
C19	130.00'	44.60'	44.38'	S 10°38'51" W	19°39'21"
C20	130.00'	49.18'	48.89'	N 31°18'51" E	21°40'38"
C21	130.00'	108.51'	105.39'	S 66°03'56" W	47°49'34"
C22	330.00'	52.11'	52.05'	N 85°29'52" W	9°02'49"
C23	330.00'	57.00'	56.93'	S 76°01'34" E	9°53'48"
C24	330.00'	27.13'	27.13'	S 68°43'20" E	4°42'39"
C25	330.00'	39.32'	39.30'	S 62°57'12" E	6°49'37"
C26	330.00'	54.45'	54.39'	N 54°48'45" W	9°27'17"
C27	330.00'	46.88'	46.84'	S 46°00'57" E	8°08'19"
C28	330.00'	46.87'	46.84'	N 37°52'38" W	8°08'19"
C29	330.00'	28.24'	28.24'	N 31°21'21" W	4°54'14"
C30	270.00'	43.98'	43.93'	S 61°42'01" E	9°19'58"
C31	270.00'	129.58'	128.34'	N 43°17'08" W	27°29'48"
C32	130.00'	41.70'	41.53'	S 40°33'52" W	18°22'50"
C33	130.00'	21.14'	21.12'	N 26°42'54" E	9°19'05"
C34	70.00'	42.00'	41.37'	N 50°44'50" W	34°22'41"
C35	70.00'	42.00'	41.37'	N 16°22'10" W	34°22'41"
C36	130.00'	25.16'	25.12'	S 05°31'22" W	11°05'17"
C37	130.00'	24.93'	24.89'	N 16°33'41" E	10°59'20"
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C39	270.00'	20.52'	20.51'	N 68°32'37" W	4°21'13"
C40	130.00'	15.01'	15.00'	N 45°27'37" E	6°36'53"
C41	180.00'	46.28'	46.15'	S 29°25'16" W	14°43'51"
C42	116.17'	25.40'	25.35'	N 28°07'12" E	12°31'46"
C43	120.00'	49.70'	49.35'	N 55°57'29" W	23°43'56"
C44	120.00'	14.32'	14.31'	N 64°31'01" W	6°50'20"
C45	120.00'	35.62'	35.49'	N 52°35'41" W	17°00'20"
C46	187.07'	87.41'	86.62'	N 57°42'11" W	26°46'20"
C47	120.00'	49.94'	49.58'	N 56°00'51" W	23°50'40"
C48	187.07'	23.27'	23.25'	S 67°31'35" E	7°07'32"

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOT B, HIDDEN BRIDGE MINOR SUBDIVISION, CITY OF SHERIDAN RECORDE IN DRAWER H PLAT NO: 58 ; AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼NW¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, AS RECORDED IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

N

SCALE: 1"=50'

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

LEGEND

- FOUND 2" AC LS 2615 OR AS NOTED
- CALCULATED CORNER
- 1.5" AC LS 14250
- AC ALUMINUM CAP
- P.O.B. POINT OF BEGINNING
- OPEN SPACE
- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- VACATED LOT LINE
- ADJOINING LOT LINE
- INTERIOR LOT LINE

FINAL PLAT OF
HIDDEN BRIDGE RANCH SUBDIVISION
CITY OF SHERIDAN, WYOMING

Cannon Consulting LLC
Making every shot count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DOWL
WWW.DOWL.COM
16 West 8th Street
Sheridan, Wyoming 82801
307-672-9006

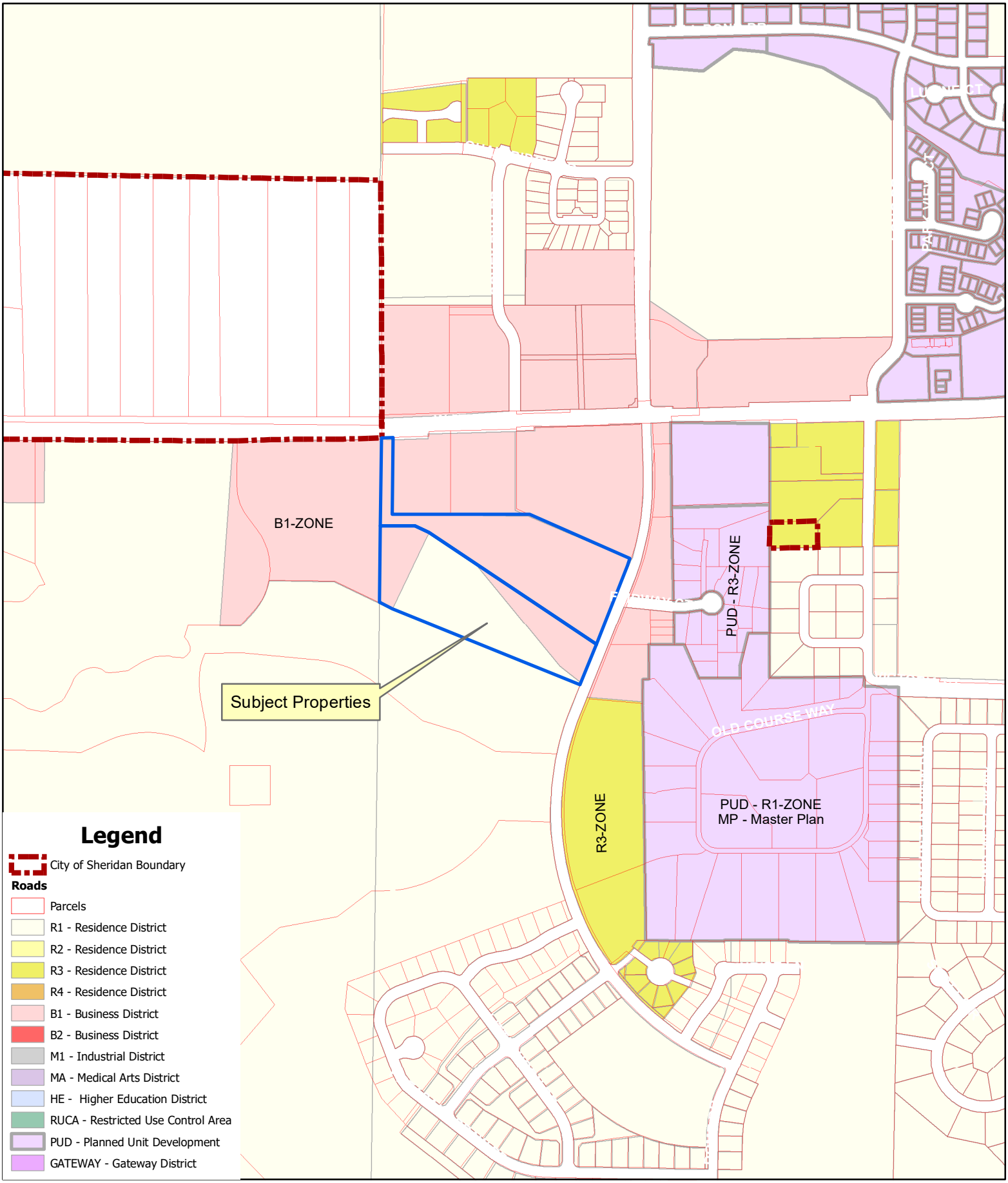
DATE OF PREPARATION: AUGUST 27, 2020 .

RECORD OWNER: EXCALIBUR CONSTRUCTION, INC.
2275 DRY RANCH ROAD SHERIDAN WY,



Cloud Peak Ranch

Sheridan Country Club
Est. 1920



Legend

- City of Sheridan Boundary
- **Roads**
- Parcels
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District
- B2 - Business District
- M1 - Industrial District
- MA - Medical Arts District
- HE - Higher Education District
- RUCA - Restricted Use Control Area
- PUD - Planned Unit Development
- GATEWAY - Gateway District

CITY OF Sheridan WYOMING

Existing Zoning Map

0 0.05 0.1 Miles

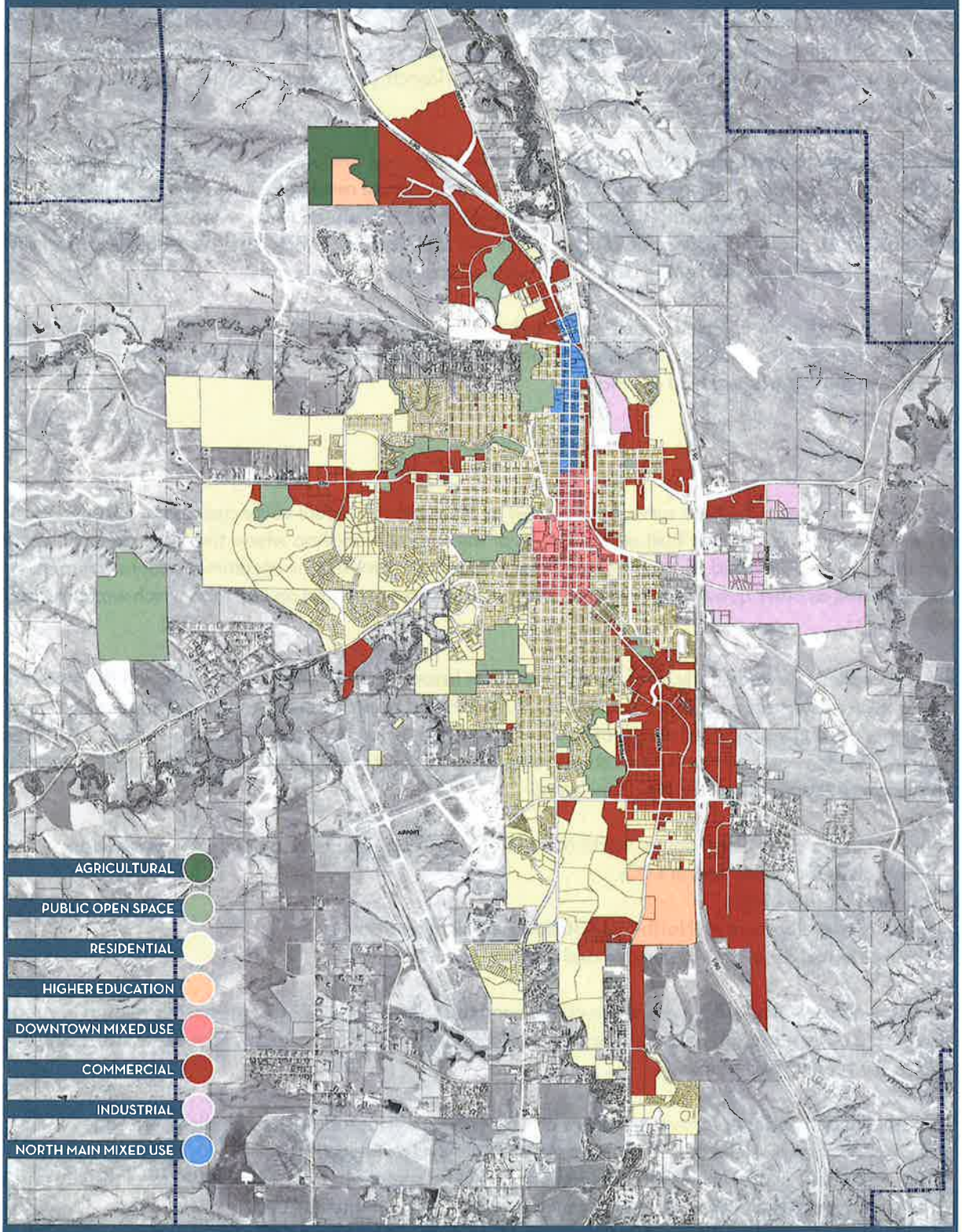
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Date: 8/12/2020

Prepared By: Wade Sanner

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.

Future Land Use Map



SHERIDAN WYOMING

City of Sheridan

NORTH

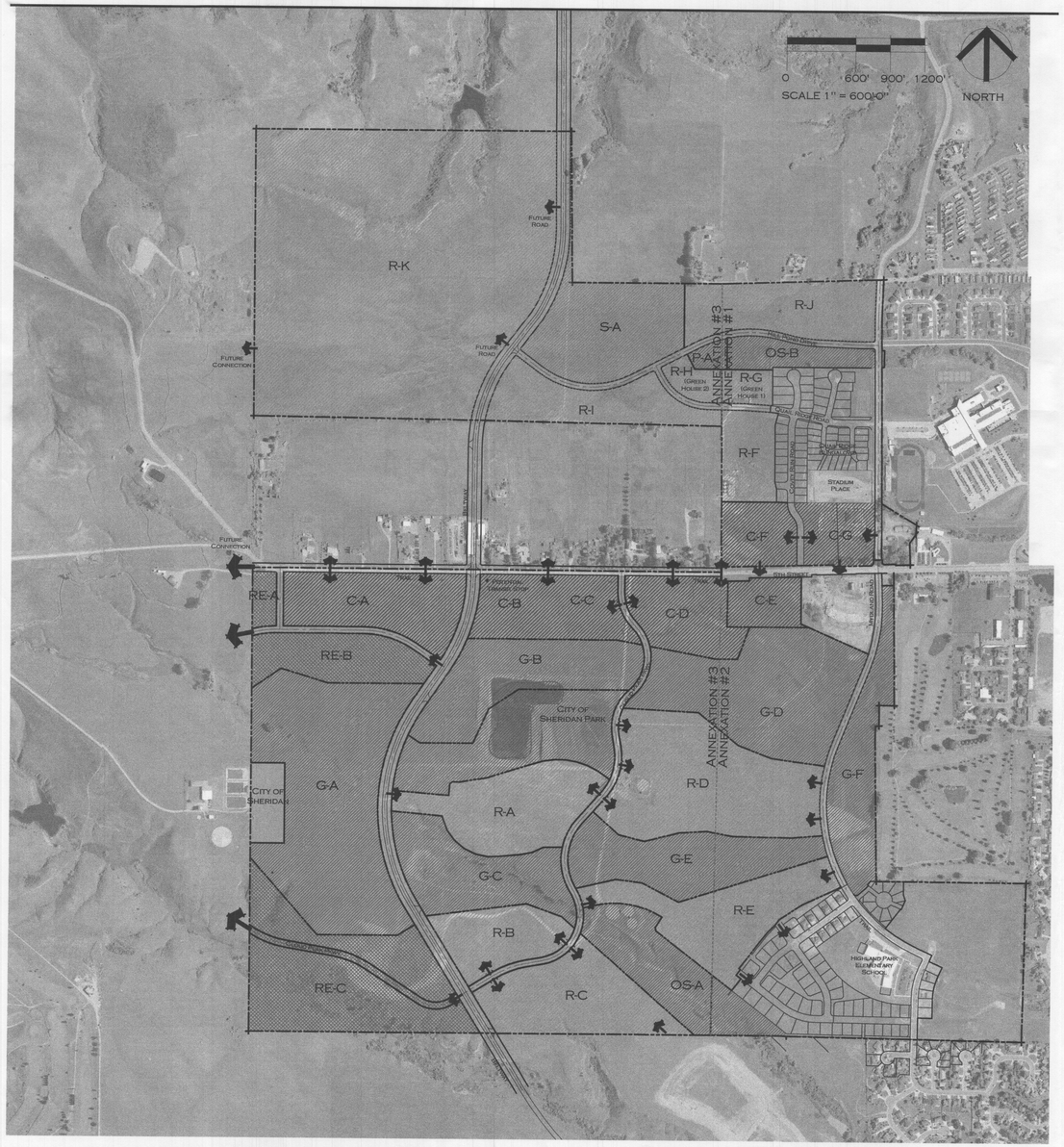
0 1,600 3,200 6,400 9,600

Cloud Peak Ranch

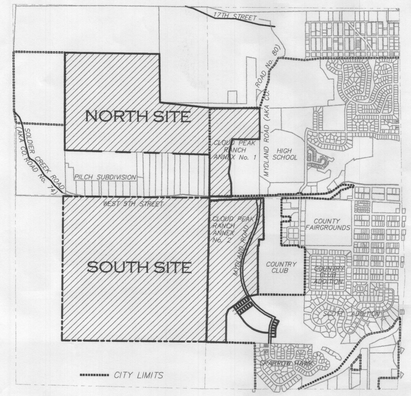
OUTLINE DEVELOPMENT PLAN

SHERIDAN, WYOMING

OUTLINE DEVELOPMENT PLAN - OVERALL



VICINITY MAP: 1"= 2000'


NORTH
17TH STREET
NORTH SITE
FORT MCKINNEY ROAD
MAIN CANAL
MAIN CANAL
MAIN CANAL

1. INTRODUCTION

Cloud Peak Ranch is a master planned mixed use community located on the western edge of the City of Sheridan Wyoming. It is generally located west of the existing Sheridan Country Club and Mydland Road, on the north and south sides of Fifth Street.

The project is envisioned to provide a mix of land uses including recreation, employment, commercial as well as a diversity of residential products including low density estate single family homes, single family detached homes, single family attached homes, affordable housing, as well as the expansion of the Sheridan Country Club.

Cloud Peak Ranch is a large project that is anticipated to develop over a period of several years. The purpose of this Outline Development Plan (ODP) is to create a framework for the development of this project so that there can be a continuity of planning ideas that can be fulfilled over the life span of this project. Creative planning and consistent application of the vision of this project will help insure that it is an addition to the City of Sheridan that can be valued for generations to come.

This ODP includes an overall master plan that defines the general land uses. These land uses and the areas depicted are expected to be flexible over time as the market and the vision of the project becomes more defined. The success of this project will be due in a large part to the ongoing partnership between the developer, the builders and the City of Sheridan. The ODP site plans should be considered a vision of what can be developed on the individual development parcels. It is expected that these parcels will be designed individually and that there will be modifications made to the design to reflect the vision of the builder of each parcel and to the market.

2. STATEMENT OF PLANNING OBJECTIVES

- Create a mixed use community that will provide a diversity of land uses that may include but not be limited to:
  - Commercial
  - Employment
  - Office
  - Retail
  - Residential
  - Open Space
  - Park
  - Golf Course
  - Recreation
  - Trails
- Plan for a mix of residential products that may include but not be limited to:
  - Estate single family homes
  - Single family detached homes
  - Single family attached homes
  - Affordable Housing
- Work with the Sheridan Country Club to expand the golf course to include a full 18 holes and driving range
- Dedicate open space to provide amenities to surrounding land use including trails, views, and wildlife corridors.
- Dedicate a park site to the City of Sheridan to provide recreation opportunities to the existing and future residents of the City of Sheridan.
- Provide a network of trails that connect the neighborhood to the rest of the community, parks, open spaces, schools, etc. while providing an opportunity for outdoor recreation, exercise and an opportunity to experience the beautiful site and surrounding views.
- Create a consistent and high quality planning framework that will guide future development within Cloud Peak Ranch.

Note: All references to City of Sheridan Code shall be considered a reference to the Code as approved on the date of approval of this Outline Development Plan.

3. LAND USE

Commercial/Employment

1. Intent: To provide commercial and employment land uses within the Cloud Peak Ranch community. These employers would allow neighborhood residents as well as other residents of the City of Sheridan the opportunity for a short walk or a short trip to work.

2. Site improvements shall be erected in such a manner to create plazas, walkways, and other gathering spaces. At least 20% of the parcel shall be privately owned and maintained landscaped areas, hard surface landscapes, plazas, and sidewalks. All relevant easements adjacent to ROW shall count toward this requirement.

3. Setbacks, building heights, yard requirements, and minimum lot dimensions shall meet or exceed the standards and requirements of the City of Sheridan Code for commercial/employment uses.

4. Parking shall be per City of Sheridan Code standards, except as modified through the site design and approval process. A landscape plan for parking lots shall be provided with the building permit / site plan approval process. The design shall soften the asphalt surface, provide shade and visual interest, and facilitate safe pedestrian access through the site.

5. Entry drives: Planting materials shall be provided at not fewer than three height levels of scale; that is, perennial ground cover or flowering annuals, shrubs, and canopy and/or ornamental trees. Plantings shall frame and complement entry signs.

6. Uses allowed by Right:
   a. Uses by right in the City of Sheridan Commercial/Light Industrial District, up to 0.30 Floor Area Ratio (FAR)
   b. Professional Office
   c. Medical Office
   d. Light Manufacturing
   e. Light Industrial
   f. Other commercial/employment uses compatible with the above uses not specifically listed above, up to 0.30 FAR.

7. All storage shall be fully contained within the building or in an outdoor storage area that is fully fenced as well as screened by landscape.

8. All smell, sounds, and other impacts of manufacturing/industry shall be mitigated through the design of the site and building to mitigate impacts on the surrounding community.

9. The architecture of the commercial/employment component shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

Office

1. Intent: To provide a location office land uses within the Cloud Peak Ranch community. This office land use would allow neighborhood residents as well as other residents of the City of Sheridan the opportunity for a short walk to work and utilize professional services with a short trip from home.

2. Site improvements shall be erected in such a manner to create plazas, walkways, and other gathering spaces. At least 20% of the parcel shall be privately owned and maintained landscaped areas, hard surface landscapes, plazas, and sidewalks. All relevant easements adjacent to ROW shall count toward this requirement.

3. Setbacks, building heights, yard requirements, and minimum lot dimensions shall meet or exceed the standards and requirements of the City of Sheridan Code for office uses.

4. Parking shall be per City of Sheridan Code standards, except as modified through the site design and approval process. A landscape plan for parking lots shall be provided with the building permit / site plan approval process. The design shall soften the asphalt surface, provide shade and visual interest, and facilitate safe pedestrian access through the site.

5. Entry drives: Planting materials shall be provided at not fewer than three height levels of scale; that is, perennial ground cover or flowering annuals, shrubs, and canopy and/or ornamental trees. Plantings shall frame and complement entry signs.

6. Uses allowed by Right:
   a. Uses by right in the City of Sheridan Commercial District, up to 0.30 Floor Area Ratio (FAR)
   b. Professional Office
   c. Medical Office
   d. Other office uses compatible with the above uses not specifically listed above, up to 0.30 FAR.

7. The architecture of the office component shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

(3. Land Use cont.)

Retail

1. Intent: To provide a location for neighborhood commercial within the Cloud Peak Ranch community. This neighborhood commercial would allow neighborhood residents as well as other residents of the City of Sheridan the opportunity for a short walk to work and shop from home. The uses allowed in this neighborhood commercial parcel are not intended to compete directly with the stores in downtown Sheridan but to compliment it.

2. Site improvements shall be erected in such a manner to create plazas, walkways, and other gathering spaces. At least 20% of the parcel shall be privately owned and maintained landscaped areas, hard surface landscapes, plazas, and sidewalks. All relevant easements adjacent to ROW shall count toward this requirement. Restaurant seating within public plazas is allowed, and is excluded from parking requirement determinations.

3. Setbacks, building heights, yard requirements, and minimum lot dimensions shall meet or exceed the standards and requirements of the City of Sheridan Code.

4. Parking shall be per City of Sheridan Code standards, except as modified through the site design and approval process. A landscape plan for parking lots shall be provided with the building permit / site plan approval process. The design shall soften the asphalt surface, provide shade and visual interest, and facilitate safe pedestrian access through the site.

5. Entry drives: Planting materials shall be provided at not fewer than three height levels of scale; that is, perennial ground cover or flowering annuals, shrubs, and canopy and/or ornamental trees. Plantings shall frame and complement entry signs.

6. Uses allowed by Right:
   a. Uses by right in the City of Sheridan Commercial District, up to 0.30 Floor Area Ratio (FAR)
   b. Restaurants and coffee shops
   c. Child day care facilities
   d. Gymnasiums and fitness centers
   e. Sit-down restaurants serving alcohol
   f. Other retail stores compatible with the above uses not specifically listed above, up to 0.30 FAR.

7. The architecture of the neighborhood commercial component shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

Residential

Estate single family homes

1. Intent: To provide high quality housing opportunities for large single family residential lots for the development of custom and semi-custom homes.

2. The architecture of the estate single family homes shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

3. Uses allowed by right:
   a. Single family dwellings, with attached or detached garages.
   b. Gross density shall be 1 unit per acre gross, maximum.
   c. Home occupations, as defined by City of Sheridan code.

4. Uses allowed by special review: Other uses may be allowed during the platting process.

5. Parking will occur on each lot, or on-street as allowed by code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by code.

Single family detached homes

1. Intent: To provide high quality housing opportunities for single family residential lots for the development of detached single family homes.

2. The architecture of the single family detached homes shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

3. Uses allowed by right:
   a. Single family dwellings, with attached or detached garages.
   b. Gross density shall be 5 units per acre gross, maximum
   c. Home occupations, as defined by City of Sheridan code.

4. Uses allowed by special review: Other uses may be allowed during the platting process.

5. Parking will occur on each lot, or on-street as allowed by code. Parking will be accommodated with minimum two car garages for each home. Guest parking will occur on-street as allowed by code.

Single family attached homes

1. Intent: To provide high quality housing opportunities for residential lots for the development of attached single family homes.

2. The architecture of the single family attached homes shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

3. Uses allowed by right:
   a. Single family attached dwellings, with attached or detached garages.
   b. Gross density shall be 8 units per acre gross, maximum
   c. Buildings may have up to 6 units per building

4. Uses allowed by special review: Other uses may be allowed during the platting process.

5. Parking for residential units will occur on each lot, within the boundaries of the site in parking lots, or on-street as allowed by code. Guest parking will occur on-street as allowed by code. Parking will be accommodated with attached or detached, one or two car garages for each unit.

Affordable Housing

1. Intent: To provide high quality housing opportunities for residential lots for the development of affordable housing.

2. The architecture of affordable housing shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

3. Uses allowed by right:
   a. Single family dwellings, with attached or detached garages.
   b. Single family attached dwellings, with attached or detached garages.
   c. Gross density shall be 8 units per acre gross, maximum
   d. Buildings may have up to 6 units per building
   e. Factory built homes

4. Uses allowed by special review: Other uses may be allowed during the platting process.

5. Parking for residential units will occur on each lot, within the boundaries of the site in parking lots, or on-street as allowed by code. Guest parking will occur on-street as allowed by code. Parking will be accommodated with attached or detached, one or two car garages for each unit or parking may also be off-street without garages and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site plans as approved by the City.

Multi-family

1. Intent: To provide high quality housing opportunities for residential lots for the development of multi-family / apartment housing.

2. The architecture of multi-family housing shall be high quality and shall be complimentary to the architecture of the surrounding homes, Cloud Peak Ranch subdivision architectural standards and the City of Sheridan.

3. Uses allowed by right:
   a. Single family attached dwellings, with attached or detached garages
   b. Gross density shall be 20 units per acre gross, maximum
   c. Buildings may have up to 12 units per building
   d. Factory built homes

4. Uses allowed by special review: Other uses may be allowed during the platting process

5. Parking for residential units will occur on each lot, within the boundaries of the site in parking lots or on-street as allowed by code. Guest parking will occur on-street as allowed by code. Parking will be accommodated with attached or detached, one or two car garages for each unit or parking may also be off-street without garages and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site plans as approved by the City.

(3. Land Use cont.)

Recreation

Golf

A key component of the Cloud Peak Ranch ODP is to plan for the proposed expansion of the Sheridan Country Club golf course. The ODP allows for the expansion of the golf course while incorporating the surrounding land uses, open spaces, park, trails, and transportation to create a dynamic master planned community.

Park

The Cloud Peak Ranch ODP includes a large City of Sheridan community park centrally located in the project, adjacent to the proposed beltway as well as the proposed expansion of the Sheridan Country Club golf course.

Open Space and Trail System

The open space network and trail system is intended to provide an experience that is a benefit to both the residents of Cloud Peak Ranch and the residents of the City of Sheridan. The overall development plan (ODP) provides for trails, a community park, as well as acres of passive open space. The open space network is designed to provide open space to most of the homes within Cloud Peak Ranch, views from the roadways within the community, space for trails and recreation opportunities.

4. TRANSPORTATION

A. Overall Concept

Primary access to the site will be from Fifth Street from the east, Mydland Road from the north, and the proposed Beltway from the north and south. Internal circulation will be from local streets, private drives, and minor collector streets. This ODP includes conceptual site plans indicating how the internal circulation may work. This circulation shall be modified/updated as the development parcels are designed with more detail.

B. Components

1. Vehicular: A network of public streets will provide access to the majority of the site. These public streets will include arterials, collectors, connectors, and local streets. Private drives may also provide access within selected neighborhoods, such as affordable housing, and single family attached neighborhoods. Public streets shall be designed according to the standards shown on Sheet 3 of this ODP, unless variances are granted. Private drives shall be considered and designed on a case by case basis.

   Single family and estate lots shall not front on arterial streets. In the single family attached or multi-family areas, units may front on arterial streets, with vehicular access from rear private drives. Driveway access shall be allowed to connector streets if driveways are located a minimum of 150 feet from an intersection with an arterial street (measured from centerline).

   Cul-de-sacs are allowed as indicated on the ODP site plans. Cul-de-sacs shall have a minimum curb flowline radius of 60' unless the City of Sheridan Code is modified to allow a smaller radius. Cul-de-sacs shall have a minimum length of 600 feet as measured from the centerline of the intersecting street to the center of the cul-de-sac unless the City of Sheridan Code is modified to allow a longer cul-de-sac. Cul-de-sacs shall have attached walks.

2. Pedestrian: An overall system of pedestrian ways will be provided, both along roadways and through some open space areas. Detached sidewalks will be provided along minor arterial streets. Attached or detached walks will be provided along all local streets and connectors. Pedestrian pathways will also be incorporated into some of the common open areas, providing connections between neighborhoods, and to destinations such as the community park, and the neighborhood trails. These pathways shall be a minimum of four feet in width, and shall be constructed of concrete. In some instances, pathways may be incorporated into certain natural areas. These pathways may be as narrow as four feet, with five feet clear, and may be constructed of crusher fines, or other similar materials compatible with the natural areas. The exact location of all trails will be determined with the final design of each development parcel.

3. Public Transportation: Public Transportation is not currently available to this site, but may be available at some point in the future. A potential transit stop has been shown on the ODP, with trail linkages to this location.

C. Performance Standards

Street improvements and new streets will be constructed in accordance with the street-cross sections shown on Sheet 4. The developer may propose utilizing a City of Sheridan street standard. Any modification to the established street standards shall be approved by the Cloud Peak Ranch master developer as well as the City of Sheridan. Access arrows indicate general locations for vehicular access to development parcels. These locations shall be shared where practical. Final locations of these accesses shall be determined with platting.

5. UTILITIES

Overall Concept

Public facilities and services are readily available to the site, and will be provided for as described below.

Water and Sewer

The City of Sheridan will provide water and sewer service for the Cloud Peak Ranch site. The sanitary sewer will generally drain through the existing subdivisions to the east of Cloud Peak Ranch. Water Service will be provided by the City of Sheridan by water line connections to the west of Cloud Peak Ranch.

Storm Drainage

The majority of storm flows for the Cloud Peak Ranch site will be routed to detention ponds that will release through identified drainages through the existing subdivisions to the east of Cloud Peak Ranch or into the existing ravines that traverse the site. Additionally off-site flows that enter the Cloud Peak Ranch site will be routed through the site and conveyed to the stormwater facilities in the Cloud Peak Ranch Subdivision.

On-site runoff will reach the above detention facilities via curb and gutter, cross-pans, swales, inlets, and storm pipe.

Electric

The City of Sheridan Light and Power Department will provide service.

Gas

Excel Energy will provide service.

Telephone

Qwest will provide local service.

Cable Television

Comcast Cable TV will provide service

Irrigation Ditches

There are numerous irrigation facilities on-site. Each development parcel shall address irrigation facilities to ensure that up and downstream irrigation waters are not negatively impacted by development.

6. LANDSCAPE AND FENCING

A. Overall Concept

The design intent for Cloud Peak Ranch is to create a comprehensively planned community through the careful integration of the site's natural features, as well as the landscaped open spaces, utilizing high quality and low water requirement landscaping throughout Cloud Peak Ranch. The creation of a well conceived overall landscape program for the development will serve to provide for a unique identity, as well as an overall sense of community. Several design elements will be used to reinforce the image of the community including consistent perimeter treatments, continuity of the man made site amenities (signage, fencing, and other architectural site features), provision of a comprehensive landscape treatment, and architectural treatments of the various housing types. See page 4 for design elements. See site plans on sheets 8 and 9 for general locations of fencing and open space areas.

More detailed development of these design components will occur as plats, landscape and fencing plans are prepared for each neighborhood.

B. Edge Treatment

1. Landscaping: Perimeter landscape treatment will receive careful attention. arterial, collector and connector streets will feature detached sidewalks and street trees. Internal landscaping will consist of a variety of deciduous and coniferous trees and open lawn areas. Landscaped open spaces shall generally comply with the site plans included with this ODP and shall comply with the design requirements of the covenants and guidelines of Cloud Peak Ranch and the City of Sheridan code.

2. Access: Entry points are proposed from adjacent neighborhoods, as well as the arterials and connectors. These entry points into development parcels will be designed as a part of the development's overall theme in terms of landscape and architectural treatment.

3. Fencing: The use of fencing as a part of the development's edge treatment will be blended with landscaping, signage walls, columns and other architectural site features to create a consistent high quality visual appearance. Fencing will be allowed per the guidelines described in the Cloud Peak Ranch Design Guidelines. All fencing shall occur along or within private lot lines. Fencing shall be generally consistent with details and plans included in this ODP. Fencing in different areas may vary and will be determined with platting.

(6. Landscape and Fencing Cont.)

Open Space/Trail Linkages

Where lots back up to open space, community greenbelts, trail linkages, or similar elements, wood rail fencing consistent with the development fencing described in the Cloud Peak Ranch Design Guidelines shall be allowed. A wire mesh grid (2" x 4") is required when using the three rail fence design adjacent to the natural arroyo. The wire mesh is optional in other areas.

On Lot Fencing will be allowed as described below, unless otherwise restricted per above.
Front, rear and side yard fencing - Fencing consistent with the Cloud Peak Ranch Design Guidelines shall be allowed.

C. Arterial and Connector Streetscape

1. Landscaping - Along the minor arterials canopy and street trees will be planted at 30 to 40 foot intervals in the tree lawns, except for required separation from street lights, and installed by the developer with each phase of development. Where these streets cross natural areas, alternative treatments may be considered.
2. A landscaped buffer area 20 feet minimum in width, will be provided along all arterials and connectors, in addition to any utility easements required. These buffers will be landscaped with irrigated turf and clusters of trees and shrubs.
3. Lots fronting Arterials - Single family and estate lots shall not front on arterial streets. In the single family attached areas, units may front on arterial and collector streets, with vehicular access from rear private drives.

D. Local Streetscape/ Residential Lots

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion, designed in accordance with the covenants of the community, and the City of Sheridan code. One deciduous or ornamental tree will be required in the front yard of each lot, with two required on corner lots. Landscape areas, measuring a minimum of five feet wide will be required in the front and corner side yards of all residential buildings. A minimum of 75 percent of such landscape areas should be covered with living plant material within three years of planting.

E. Open Space Areas

Open spaces will be landscaped with a mix of irrigated turf grass, manicured turf grass areas, naturalistic dryland areas, and detention ponds. Landscape Standards are set forth below:

1. Irrigated Manicured Areas

Manicured areas will generally be located where there are active uses such as pocket parks/playfields, activity nodes, greenbelts along streets, some trail linkages, and similar locations. These areas will be landscaped with trees, turf grasses and shrub beds. These areas will provide visual buffers, as well as, additional non-structured play areas for residents. These areas shall be irrigated with an underground automatic irrigation system.

2. Unirrigated dryland areas

The unirrigated dryland areas are to be incorporated along trail linkages and greenbelts that are between activity areas, or where there are greenbelt extensions of the natural areas, and the natural areas themselves. These areas will be seeded with dryland grasses that can survive without supplemental water once established. Trees and shrubs will be minimal, and will be determined on a site by site basis.

3. Detention Ponds

Detention Ponds may be landscaped as either manicured or dryland areas, or both. Generally, the larger ponds, where incorporated into larger greenbelts, may be used for open play areas, so long as the minimum slope is 2% for drainage (less for trickle pans) and no more than 5%. In such cases, they will be irrigated, with drainage structures, trickle pans, etc, placed along the perimeter of the ponds. The irrigated ponds shall also incorporate trees and shrubs that are similar in character to the overall landscape. Where the ponds are incorporated as part of the natural areas, then they are to be designed and landscaped with native plant materials.

F. Natural Areas

The natural areas will be left undisturbed where possible. Where disturbed for road grading, drainage and detention, or similar conditions, the areas will be revegetated to as natural a condition as possible.

G. Maintenance

The landscaped areas of development, including perimeter areas, common open space, rights of way adjacent to common open space, and entry features will be maintained by a Property Owners Association, or other suitable entity. Maintenance of landscaping within each lot will be the responsibility of that homeowner. Detention ponds and other drainage facilities or open spaces dedicated to the City of Sheridan will be maintained by the City.

H. Installation

The developer of all single family attached units shall install all required landscaping before issuance of a Certificate of Occupancy, unless acceptable financial security is filed with the Cloud Peak Ranch HOA to insure installation at a later time agreeable to the Cloud Peak Ranch HOA. Landscape may be installed in phases, in accordance with a landscape phasing plan approved by the HOA.

The Developer of each individual development parcel shall install all curbside landscape bufferyards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge of, bufferyards and open space. The landscape in each phase shall be planted before issuance of the first Certificate of Occupancy in any given phase, and adequate financial security shall be filed by the Developer with the City. This landscape may be installed on the basis of a phased landscape plan approved by the City of Sheridan and the master developer of Cloud Peak Ranch as part of any parcel development.

In all landscaped areas using grass or sod, drought tolerant varieties will be installed by the Developer. All formal landscaped areas shall be irrigated by a permanent, automatic irrigation system. All passive open space areas to be landscaped with native grasses or natural area enhancements shall, if necessary, be irrigated by a temporary automatic irrigation system until all required landscape is successfully established, as determined by the City of Sheridan or the master developer of Cloud Peak Ranch.

Trees shall not be planted within 10 feet and shrubs shall not be planted within 5 feet of all storm sewers and culverts.

7. SIGNAGE

A. Purpose

The purpose of these supplementary regulations are to encourage the effective use of signs in the development, to improve pedestrian and traffic safety to minimize the potential for adverse impacts of signs on public and private property; and, to encourage the creative use of signing and environmental graphics as part of the overall development image. Signage will comply with the City of Sheridan Municipal Code in place at the time of approval of this ODP.

B. Permitted Signs

Signs permitted include the following:

1. Project Identification Signs - Shall comply with City of Sheridan Code. These signs may be indirectly lit using ground level lighting that is focused on the sign, or internally lit. Fixtures shall be designed to have the light source hidden from view. No neon signs shall be allowed. Locations and design are generally depicted on Page 4 of this ODP.

2. Neighborhood entry monument sign - One sign shall be located per entrance to a development parcel. Locations and design are generally depicted on page 4 of this ODP.

   These signs shall be designed and built to the following standards:
   - Signs must be designed to complement the Project Identification Sign in terms of colors, materials, scale, and general design.
   - Signs shall not exceed 5 feet in height for the sign face.
   - Signs shall not exceed 30 square feet in sign face as defined by the sign code.
   - An additional community logo up to four square feet may also be incorporated.
   - These signs shall be attached to landscape walls or fence columns.
   - Exact locations will be determined with the Final Plat/Final Design of each development parcel as street and open space placements are determined. Locations are generally depicted on Page 4.
   - These signs may be indirectly lit using ground level lighting that is focused on the sign or internally lit. Fixtures shall be designed to have the light source hidden from view. No neon signs shall be allowed.
   - The sign shall be balanced on the other side of the development entry by an entry monument without signage as shown on page 4 of this ODP.

5. Directional and Regulatory Signs - as needed and permitted per City of Sheridan code.

6. Temporary Signs shall be permitted per the City of Sheridan Code and the Cloud Peak Ranch HOA.

7. Materials - Appropriate sign materials may include, but are not limited to: wood, stone, masonry, architectural block, stucco or synthetic stucco, copper or other decorative metals. Water features or other special identity features may be incorporated into the Project Identification Sign(s).

C. Application

1. Other than as noted above, signs shall be in accordance with the City of Sheridan Code with regard to size, location, and height, and other applicable standards, or in accordance with a planned sign program.

2. The development signage, fencing and open space tracts shall be owned and maintained by the Homeowner's Association. Development signage, fencing and open space landscaping will be designed with the Final Plat/Final Design process.

7. LIGHTING

1. The types of street lights proposed shall meet the City of Sheridan Code. However, the level of light shall be lower in Cloud Peak Ranch than in other portions of the City of Sheridan. In order to promote a more rural feel and to be more consistent with the rural character of the surrounding properties a lower level of light is proposed. The final lighting design will be determined with the Final Plat/Final Design process.

2. Street and walkway lighting shall be downward cast, and shall be installed and designed at the land developer's expense in accordance with City of Sheridan Code. If provided, walkway lighting shall not exceed sixteen feet in height.

8. LANDFORM MODIFICATION

The topography of the site is generally sloping from west to east with several ravines traversing the site oriented from northwest to southeast. The ravines create significant interest to the site, views, wildlife corridors, as well as recreation opportunities. The proposed ODP incorporates the ravines into the design while accommodating transportation, land use, the golf course, and park. Trails are proposed to provide access to the ravines.

The grading will generally follow the existing topography with the exception of the required transportation crossing of the ravines.

9. IMPLEMENTATION

The following regulatory procedures shall apply to all development, which occurs within the Cloud Peak Ranch ODP. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design. Additionally, compliance with other applicable land uses; as well as, development regulations in effect at the time of approval of this ODP are incorporated into this plan.

A. Overall Concept

Cloud Peak Ranch is intended to be developed as a quality mixed-use project consistent with other development in the City of Sheridan. To ensure that development standards are met, and that the community is maintained, a homeowners association or other suitable entity will be formed. Part of the documents will include covenants that set the standards for architectural and landscape control, as well as creating an architectural review committee to enforce the covenants.

B. Covenants

The developer of the ODP will establish covenants that will govern the structure of the homeowners association or other suitable entity. The Committee will utilize this ODP plan and guidelines to coordinate and oversee the development of the individual parcels.

C. Architectural Review Committee

The developer of the ODP will establish an Architectural Review Committee. The Committee will utilize this ODP plan and guidelines to oversee the architecture and landscaping proposed within each individual development parcel.

D. Maintenance of Common Areas

Common areas will be maintained by the homeowners association or other suitable entity.

E. Proposed Phasing and Estimated Build Out Time Period

The parcels shown on this ODP are not numbered to indicate phasing. Phasing of the project has not been determined at this time. Generally the phasing will start with the creation of the golf tracts to accommodate the proposed expansion of the Sheridan Country Club golf course. The phasing of the overall project will be determined by the market demand for the proposed land uses as well as availability of infrastructure, utilities and services. The build-out of this project is expected to generally move from east to west depending upon market conditions. Build out will be dependent upon market conditions, but is anticipated at 10-20 years.

This project will be managed by the project owner/master developer. It is anticipated that the project owner/master developer may sell development parcels to other developers or builders. Each development parcel shall be responsible for offsite improvements that may include, but not be limited to, roads, sidewalks, utilities, drainage, open space, trails, landscape, fencing, signage etc. The scope of the offsite improvements necessary to be included with each development parcel shall be determined by the project owner/master developer prior to the sale of a development parcel. Any off-site improvement that is made part of the required improvements of a development parcel shall be completed at the same time as improvements made within the development parcel.

Cloud Peak Ranch

OUTLINE DEVELOPMENT PLAN

SHERIDAN, WYOMING

EVERITT COMPANIES

TBG

OCTOBER 9, 2008

Fifth Street Corridor Sections and Sketches

5th Street Corridor Design

The 5th Street Corridor Design concept strives to create a continuous and harmonious streetscape along 5th Street through the Cloud Peak Ranch development that is attractive and unique to this entryway corridor. The landscape proposed in the 5th Street Corridor design concept is characterized by wide setbacks, naturalistic berming, a meandering sidewalk and groves of shade and ornamental trees alternating with wildflower meadows. Drifts of pines will occur randomly to provide winter interest and add to the naturalistic forested effect.

Wildflowers will be planted intermittently along the edges of the road. The continuity of the wildflowers will provide a colorful welcome mat for people coming to Cloud Peak Ranch. Along both sides of the road, a sidewalk is planned to meander through berms providing the pedestrian and bicyclist with alternate experiences of wildflower meadow and Landscape. Consistent entry and signage elements will strengthen the 5th Street Corridor Design theme at intersections.

PROCEDURES

The following standards and guidelines are intended to be used by developers proposing projects within Cloud Peak Ranch and by the City staff and the Master Developer of Cloud Peak ranch in their review process. The standards and guidelines describe a variety of ways that individual projects can contribute to the 5th Street Corridor Design. In addition, the guidelines may be used by City staff to guide the development of other projects in the 5th Street corridor outside of Cloud Peak Ranch.

The Master Developer is empowered to grant modifications to the standards under the following circumstances:

1. The strict application of the standard would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property;
2. The alternative plan, as submitted, will protect the public interest advanced by the standard for which the variance is requested equally well or better than would compliance with such standard; and
3. In either of the foregoing circumstances, the variance may be granted without substantial detriment to the public good.
4. The modification of the standard will not conflict with the City of Sheridan code in place at the time of the approval of this ODP.

GENERAL STANDARDS & GUIDELINES

The purpose of these standards and guidelines is to implement the design concepts and land use vision of the 5th Street Corridor Design - that of creating an attractive and complete mixed use center.

5th Street Setback

The purpose of the setback zone along 5th Street is to provide enough area between 5th Street and adjacent development to create naturalistic berms, groves of trees and a meandering sidewalk. All three elements work together to create an attractive landscape that appears spacious and provides design continuity along the 5th Street frontage.

Developments located along the 5th Street frontage shall provide a minimum 50 foot setback which shall start from the future edge of pavement as defined by the road design in place at the time of the development of each development parcel. This area shall be referred to as the "setback zone." The design standards and guidelines refer to the setback zone unless otherwise noted.

Providing positive drainage away from a building shall not be considered a hardship in the 50 foot setback zone.

Meandering Sidewalks

The purpose is to provide a means for pedestrians and bicyclists to travel parallel to 5th Street and have access to developments along the road where appropriate. The sidewalk shall be separated from the edge of pavement to the extent practical. The sidewalk is intended to be aesthetically pleasing as well as functional. The sidewalk is five feet wide in order to accommodate both bicyclists and pedestrians, however, this sidewalk is not intended to serve as a commuter bicycle system. A detached 5 foot wide concrete sidewalk is required along both sides of the road. The sidewalk shall be characterized by long smooth, sweeping curves through a gently bermed landscape.

At intersections, the 5-foot wide sidewalk shall be parallel with 5th Street for a minimum distance of 60 feet and shall connect to pedestrian crosswalks at the corner.

Grading

Landscape grading on either side of 5th Street is one of the most important visual design elements used in the corridor. The purpose is to create naturalistic berms in order to emphasize the landscape and soften the visual impact of development. In addition, berms may be used to screen parking areas or other undesirable views.

Berms shall be used to create a naturalistic rolling landscape as opposed to flat terrain or rigidly designed berms that look engineered.

The height of berms may vary from three to twelve feet above existing grade. Berms intended to screen parking shall be at least four feet high in order to effectively screen vehicle headlights. Berm heights shall be approved by the City and the Cloud Peak Ranch master developer.

Slopes shall be 3:1 or less, with smooth transitions between changes in grade. Berms, swales and detention ponds within the setback zone and elsewhere on the site shall be graded in such a way as to be an integral part of the landscape, designed with smooth transitions between changes in slope.

Avoid cutting or filling within the drip line of existing trees that are to be saved. The design of the berms and the alignment of the sidewalk should be integrated in order to create the illusion that the landform is the reason the sidewalk meanders.

The materials used to construct retaining walls within the setback zone or elsewhere on the site should be buff color flagstone or materials that match the architecture of the building.

Using concrete to line conveyance channels is discouraged. The following chart summarizes minimum and maximum desirable slopes for site grading:

Descriptions	Minimum Slope	Maximum Slope
Planting Areas	2%	3:1
Parking Lot Pavement	2%	4%
Driveways	2%	6%
Pedestrian Walks	1%	8%
Pedestrian Plazas	1%	2%

Plant Palettes

The purpose of the plant palettes is to promote design continuity along the 5th Street streetscape through repetition of plant material species. Secondly, the plant palettes emphasize low to moderate water demand plant material in order to conserve water. The plant palettes offer an adequate range of plant material species to provide spatial definition; soften, buffer or screen development; and provide seasonal interest.

The landscape of the setback zone should be composed of a mixed palette, which is made up of trees and shrubs from a wide variety of plant families. The Plant Palette shall be provided to the developer of each development parcel by the Cloud Peak Ranch master developer.

Applicants are encouraged to use xeriscape techniques that include appropriate plant material selection, soil modification, mulches, appropriate irrigation and other techniques designed to conserve water without sacrificing variety and visual quality.

Trees / Shrubs

While the plant material palettes define what plant material species are to be used in the setback zone, the following standards and guidelines describe how the plant materials are to be arranged. The purpose is to produce a cohesive corridor scale landscape as opposed to a series of individual project landscapes placed side by side.

Each individual site shall be designed within the context of the corridor landscape, with particular attention to adjacent properties. Applicants are required to show how their landscape plan complements or harmonizes with the existing or proposed landscape on adjacent properties in terms of grading, sidewalk layout, plant material selection, plant material quantities, planting design, views to the mountains and seasonal change.

Periodic views to the mountains should be maintained along the corridor. These windows to the mountains should be carefully planned so that significant views are not obscured by buildings and/or plant material for more than one-quarter mile.

Seasonal change is important to the aesthetic appeal of the streetscape. Accordingly, each project should contribute to an effective seasonal plant material display in the corridor, however, individual sites are not expected to have continuous year round seasonal displays on their frontage.

For example, if property a has a grove of ornamental or canopy trees and a drift of pines with a mass of shrubbery providing and effective fall color display, then the landscape plan for the adjacent property should emphasize spring color and may not need to use evergreen trees in the setback zone.

Canopy trees should be planted in groves with a minimum of 10-20 trees per grouping.

Trees on the edge of the grove may be smaller caliper size to create a more naturalistic appearance. Planting young trees very close together or clumped as they might appear in a forest is encouraged.

Groves of deciduous trees should be periodically interrupted with groupings of evergreen trees used to provide winter interest and to screen objectionable views. Consider the landscape plans for adjacent properties when deciding the placement of evergreen trees.

(trees/ shrubs cont.)

Evergreen trees, when used, shall be massed in groupings of 5-15.

Ornamental trees and shrubs provide spring blossoms and additional fall color. Ornamental trees, when used, shall be planted in single species groupings of at least three (3) trees per group.

Shrubs shall be massed with 5-25 shrubs per group.

Single species groupings of shrubbery are recommended.

In general, shrub massed are most effective when they are used as an understory planting at the edge of a grove of trees, or in low areas in between berms.

No shrubbery shall be used in wildflower areas.

Wildflowers / Turf

Periodic wildflower plantings along the edges of the road are encouraged. The purpose is to provide a uniform and consistent landscape treatment of the ground plane along the 5th Street frontage and to encourage the use of turf that consumes less water than traditional bluegrass. Large beds of wildflowers are planned to be the predominant ground cover for a minimum of 15% of the frontage of each property. The continuity of the wildflowers provides a colorful appearance throughout the spring, summer and fall months. Where wildflowers are used in the setback zone, plantings shall be a minimum of 1000 square feet and must end 100 feet from the nearest collector or arterial street intersection. Incorporating naturalized daffodils into wildflower plantings or turf areas is encouraged. Daffodil masses, when used, shall include 100 or more bulbs per grouping. Transitions between wildflower and turf areas shall be made with free flowing curvilinear lines.

Where turf is used, it shall meet the following specification:

- 70% Tall Fescue
- 20% Bluegrass
- 10% Smooth Brome

Other turf mixes that use 30-50% less water than traditional bluegrass may be substituted for the above specified mix with Cloud Peak Ranch master developer approval.

The above specified mix should be considered a minimum standard. Applicants are encouraged to use turf mixes with lower percentages of bluegrass.

Connector / Arterial Street Intersections

The purpose of the following standards and guidelines is to establish a consistent appearance of major street intersections along 5th Street so that collectively the intersections contribute to the 5th Street Corridor Design as described in this ODP.

The 5 foot wide sidewalk and the local or collector street sidewalk shall be detached 10 feet and parallel to the street for a minimum of 60 feet from the curb return at intersections.

Turf should be the predominant ground cover at intersections.

Entryway plantings at intersections are encouraged. The incorporation of signage and/or project identity features is also required.

Entryway plantings, when used, shall be set back a minimum of 15 feet from the curb line.

The grade at intersections should be gently mounded or sloped in the parkway strip between curb and sidewalk.

The grade behind the sidewalk should be gently sloped up to an entryway planting or tie into a bermed landscape. A minimum 5% grade is recommended.

Entryway plantings should be characterized by low and medium height junipers, flowering accent plants, deciduous shrubbery and informally grouped deciduous and/or evergreen trees. Evergreen and small deciduous shrubs as well as annual and perennial flowers not found on the plant palettes may be incorporated into special feature landscapes at intersections.

Entryway plantings and/or project identity features located on different corners of the same intersection should complement each other.

Applicants are required to show how their landscape plan relates to the existing or proposed landscapes for the other corners of the intersection in terms of grading, plant material selection, plant material quantities, planting design and hardscape materials.

The incorporation of a low stone wall into entryway plantings and/or project identity features wherever possible is encouraged, in order to achieve a higher degree of design continuity and unique sense of place for the 5th Street Corridor Design.

Where stone walls are incorporated into the landscape, buff color flagstone or another stone as approved by the Cloud Peak Ranch master developer shall be used. The repetition of stone walls is encouraged. However, the placement of the wall and plant material may be flexible according to individual site requirements and personal preferences. Stone walls are considered to be a landscape element. In order for stone walls to be an effective unifying design element in the corridor, it is important that the context in which stone wall are used remains relatively consistent.

Architectural Design

The purpose of these standards is to promote high quality architectural design along the 5th Street Corridor Design frontage, so that the architecture of the buildings adds to the visual interest of the corridor.

Buildings shall be designed to ensure that all elevations are attractive, rather than placing heavy emphasis on the front elevation and downgrading the aesthetic appeal of side elevations. Any accessory building or enclosure shall be similar to the principal building in design and materials.

Rooftop mechanical equipment shall be screened.

Internally illuminated awnings on building elevations that face 5th Street are prohibited. Such awnings are permissible where only logos and/or typography are illuminated.

Parking & Service Areas

The following standards and guidelines are intended to promote skillful design of parking and service areas in developments located adjacent to 5th Street. The goal is to have these areas as visually unobtrusive as possible.

All parking shall be screened from public streets by plant material, fencing and/or berming.

Parking is prohibited within the setback zone.

Parking areas shall not extend for more than an eighth mile along the 5th Street frontage (adjacent to the setback zone) without a significant visual break provided by buildings and/or open space.

Large parking lots should be broken into sections not to exceed 200 cars each, separated by a major landscape buffer to provide visual relief.

Utility equipment, storage areas, service areas, loading docks and trash collection areas are encouraged to be located so that they are not visible from public streets or building entries.

Utility equipment, storage areas, service areas, loading docks and trash collection areas that are visible shall be screened with berming, plant material and/or fencing.

Loading and service areas should be designed as an integral part of the building architecture to the extent practical.

Screening and Buffering of Service, Delivery and Loading Functions

To the extent possible, delivery and loading functions should be accommodated with the general layout of the access and circulation network, including delivery to the fronts or sides of buildings where practical. Loading dock access, truck parking, and other concentrated operations should be located out of public view, yet located and designed carefully to mitigate potential impacts on adjacent land uses. If possible, contain such areas in screened recesses or between buildings. If this is not possible, provide screening and buffering with perimeter landscaping, landscaped islands, and walls or fencing. Adjacent to residential areas, consider posting signs asking operators of delivery and service vehicles to shut off engines. Where driveways and walkways cross these areas, landscape islands should be used to organize the circulation.

Neighboring uses shall be adequately buffered from the negative effects of noise, traffic, and idling trucks.

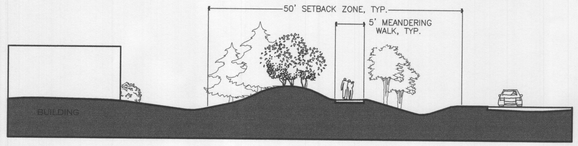
Loading docks, truck parking, storage, meters, HVAC, trash collection, compaction, and other service functions must be incorporated into the overall design of the building and the landscape so that the visual impact of these functions is contained out of view from adjacent properties and/or public streets and no attention is attracted to these functions by the use of screening materials that are different than or inferior to materials than the principal materials of the building and landscape. The design treatment of these areas and functions shall not create unsightly "secondary" or "backside" areas.

Lighting

Lighting should enhance the overall aesthetics of the site and buildings. Consider the appearance of interior lighting through windows so that lighting does not detract from the nighttime appearance of the façade.

Consider the use of ornamental pedestrian light fixtures in pedestrian areas, and the use of residential style fixtures near adjacent residential land uses.

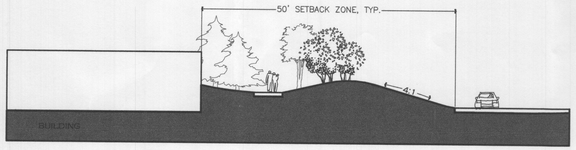
All lighting shall be designed to achieve the intended effects without creating glare that impacts adjacent uses. The lamp source of light (light bulb) shall be shielded to reflect downward and not off-site.



50 FOOT MINIMUM SETBACK IS MEASURED FROM THE FUTURE EDGE OF THE PAVEMENT.

Section #1

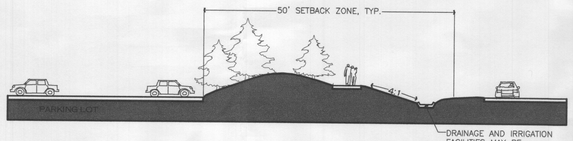
NOT TO SCALE



BERMING AGAINST BUILDINGS IS ENCOURAGED. BUILDINGS SHOULD BE WELL INTEGRATED WITH THE SITE AND LANDSCAPE. MEANDERING WALK IS INTEGRATED WITH BERMING AND SEPARATED FROM TRAVEL LANES 20 FEET WHERE POSSIBLE.

Section #2

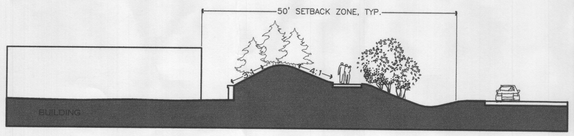
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PARKING LOTS CAN BE SCREENED WITH A COMBINATION OF BERMS AND PLANT MATERIAL.

Section #3

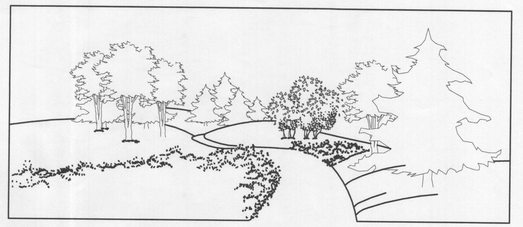
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RETAINING WALLS CAN BE USED TO CREATE THE DESIRED STREETSCAPE EFFECT IN RESTRICTED LOCATIONS.

Section #4

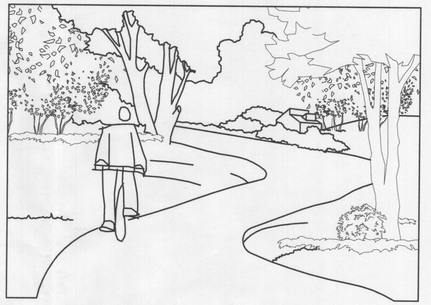
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SIDEWALK SYSTEM MEANDERS THROUGH NATURALISTIC BERMING.

Sketch #2

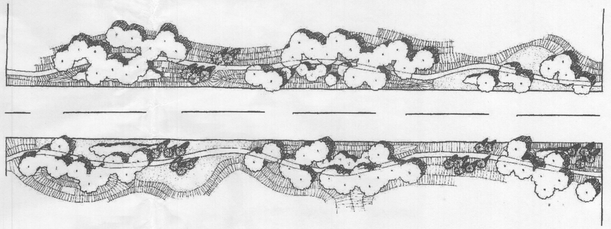
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MIXED LAND USES ENCOURAGE ALTERNATIVE MODES OF TRANSPORTATION SUCH AS WALKING AND BICYCLING.

Sketch #3

NOT TO SCALE



PLAN VIEW OF THE 5TH STREET DESIGN CONCEPT WITH MEANDERING WALK, BERMS AND LANDSCAPING.

Sketch #1

NOT TO SCALE

Cloud Peak Ranch

Outline Development Plan

Sheridan, Wyoming

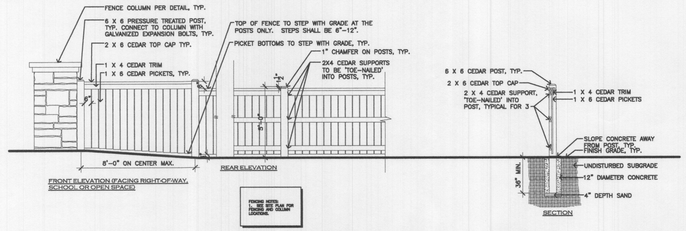
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October 9, 2008

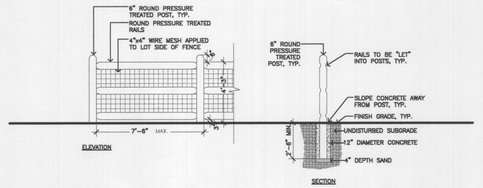
Fifth Street Corridor Plan
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Outline Development Plan - Fencing and Sign Details



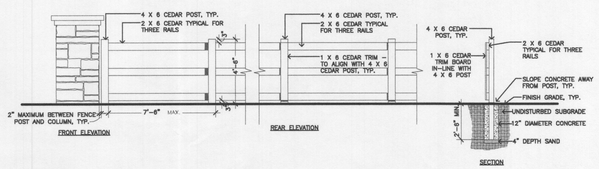
Fence Type 1 - Privacy Fence - Facing Right-of-Way

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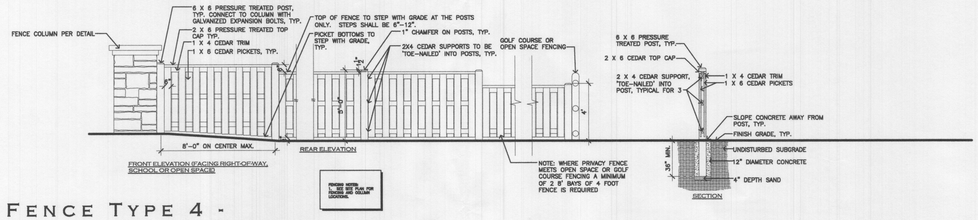
Fence Type 2 - Golf Course Tapered Rail Fence

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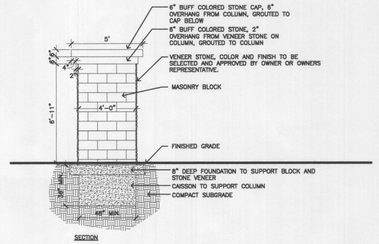
Fence Type 3 - Open Space Rail Fence

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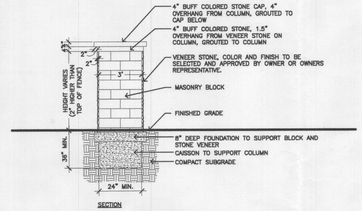
Fence Type 4 - Privacy Shadow Box Fence - Between Private Lots

NOT TO SCALE



Sign Column Detail

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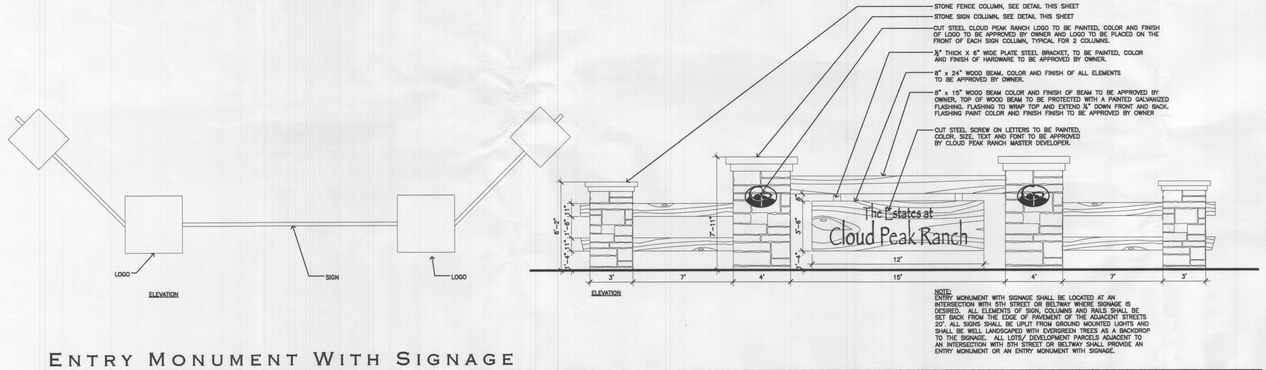
Fence Column Detail

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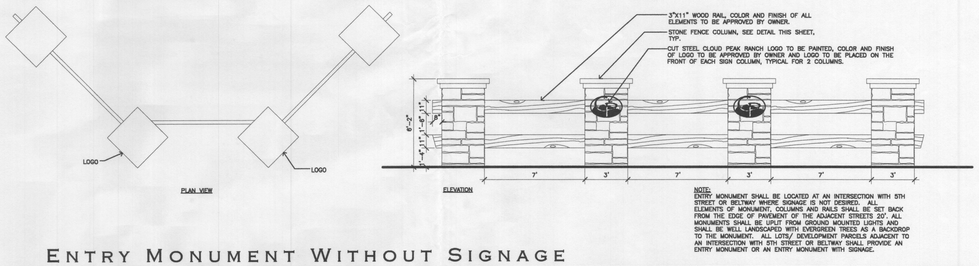
Sign Detail Enlargement

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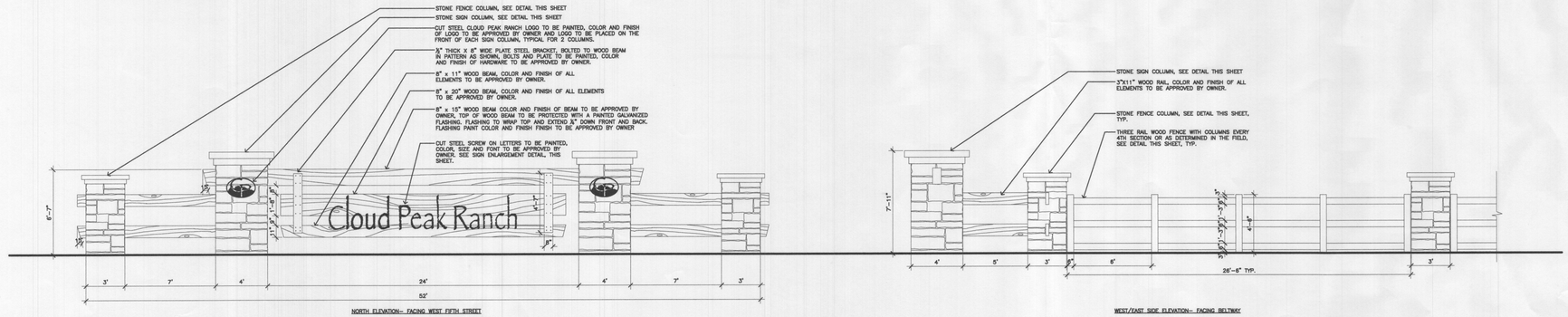
Entry Monument With Signage

NOT TO SCALE



Entry Monument Without Signage

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Major Monument Detail

NOT TO SCALE

Cloud Peak Ranch

Outline Development Plan

Sheridan, Wyoming

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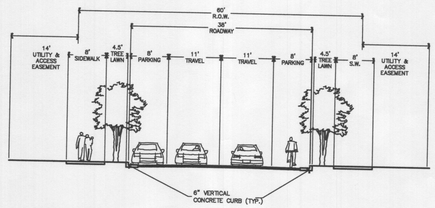
Signage and Fencing
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Outline Development Plan - Roadway Classification Exhibit



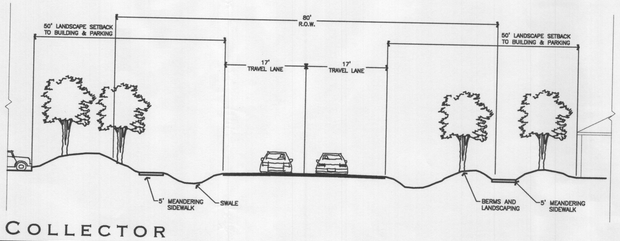
Legend

- Arterial
- Collector
- Connector
- Local



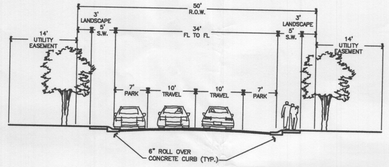
Connector Street

NOT TO SCALE



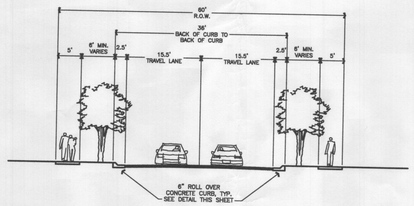
Collector

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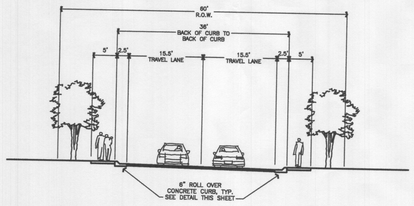
Local Street - Cul-De-Sac

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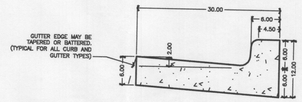
Local w/ Detached Sidewalk

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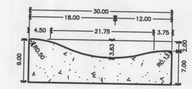
Local w/ Attached Sidewalk

NOT TO SCALE



Vertical Curb Detail

NOT TO SCALE



Roll-Over Curb Detail

NOT TO SCALE

Cloud Peak Ranch

Outline Development Plan

Sheridan, Wyoming

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October 9, 2008

Streets
5 of 9

Parcel Descriptions:

Parcel C-F

Land Use:	Commercial
Parcel Size:	8.23 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.
Parcel Description:	This parcel is expected to be an extension of the existing commercial uses along 5th Street further east. Access to this parcel and to the adjacent parcels shall be shared access where practical. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP.

Parcel C-G

Land Use:	Commercial
Parcel Size:	7.93 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.
Parcel Description:	This parcel is expected to be an extension of the existing commercial uses along 5th Street that already exist within this parcel. Access to this parcel and to the adjacent parcels shall be shared access where practical. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP.

Parcel R-F

Land Use:	Single Family Residential
Parcel Size:	8.56 acres
Maximum Density:	42.8 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access.

Parcel R-G

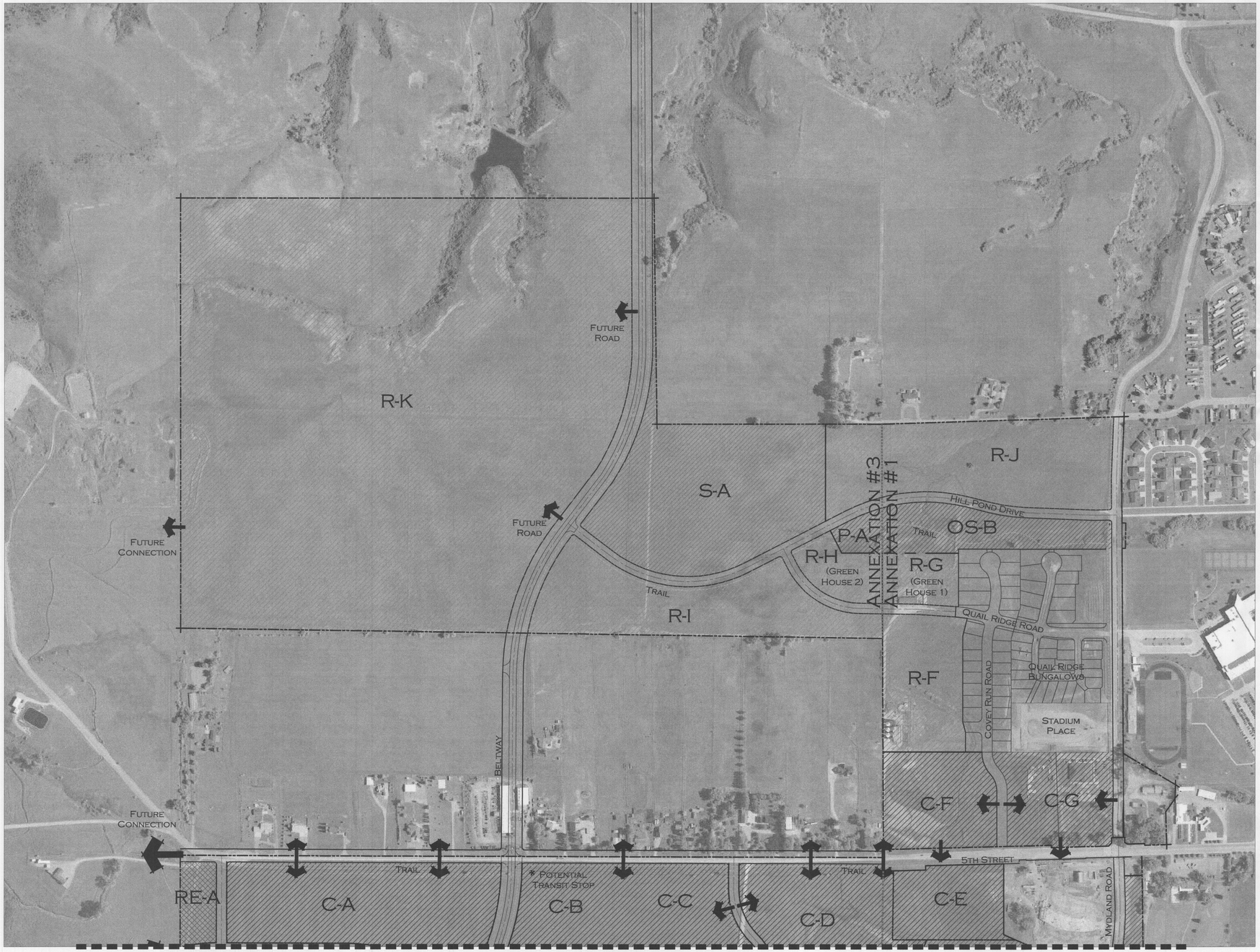
Land Use:	Single Family Residential
Parcel Size:	3.04 acres
Maximum Density:	15 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views into the greenbelt to the north as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access.

Parcel R-H

Land Use:	Single Family Residential
Parcel Size:	3.27 acres
Maximum Density:	16 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views into the proposed park to the north as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. Development shall accommodate a pedestrian and bike trail.

Parcel R-I

Land Use:	Single Family Residential
Parcel Size:	15.23 acres
Maximum Density:	76 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views of the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. Development shall accommodate a pedestrian and bike trail.



MATCHLINE - SEE SHEET 5 FOR SOUTH ODP

Parcel R-J

Land Use:	Single Family Residential
Parcel Size:	18.14 acres
Maximum Density:	90 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views of the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access.

Parcel R-K

Land Use:	Single Family Residential
Parcel Size:	138.99 acres
Maximum Density:	694 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.
Parcel Description:	Lots shall be designed to maximize views of the mountains and ravine where practical, as well as into internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. The existing ravine shall be placed into a greenbelt and shall not be developed. Greenbelts should be designed to have as many linkages to the surrounding ROW and to the existing ravine as practical to encourage pedestrian access.

Parcel OS-B

Land Use:	Open Space
Parcel Size:	6.52 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	n/a
Parcel Description:	Provide a Greenbelt to accommodate drainage and to protect existing drainage and wetlands. Parcel shall accommodate a pedestrian and bike trail.

Parcel P-A

Land Use:	Park
Parcel Size:	1.59 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	n/a
Parcel Description:	Provide a parcel for a City of Sheridan neighborhood park adjacent to the opens space to the east. Neighborhood trail shall connect through neighborhood park.

Parcel S-A

Land Use:	School
Parcel Size:	23.02 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	n/a
Parcel Description:	Provide a centrally located parcel for a school adjacent to the Beltway and Hill Pond Drive.

0 300' 450' 600'

SCALE 1" = 300'-0"

NORTH

Cloud Peak Ranch

Outline Development Plan

Sheridan, Wyoming

EVERITT COMPANIES

TBG

October 9, 2008

North- Bubble Plan

6 of 9

Parcel Descriptions:

Parcel RE-A

Land Use:	Single Family Estate Residential
Parcel Size:	2.3 acres
Maximum Density:	1 unit per acre gross
Minimum Lot Size:	20,000 s.f.

Parcel Description: A relatively small development parcel which shall act as a transitional land use from the more urban portion of Sheridan and Cloud Peak Ranch to the rural estate residential and ranch land uses to the west.

Parcel RE-B

Land Use:	Single Family Estate Residential
Parcel Size:	13.6 acres
Maximum Density:	1 unit per acre gross
Minimum Lot Size:	20,000 s.f.

Parcel Description: Large lots should be designed to maximize mountain and golf course views. A minimum of 30' of development installed greenbelt shall be located between any private lot and the Beltway.

Parcel RE-C

Land Use:	Single Family Estate Residential
Parcel Size:	38.8 acres
Maximum Density:	1 unit per acre gross
Minimum Lot Size:	30,000 s.f.

Parcel Description: Large lots shall be designed to maximize views of the mountains, ravine and golf course. Development shall accommodate a pedestrian and bike trail. A minimum of 30' of development installed greenbelt shall be located between any private lot and the Beltway.

Parcel R-A

Land Use:	Single Family Residential
Parcel Size:	21.5 acres
Maximum Density:	107 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.

Parcel Description: Lots shall be designed to maximize views of the golf course and park as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. A minimum of 15' of development installed greenbelt shall be located between any private lot and Cloud Peak Parkway. A minimum of 30' of development installed greenbelt shall be located between any private lot and the Beltway.

Parcel R-B

Land Use:	Single Family Residential
Parcel Size:	12.5 acres
Maximum Density:	62 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.

Parcel Description: Lots shall be designed to maximize views of the golf course as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. Lots fronting onto Cloud Peak Parkway shall be allowed but shall be kept at a maximum of 20% of the total lots within this development parcel. Except where lots front the street a minimum of 15' of development installed greenbelt shall be located between any private lot and Cloud Peak Parkway. A minimum of 30' of development installed greenbelt shall be located between any private lot and the Beltway.

Parcel R-C

Land Use:	Single Family Residential
Parcel Size:	21.5 acres
Maximum Density:	107 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.

Parcel Description: Lots shall be designed to maximize views of the golf course and open space as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. Lots fronting onto Cloud Peak Parkway shall be allowed but shall be kept at a maximum of 20% of the total lots within this development parcel. Except where lots front the street a minimum of 15' of development installed greenbelt shall be located between any private lot and Cloud Peak Parkway. A minimum of 30' of development installed greenbelt shall be located between any private lot and the Beltway.

Parcel R-D

Land Use:	Single Family Residential
Parcel Size:	37.2 acres
Maximum Density:	186 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.

Parcel Description: Lots shall be designed to maximize views of the golf course as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. A minimum of 15' of development installed greenbelt shall be located between any private lot and Cloud Peak Parkway as well as Mydland Road.

Parcel R-E

Land Use:	Single Family Residential
Parcel Size:	21.4 acres
Maximum Density:	107 units 5 units per acre
Minimum Lot Size:	4,000 s.f.
Open Space:	Open space is required behind each lot.

Parcel Description: Lots shall be designed to maximize views of the golf course and open space as well as the internal greenbelts. Greenbelts shall be designed to accommodate drainage as well as provide linkages between parts of the neighborhood. Greenbelts should be designed to have as many linkages to the surrounding ROW as practical to encourage pedestrian access. A minimum of 15' of development installed greenbelt shall be located between any private lot and Cloud Peak Parkway as well as Mydland Road.

Parcel C-A

Land Use:	Commercial or Residential
Parcel Size:	18.9 acres
Maximum Density: Residential	378 units 20 units per acre
Minimum Lot Size:	multi-family
Open Space:	Open space is required behind each lot.

Parcel Description: This parcel should be one of the last to be developed with Cloud Peak Ranch. The land use of this parcel shall be determined by market forces. If the commercial that is anticipated further east is absorbed and there is demand for more commercial this parcel should be developed as commercial. However if there is demand for residential for this parcel it should be developed as residential. It is possible that this parcel may be developed as a mixed use parcel with residential and commercial uses. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP. Development shall accommodate a pedestrian and bike trail.

Parcel C-B

Land Use:	Commercial
Parcel Size:	8.2 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.

Parcel Description: This parcel is expected to be an extension of the existing commercial uses along 5th Street further east. Access to this parcel and to the adjacent parcels shall be shared access where practical. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP. Development shall accommodate a pedestrian and bike trail.

Parcel C-C

Land Use:	Commercial
Parcel Size:	8.6 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.

Parcel Description: This parcel is expected to be an extension of the existing commercial uses along 5th Street further east. Access to this parcel and to the adjacent parcels shall be shared access where practical. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP. Development shall accommodate a pedestrian and bike trail.

Parcel C-D

Land Use:	Commercial
Parcel Size:	14.4 acres
Maximum Density:	n/a
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.

Parcel Description: This parcel is expected to be an extension of the existing commercial uses along 5th Street further east. Access to this parcel and to the adjacent parcels shall be shared access where practical. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP. Development shall accommodate a pedestrian and bike trail.

Parcel C-E

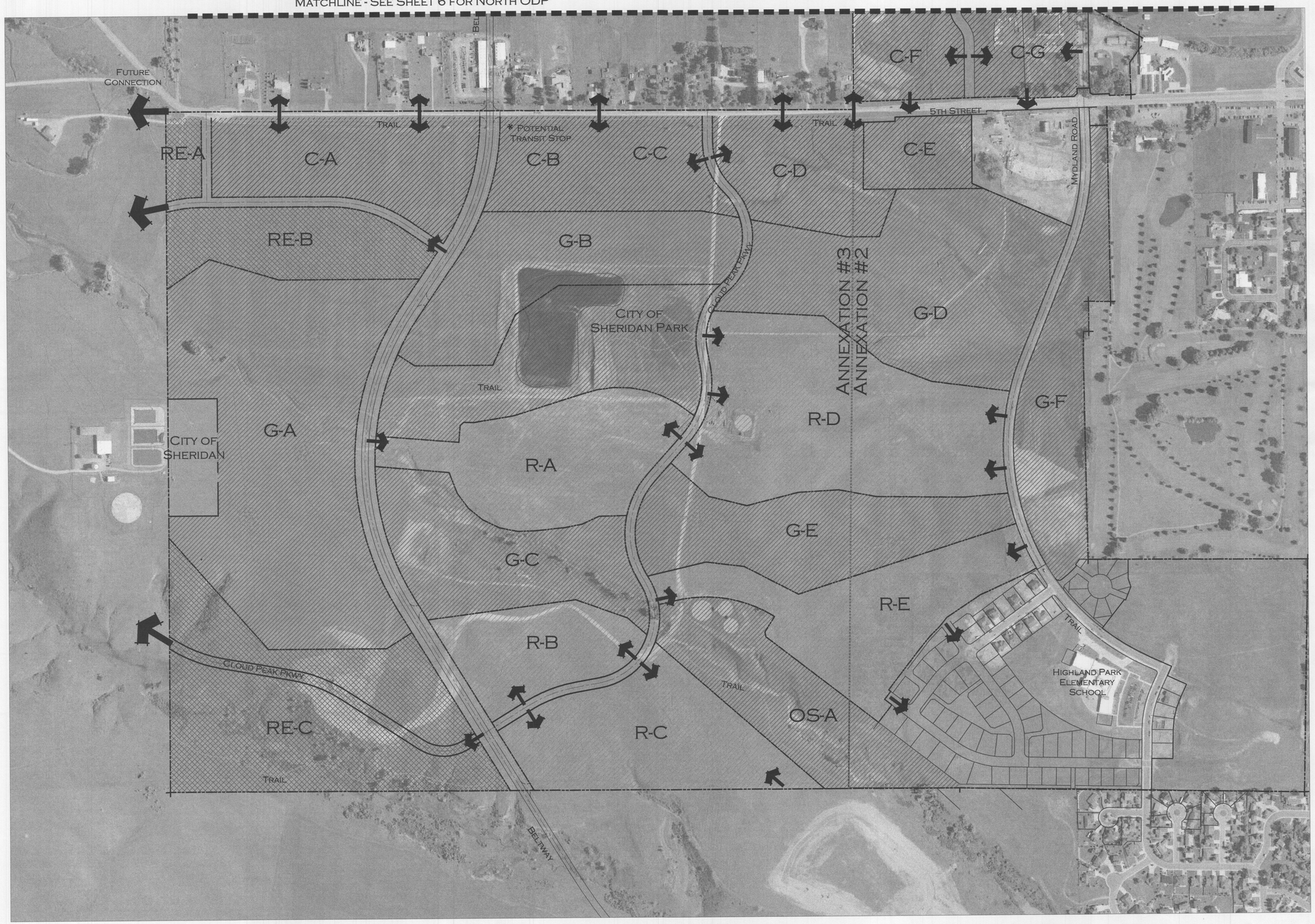
Land Use:	Commercial or Residential
Parcel Size:	14.6 acres
Maximum Density: Residential	292 units 20 units per acre
Minimum Lot Size:	multi-family
Open Space:	Open space is required behind each lot.

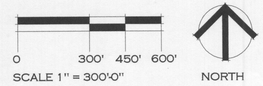
Parcel Description: With a location that is adjacent to the expanded golf course this parcel may be developed as a commercial or residential parcel. It is possible that this parcel may be developed as a mixed use parcel with residential and commercial uses. This parcel shall adhere to the 5th Street corridor guidelines that are a part of this ODP. Development shall accommodate a pedestrian and bike trail.

Parcel OS-A

Land Use:	Open Space
Parcel Size:	18.9 acres
Maximum Density:	n/a units
Minimum Lot Size:	n/a
Open Space:	Open space is required behind each lot.

Parcel Description: Provides for the protection of the existing ravine as well as providing conveyance of existing and proposed stormwater flows. This open space shall also provide for the continued operations of underground water storage tanks. This open space shall accommodate a pedestrian and bike trail.





Cloud Peak Ranch

Outline Development Plan

Sheridan, Wyoming

EVERITT COMPANIES

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October 9, 2008

South - Bubble Plan

7 of 9



LAND USE LEGEND:

NOTE:
SEE SHEETS 6 AND 7 OF THIS ODP FOR DESCRIPTIONS OF EACH LAND USE BUBBLE.

- RESIDENTIAL LAND USE
- ESTATE RESIDENTIAL
- COMMERCIAL LAND USE
- SCHOOL
- OPEN SPACE
- GOLF TRACT
- POSSIBLE ROAD CONNECTIONS. ROAD CONNECTIONS SHALL BE SHARED BETWEEN LOTS AND ADJACENT LAND USE WHEREVER POSSIBLE.
- PROPOSED TRAIL
- FENCE TYPE 1 – PRIVACY FENCING FACING ROW
- FENCE TYPE 2 – GOLF COURSE FENCING
- FENCE TYPE 3 – OPEN SPACE FENCING
- FENCE TYPE 4 – SHADOW BOX FENCING (NOT SHOWN)

NOTES:
1. SEE SHEET 4 OF 9 OF THIS ODP FOR ALL FENCING DETAILS.
2. FENCE TYPE 4, SHADOW BOX FENCING, SHALL BE LOCATED BETWEEN SINGLE FAMILY LOTS AS DESCRIBED IN DETAIL ON SHEET 4 OF 9 OF THIS ODP.

0 300' 450' 600'
SCALE 1" = 300'-0"

NORTH

Cloud Peak Ranch

OUTLINE DEVELOPMENT PLAN

SHERIDAN, WYOMING

EVERITT COMPANIES

TBG Landscape Architecture Planning

OCTOBER 9, 2008

NORTH SITE PLAN
8 OF 9



LAND USE LEGEND:

NOTE:
SEE SHEETS 6 AND 7 OF THIS ODP FOR DESCRIPTIONS OF EACH LAND USE BUBBLE.

- RESIDENTIAL LAND USE
- ESTATE RESIDENTIAL
- COMMERCIAL LAND USE
- SCHOOL
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0 300' 450' 600'
SCALE 1" = 300'-0"

NORTH

Cloud Peak Ranch

OUTLINE DEVELOPMENT PLAN

SHERIDAN, WYOMING

EVERITT COMPANIES

TBG

OCTOBER 9, 2008

SOUTH SITE PLAN
9 OF 9



LAND USE LEGEND:

NOTE:
SEE SHEETS 6 AND 7 OF THIS ODP FOR DESCRIPTIONS OF EACH LAND USE BUBBLE.

- RESIDENTIAL LAND USE
- ESTATE RESIDENTIAL
- COMMERCIAL LAND USE
- SCHOOL
- OPEN SPACE
- GOLF TRACT
- POSSIBLE ROAD CONNECTIONS. ROAD CONNECTIONS SHALL BE SHARED BETWEEN LOTS AND ADJACENT LAND USE WHEREVER POSSIBLE.
- PROPOSED TRAIL
- FENCE TYPE 1 – PRIVACY FENCING FACING ROW
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NOTES:
1. SEE SHEET 4 OF 9 OF THIS ODP FOR ALL FENCING DETAILS.
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0 300' 450' 600'
SCALE 1" = 300'-0"

NORTH

Cloud Peak Ranch

OUTLINE DEVELOPMENT PLAN

SHERIDAN, WYOMING

EVERITT COMPANIES

TBG

OCTOBER 9, 2008

SOUTH SITE PLAN
9 OF 9

Stan & Laura Fink
11 N Dome Dr
Sheridan, Wy 82801
307-751-0962

August 6, 2020

RE: Hidden Bridge Development

Mayor Miller and Council members

We are new homeowners in the Cloud Peak Subdivision, just under two years. We chose the area as our retirement home based on the HOA and the covenant restrictions. Investing in the area with standards set in place seemed like the best way to protect our investment. With the proposal of the Hidden Bridge Development as it is being presented definitely reduces the security, we thought we were buying into.

We are requesting that our elected officials represent the majority of the impacted citizens in this proposed development and chose not to allow a R2 zoning change. There is nothing unique about this property that would require a zoning change. We are not against growth and development; we would just like to see the development being done responsibly.

We have not seen where the contractor has met the Municipal Code requirements to request a variance change to R2 or why he cannot conform with the existing R1 zoning.

Cloud Peak is a very attractive area to live in Sheridan, lets keep it that way. In our opinion the proposed design will reduce our property values. It is difficult to understand how one individual should have the opportunity to make thousands of dollars while each of the existing Home Owners in the Cloud Peak subdivision stand to lose money through loss of property value. The Hidden Bridge Development can be designed to maintain the esthetics and integrity of the existing area, and create a win for everyone involved.

We appreciate your consideration in this matter.

Respectfully

Stan & Laura Fink

Cloud Peak Ranch

1511 Mydland Road #4
Sheridan, WY 82801
307.752.0798

June 16, 2020

Mr. Sanner
City of Sheridan
Sheridan, WY 82801

Mr. Sanner,

The Cloud Peak Ranch Homeowner's Association is made up of 147 home owners in Sheridan's premier subdivision. The control and uniformity of the very well thought-out and implemented covenants and design standards has provided the residents with increased property values and satisfaction.

Hidden Bridge Ranch PUD is subject to these same covenants, but the average lot size of the 169 lots platted in Cloud Peak Ranch is approximately 9800 square feet. The HOA strongly feels that the lots as represented are too small for this area and don't fit the character or design of Cloud Peak Ranch.

Also, rental storage units are not allowed by the filed covenants and should not be approved by the City.

Sincerely,

Renee Steinhorst

Renee Steinhorst
CPR Property Management
cprpropertymgmt@gmail.com

City of Sheridan
55 Grinell Plaza
Sheridan, WY 82801

April 24, 2020
Re: Hidden Bridge Ranch Development

To Whom It May Concern,

My wife and I recently purchased lot 33, of filing 17, in the Cloud Peak Ranch Subdivision, partly because we understood the covenants would not allow over-building or construction shortcuts that would seriously compromise the feel of the neighborhood and ultimately property values.

As part of the Cloud Peak Ranch HOA, we don't feel the sketch plat for Hidden Bridge Ranch will comply with the covenants required with that property. Homes are supposed to be single family dwellings and rental storage units are definitely not allowed. It is important that plans include infrastructure build-out, building plans, and architectural design that are pre-approved by the HOA for each unit prior to construction. This is the requirement for other properties within Cloud Peak Ranch and should be the same for this development.

In addition, the Hidden Bridge Ranch layout seems extremely dense with 95 building lots. It seems that 70 lots of at least 5000 square feet would be more in line with the area and would not over-build that property.

We felt it necessary to share our concerns, and request that you share them with the Planning Commission and anyone else involved in the approval process of Hidden Bridge Ranch. It's not that we are against development of that property. We just wish to see it done correctly and fairly.

Sincerely,

Jim & Cheryl Schellinger

June 10, 2020

Julie A. Ream
100 Sunrise Lane
Sheridan, Wyoming 82801
307-751-7002
julie.ream1@outlook.com

City of Sheridan, Wyoming
City Council
Planning Commission
55 Grinnell Plaza
Sheridan, Wyoming 82801

RE: HIDDEN BRIDGE RANCH DEVELOPMENT

Dear Sheridan City Councilors and Planning Commissioners:

I am a concerned citizen living in a Cloud Peak Ranch Subdivision governed by the HOA rules that would also govern this new subdivision. It appears by making this a PUD it could bypass many of the setbacks and other requirements typical in the other Cloud Peak Ranch Subdivision Filings. This would be unfortunate if it would be approved, in my opinion, as it would not be compliant with the areas already built and place a regrettable burden on the surrounding area.

This being said the density of 95 homes, each built on a 5100 square foot lot or less, would make it very difficult to build a house with the square footage required by the HOA rules. In my opinion, the total number of houses allowed in this area would need to be about half the number shown. These proposed lots are just too small. In addition, it does not appear the drainage area required for this density of hard surfaces has been met, as well as open spaces.

Nor are commercial endeavors allowed by the HOA rules and I would hope the City would also have a restriction not allowing such in a residential development.

I am not opposed to development, but it needs to be planned to work with the surrounding existing development and not be in conflict with existing property values. Please consider requiring this development to conform to a more standard approach so this area continues to be an attractive area to live.

Thank you for allowing me this opportunity to voice my concerns.

Sincerely,

Julie Ream

Julie A. Ream

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: City Planner & Hidden Bridge Ranch

1 message

Roger Miller <rmiller@sheridanwy.net> Tue, May 5, 2020 at 2:35 PM
To: Mike Jackson <mjackson@sheridanwy.net>, "Lane Thompson - Public Works Director." <lthompson@sheridanwy.net>, Wade Sanner <wsanner@sheridanwy.net>, Sue Goodman <sgoodman@sheridanwy.net>

Mike,

Here is the email that I referred to in our meeting.

Thanks
Mayor Roger Miller

---------- Forwarded message ---------
From: **Riesen Family** <tdriesen@charter.net>
Date: Mon, May 4, 2020 at 3:24 PM
Subject: City Planner & Hidden Bridge Ranch
To: <rmiller@sheridanwy.net>

Hello Mayor Miller,

Today we am reaching out because We live in the Cloud Peak Ranch Subdivision and we have received word that there is a proposal of a new section in our HOA that is going to have 95 small lots. The letter says to contact the City Planner with comments, but we see on the website the City currently doesn't have one. Hopefully you and the council will take these things into consideration:
1) When adding 95 more homes, can the two closest schools take that many more children? We hear that both are full currently and we still have lots for sale.
2) Traffic will dump out onto Myland and that street can't handle that much traffic with the new proposal having two streets on one side, the new market on the other, Fairway Court by the market and the club house for the golf course at rush hour times. Let alone when it is snowing and blowing with no visibility in the winter. When school is in session it is a miracle to get turned left onto Mydland from Bruce Mountain with the school traffic.
That traffic will also be either pumping out on 5th or going through by Highland Park school, into Sparrow Hawk and onto Loucks. Turning onto 5th and Loucks is terrible at high traffic times, especially with school in session. Let alone adding 95 more homes even with only one car per family, or 190 vehicles if they all had two.
3) Given the traffic alone stop lights would need to be addressed for everyone's safety on 5th and Mydland at least if not 5th and Long Drive as well. Safety is key for all the kiddos walking and young drivers we have accessing this area already without adding this many more vehicles to that section.
4) Can emergency vehicles access this new subdivision easily? This builders subdivision across from the Highway Department has very narrow streets. It becomes one lane if anything is parked on the street.
5) Looking at the arc handbook for what they are allowed to build on these lots there is no way a 1500 sq ft ranch is going to fit on a 3300 sq ft lot and meet the setbacks required or any of our covenants we all had to meet for that matter.
6) Why would we want to pack that many lots on a wetlands area for affordable housing when over packing that land is going to lead to problems with homes that those owners won't have the means to fix. Honestly does anyone really have the means to fix your whole homes foundation when it is compromised by a wet lands sinking and flooding problem?
My family and I are asking that all these factors be taken into account. This new section should match what we already have for streets, sidewalks and lot sizes, along with useable green space that is not wet lands. It should also have a regular street onto 5th not a gated outlet to allow for traffic ease on Mydland. With these changes that could be a nice addition to Cloud Peak.
Please let me know if there is another way or person that any of the homeowners in the current Cloud Peak area and surrounding areas can contact.

Thank you
Diana & Tom Riesen

Sent from my iPhone

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Hidden Bridge Ranch Development.docx

1 message

Wade Sanner <wsanner@sheridanwy.net> Mon, Jun 15, 2020 at 4:31 PM
To: Sue Goodman <sgoodman@sheridanwy.net>

Just another public comment sent to City Council about Hidden Bridge. If you could add it to the public comments.

Thanks,

Wade

---------- Forwarded message ---------
From: **Wade Sanner** <wsanner@sheridanwy.net>
Date: Mon, Jun 15, 2020 at 4:30 PM
Subject: Re: Hidden Bridge Ranch Development.docx
To: Jacob Martin <jmartin@sheridanwy.net>

Thanks for sending this to me and keeping me in the loop. I'll make sure it gets added to the public comment. Let me know if I can help with anything.

Wade

On Mon, Jun 15, 2020 at 3:38 PM Jacob Martin <jmartin@sheridanwy.net> wrote:

> Wade,
>
> Water pressure concern and property value as I'm sure you know have been ongoing concerns from different residents regarding the new development on Mydland. I know we will hear from some residents in person tonight. Any information you can provide would be appreciated.
>
> Thanks,
>
> Jacob
>
> ---------- Forwarded message ---------
> From: <Sunrise@vcn.com>
> Date: Mon, Jun 15, 2020, 12:41 PM
> Subject: Hidden Bridge Ranch Development.docx
> To: <jmartin@sheridanwy.net>

avast This email has been checked for viruses by Avast antivirus software.
www.avast.com

--

Wade Sanner, AICP
Community Development Director

Sue Goodman <sgoodman@sheridanwy.net>

Excalibur PUD

1 message

PATRICIA DAVIS <t2davis@me.com> Fri, Jun 12, 2020 at 12:39 PM
To: gomkem@msn.com
Cc: Sue Goodman <sgoodman@sheridanwy.net>

Thank you for reaching out, Matt. I had responded to Renee's earlier email, asking what position Cloudpeak ranch was taking, but did not hear back from her. At that time I called Sue Goodman of the city who didn't even have what Renee had sent us, which I thenforwarded to her.

Today I got this back from her. I assume you already have it but if not, have it!

Excalibur has, to my knowledge, done some nice developments. I am thinking of one up near the airport. But 100 houses in that space, on tiny 5000 square-foot lots, as an R2 zone with 10 feet between the houses (5 foot setbacks?) Seems absolutely ridiculous.

I agree with the objections that you outlined in your email. I also think that what is planned is out of character with the rest of cloud Peak Ranch, any future development along hidden bridge golf course fairways, and even the old course Estates. I'm sure the flag of "affordable housing" will be waved, but I believe this development should remain zoned R1, with all the requirements of R 1.

Renee did not send on any contact details for city Council. I will copy Sue Goodman on this and hope that she will share with the relevant personnel.
Thanks
Trish Davis

Hidden Bridge Ranch NN PC 6_22_2020 CC 7_6_2020.pdf
2429K

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Hidden Bridge Ranch Proposed Development

1 message

Bev Leichtnam <bleichtnam@sheridanwy.net> Thu, Jun 18, 2020 at 11:00 AM
To: Wade Sanner <wsanner@sheridanwy.net>, Sue Goodman <SGoodman@sheridanwy.net>, Lane Thompson <lthompson@sheridanwy.net>, Stuart McRae <smcrae@sheridanwy.net>

---------- Forwarded message ---------
From: **Roger Miller** <rmiller@sheridanwy.net>
Date: Thu, Jun 18, 2020 at 10:56 AM
Subject: Fwd: Hidden Bridge Ranch Proposed Development
To: Bev Leichtnam <bleichtnam@sheridanwy.net>

---------- Forwarded message ---------
From: **Gary & Cindy** <gwadec@aol.com>
Date: Fri, Jun 12, 2020 at 9:26 AM
Subject: Hidden Bridge Ranch Proposed Development
To: Rmiller@sheridanwy.net <Rmiller@sheridanwy.net>, Rbridger@sheridanwy.net <Rbridger@sheridanwy.net>, Cbeavers@sheridanwy.net <Cbeavers@sheridanwy.net>, Phenderson@sheridanwy.net <Phenderson@sheridanwy.net>, Alinden@sheridanwy.net <Alinden@sheridanwy.net>, tshafer@sheridanwy.net <tshafer@sheridanwy.net>, jmartin@sheridanwy.net <jmartin@sheridanwy.net>
Cc: Gary & Cindy <gwadec@aol.com>

Mayor and Council members, my name is Gary Campbell and I am a resident in the Cloud Peak subdivision. I am asking to put on the agenda for the next meeting on June 15 for public comments. I along with many other residents within the Cloud Peak Ranch are against this project as it is currently being displayed and advertised on Facebook. We have many concerns with what is being proposed. As I am writing this the Company (Excaliber) is actively moving earth on this proposed project even though to the best of my knowledge and research indicates this has not been approved by the City. What the proposed plan shows will require multiple zoning changes. I am not necessarily against a proposed housing development however this will fall under the architectural control of the Cloud Peak Ranch. Since that is the case then any proposed subdivision should have to meet the R1 standards and have lot sizes no smaller than 6000 square feet. Additionally as shown this will be allowing a mix of residential and business together. Neither of these issues are allowed under the current Cloud Peak Ranch HOA standards. To allow the proposal to go forward as shown will have a negative effect on our adjacent property values. I have a list of other issues I will bring up at the meeting. I look forward to talking to you. If you have any questions feel free to give me a call.

Thanks

Gary W. Campbell
2218 Pheasant Draw Road
Sheridan, Wy

(h)429-1281
(c) 406-861-7603

--

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Hidden Bridge Ranch development

1 message

Bev Leichtnam <bleichtnam@sheridanwy.net> Thu, Jun 18, 2020 at 11:01 AM
To: Wade Sanner <wsanner@sheridanwy.net>, Sue Goodman <SGoodman@sheridanwy.net>, Lane Thompson <lthompson@sheridanwy.net>, Stuart McRae <smcrae@sheridanwy.net>

---------- Forwarded message ---------
From: **Roger Miller** <rmiller@sheridanwy.net>
Date: Thu, Jun 18, 2020 at 10:57 AM
Subject: Fwd: Hidden Bridge Ranch development
To: Bev Leichtnam <bleichtnam@sheridanwy.net>

---------- Forwarded message ---------
From: <mkdosch@charter.net>
Date: Tue, Jun 16, 2020 at 3:09 PM
Subject: Hidden Bridge Ranch development
To: rmiller@sheridanwy.net <rmiller@sheridanwy.net>, cbeaver@sheridanwy.net <cbeaver@sheridanwy.net>, phenderson@sheridanwy.net <phenderson@sheridanwy.net>, alinden@sheridanwy.net <alinden@sheridanwy.net>, tshafer@sheridanwy.net <tshafer@sheridanwy.net>, rbridger@sheridanwy.net <rbridger@sheridanwy.net>, jmartin@sheridanwy.net <jmartin@sheridanwy.net>

Dear Mayor Miller and counsel members,

My husband and I live in the Cloud Peak Ranch development. We chose this area because of the HOA rules that apply to this development. We have lived in Sheridan 8 years and have watched housing developments around Sheridan form. The lot sizes for Hidden Bridge seem very small for a quality home to be built, in our HOA it states that home sizes be a minimum 1500 sq ft for a ranch style home and 1800sq ft for a 2 story home. Our concern is that these small lots and apparently small homes devalue our beautiful neighborhood.

Another concern is the use of the vinyl fences to separate lots and homes. Is our HOA going to be forced to pay for the repairs when they need it? In our neighborhood we can only have rail fences where repairs are minimal. Our development has beautiful green spaces and nice lot sizes.

If the Hidden Bridge development is affordable housing, we know what kind of people it will attract. Just take a look at Stadium Place and the development north of that with the manufactured square box homes. Yards are neglected, cars are everywhere including parked along Mydland because of lack of parking. We feel that this would happen at Hidden Bridge Ranch with the amount of small lots and homes packed into the area.

Please consider our concerns like it was your home or development. Please feel free to call if you would like to discuss anything. Thank you

Herman and Karla Dosch
2203 Pheasant Draw Rd.
701-258-5261

--

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Hidden Bridge Ranch Development plan

1 message

Bev Leichtnam <bleichtnam@sheridanwy.net> Thu, Jun 18, 2020 at 11:02 AM
To: Wade Sanner <wsanner@sheridanwy.net>, Sue Goodman <SGoodman@sheridanwy.net>, Lane Thompson <lthompson@sheridanwy.net>, Stuart McRae <smcrae@sheridanwy.net>

---------- Forwarded message ---------
From: **Roger Miller** <rmiller@sheridanwy.net>
Date: Thu, Jun 18, 2020 at 10:58 AM
Subject: Fwd: Hidden Bridge Ranch Development plan
To: Bev Leichtnam <bleichtnam@sheridanwy.net>

---------- Forwarded message ---------
From: **Connie Krezelok** <Godschild1949@live.com>
Date: Wed, Jun 17, 2020 at 11:54 AM
Subject: Hidden Bridge Ranch Development plan
To: rmiller@sheridanwy.net <rmiller@sheridanwy.net>, cbeaver@sheridanwy.net <cbeaver@sheridanwy.net>, tshafer@sheridanwy.net <tshafer@sheridanwy.net>, phenderson@sheridanwy.net <phenderson@sheridanwy.net>, rbrider@sheridanwy.net <rbrider@sheridanwy.net>, alinden@sheridanwy.net <alinden@sheridanwy.net>, jmartin@sheridanwy.net <jmartin@sheridanwy.net>

Dear Mr. Mayor and Councilmen,

We are writing with regard to the Hidden Bridge Ranch Development proposal. We now live at 1959 Fairway Court but are life long residents of Sheridan County. We are generational Sheridanites. We know that we have a phenomenal community with many philantropic people. We support many services in Sheridan. So we are invested in this community.

Please consider our concerns, which are not solitary, seriously. These issues need to be addressed with integrity and serious professional planning. What will 100 homes do to our current water pressure, storm drainag for downstream neighbors, sewage, water table, traffic and schools? We already have several low cost housing developments in our area. We also have some large high end homes and middle range homes. The soccer fields when in use and Mydland Market have already impacted our traffic.

Homes are an investment. It is always the hope of a home owner that their home will keep its value and maybe increase in value. A quick build with homes that may be bought up in multiple units by a few people for rentals will not increase the value of the homes in this neighborhood.

We would encourage the planning to limit the number of houses that can be built in Hidden Ranch by increasing lot sizes. Rather than 100 crammed in homes seventy or less, preferably less, would be much more manageable and address the issues of many. And before the building we would encourage you to address for all of us how the impact of water pressure and storm drainage and traffic and schools will be taken care of in a way that is at the level we have now or better. We saw a post on Excalibur's Facebook page that they would be building luxury homes. We would not care so much about that as we would care and have concern for the impact of this area. We would be most concerned for anything that lessens our current neighborhood.

We know that you job is to consider the needs of us all not just a few. We appreciate that.

Sincerely,
John and Connie Krezelok
1959 Fairway Court
Sheridan, WY

--

Sue Goodman <sgoodman@sheridanwy.net>

Proposed Hidden Bridge subdivision

1 message

Todd Neeriemer <Todd@currentelectricllc.net> Mon, Jun 22, 2020 at 1:18 PM
To: "sgoodman@sheridanwy.net" <sgoodman@sheridanwy.net>, "wsaunders@sheridanwy.net" <wsaunders@sheridanwy.net>
Cc: Matt Gomke <gomkem@msn.com>, Home <gwadec@aol.com>, Renee Steinhorst <cprpropertymgmt@gmail.com>

I am writing today to request your vote to deny the PUD application for Hidden Bridge Subdivision as it is currently proposed. I understand there is a bit of salesmanship to a PUD application and the presentation looks nice but there are some discrepancies I would like to make you aware of.

1. Per the Dowl Design Report it is stated that "**the developer agreed to comply with the Hidden Bridge Ranch Architectural Control Handbook with Design Guidelines"** and it is attached to the PUD application**.** The proposed development will not meet setback (See #1a) or minimum square footage (see #1b) requirements of the architectural Control Handbook
   a. Attached clip from Architectural Control Handbook

3.) **BUILDING LOCATION, BUILDING ENVELOPES, AND GARAGES:**
All lots are subject to specific setback requirements as follows:

- Minimum front yard setback is 25' from the front property line.
- Minimum back yard setback is 20' from the rear property line.
- Minimum side yard setback is 5' from side property lines for all lots that are under 10,000 square feet; for all lots that are 10,000 square feet and greater the side yard setback is 7' from property lines.

b. Attached clip from Architectural Control Handbook

2)**MINIMUM SQUARE FOOTAGE:** Unless otherwise approved by the ARC in their sole discretion, no dwelling may be erected unless the finished floor space area thereof, exclusive of basement, open porches, garages, and attached out-buildings is at least:

Dwelling Style	Minimum Square Footage
Ranch	1500 Square Feet
2 Story	1800 Square Feet

2. Under the architectural design heading of the PUD proposal they suggest three different types of residential property with proposed home sizes. With the setbacks requested it is physically impossible to build the proposed size of home unless there is a basement constructed under the garage slab and the garage is included in the square footage number. As shown it is not possible to comply with the Architectural Control Handbook or their proposed home size.
3. The renderings of the homes look nice but the offsets reduce the amount of square footage and the garage would need to be counted as part of the proposed sqft. Additionally I am unsure if window wells can encroach into the setbacks but to get the sizes they propose there will need to be a basement.
4. Per the PUD requirements 20% shall be open space. The proposal only allows for 8.3%

a. 805.7 Parks/Open Space.

(A) Required. Each PUD Master Plan shall provide for a minimum amount of parks/open space. **A minimum of 20% of the gross area of the PUD shall be open space**. At its discretion, City Council may approve a decrease in the amount of required parks/open space when the PUD Master Plan addresses specific infill needs or includes unique design features or amenities that achieve an especially attractive and desirable development such as, but not limited to, terraces, sculptures, water features, or preservation and enhancement of unusual natural features. Public rights-of-way, except that provided solely for pedestrian pathways or trails, shall not count towards required open space.

(B) Access. Park and open space areas shall have direct access from public streets and shall be well buffered from moving vehicles.

5. In addition the proposed rental storage units do not comply with the HOA.

Thank you for your consideration of voting to deny the application in its current form.

Todd Neeriemer

Current Electric LLC

Work - (307) 655-8315

Cell - (307) 751-1906

todd@currentelectricllc.net

Physical Address:

2571 Massey Avenue

Sheridan, WY 82801

Mailing Address:

PO BOX 6730

Sheridan, WY 82801

www.currentelectricllc.net

NOTICE: This e-mail and the attachments hereto, if any, may contain legally privileged and/or confidential information. It is intended only for use by the named addressee(s). If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail and the attachments hereto, if any, is strictly prohibited. If you have received this transmission in error, please immediately notify the sender by telephone and permanently delete this e-mail and the attachments hereto, if any, and destroy any printout thereof.

July 1, 2020

Julie A. Ream
100 Sunrise Lane
Sheridan, Wyoming 82801
307-751-7002
julie.ream1@outlook.com

City of Sheridan, Wyoming
Mayor
City Council
Planning Commission
55 Grinnell Plaza
Sheridan, Wyoming 82801

RE: HIDDEN BRIDGE RANCH DEVELOPMENT

Dear City of Sheridan Mayor, City Councilors and Planning Commissioners:

I am a concerned citizen reaching out to you, asking you our representatives in this community to make the right decisions in the long term planning and development of our city. You typically get one chance to get it right; please don't fail in this endeavor. You must hear the concerns being brought to you in the development of the proposed Hidden Bridge Ranch Subdivision. Many of the citizens of this community have collectively signed a petition voicing the concerns we have if you approve the rezoning of this development to a PUD. In this petition we have stated the specific items the current proposal for the development has not addressed. Please seriously consider these items one by one as they are very important and will determine the outcome of the development of our community for a long time to come. If these items are not addressed now many of them will fall upon the city to fix at a later time at the expense of the tax payers.

Some of the key items stated are:

1. Lot sizes need to be at least 6000 sq. ft. as specified in the city code 4.1 R-1.
2. No traffic study has been done as required by city code under subdivision submittals – Article 4_406.
3. Drainage issues need to be addressed according to Ord. No. 2140 § 5,2013 ; and subdivision submittals - Article 4_405

Thank you for allowing me this opportunity to voice my concerns.

Sincerely,

Julie Ream

Julie A. Ream

Attachment: Petition

We are against the proposed Hidden Bridge Ranch development as currently shown



This petition to The Sheridan City Council and Mayor

We the members of the Cloud Peak Ranch HOA, , the Old Course Estates Subdivision, the Sheridan Links Subdivision, the Links 1st Green Subdivision, the Links 2nd Tee Subdivision, the Links Last Tee Subdivision, and the Links North Pond Subdivision are against the proposed Hidden Bridge Ranch Development as it is currently being shown because it does not comport with the City of Sheridan PUD approval guidelines. In order for a PUD to be approved by the Sheridan City Council, it must be proven that the proposed PUD would foster attractiveness,

and that of its surrounding neighborhoods, preserve property values, provide an efficient road and utility network, ensure the movement of traffic, implement comprehensive planning, and better serve the public health, safety, and general welfare. The City Planning Code states that the City Council and the Planning Commission shall approve a PUD, if the PUD is found to:

(A) Be compatible with the goals and Policies of the City Master Plan and other applicable adopted plans and policies.

1. **This proposal does not comply with the Cloud Peak HOA Master Plan, as the proposed lots do not meet the R1 standards.**

(B) Be compatible with area surrounding the project site, unless there is a natural or man-made buffer separating the adjacent areas.

1. **The proposed lot sizes of the PUD, and proposed dwellings on those lots, are not compatible with the surrounding neighborhoods. The surrounding neighborhoods contain lots that are two and three times larger than the proposed lots in the PUD, and contain only single family dwellings. There are no barriers located to the south or east of the proposed PUD that separate the development from adjacent home owners and lots that currently exist or have already been approved. Parts of Cloud Peak Ranch subdivision, the Old Course Estates Subdivision, the Sheridan Links Subdivision, the Links 1st Green Subdivision, the Links 2nd Tee Subdivision, the Links Last Tee Subdivision, and the Links North Pond Subdivision have no buffer separating them from the PUD, and have direct line of site to this proposed development.**

(C) Place no greater demand on existing City Facilities and services that can be furnished by the City.

1. **Impacts that the proposed PUD might have on the existing City infrastructure, which includes roads, a potable water system, sanitary sewer and storm drainage, and the surrounding schools have not been analyzed and at this point. An approval of this PUD should not be provided without proper studies of the impacts on the existing City of Sheridan facilities and current infrastructure. There are concerns specifically that the PUD will negatively impact the following:**
   A. **The potable water system is currently not constructed as originally planned and there have been water pressure issues in the Cloud Peak Subdivision. It has not been analyzed to determine if the water system will need to be upgraded to handle the additional 100 homes proposed in the PUD without impacting the other subdivisions.**
   B. **Traffic studies have not been performed on Mydland road and other streets in the area to see what traffic impacts will occur with these additional 100 homes,**

and whether the current street infrastructure can safely provide for the traffic impact of 100 additional homes.

(D) Insofar as practicable, preserve the landscape in its natural state by minimizing tree and soil removal.

1. **The current landscape has already been altered, eliminating green space that was extremely attractive to the surrounding neighbors. The contractor has already started grading and left no trees and has impacted the entire project area. The proposal includes a green space area which doubles as a stormwater detention pond. There are no other green spaces shown on the plans as submitted.**

(E) Promote the efficient use of land by means of more economical arrangement of buildings/lots. Circulation systems, land uses, densities and utilities.

1. **All surrounding developments are R1 densities with a minimum of 6000 square feet per lot. The proposal as shown has 25 lots under 4000 sq. ft. , 6 lots under 5000 sq. ft., 51 lots under 6000 sq. feet and 13 lots greater than 6000 sq. ft. This DOES NOT comport with the lost sizes and densities of the surrounding developments.**
2. **The roads in the PUD appear to be approximately 30 feet wide. With the small lots it is anticipated many homes will not have garages so vehicles will be parked on the streets which could cause traffic accidents due to congestion and narrow streets, and will surely cause access issues for emergency vehicles.**

(F) Provide for useable and suitably located open space such as, but not limited to, bicycle paths, playground areas, courtyards, tennis courts, swimming pools, planned gardens, outdoor seating areas, outdoor picnic areas, and similar open spaces.

1. **Both open spaces identified cannot be developed, or be used for any of the activities listed above, as both are identified as storm water detention areas. No HOA will spend money on developing these areas for use when they may be flooded. These areas will need to be watered and mowed according to the HOA covenants. These functions will be an additional expense to the existing homeowners pursuant to the current Covenants and HOA By-laws.**

(G) Demonstrate flexibility and quality in design to permit diversification in the location, type, and use of structures.

1. **The design as shown will not allow for adiverse type of structures due to the lot sizes. Due to the size of the lots many homes will not have room on the lots to have garages.**

(H) Combine and coordinate architectural styles, building forms, and building relationships within the development and in concert with adjacent and surrounding land and development.

1. **No coordination with existing subdivisions that are adjacent or surrounding the area has been established. All single family home subdivisions around the proposed area are R1!**
2. **No relationships have been developed nor were adjacent homeowners notified of the proposal.**

(I) Be designed and controlled as a whole under the control of one (1) owner, partnership, corporation, or agency.

1. Currently there appears to be one owner, however Cloud Peak Ranch HOA will oversee the enforcement of the covenants.

(J) Give special attention to vehicular and pedestrian circulation and parking, the location and number of access points to public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and the arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed structures and neighboring properties. (Ord. No. 2147, & 1, 6-16-14.)

1. Again the streets are narrow and many homes will not have garages due to the size of the lots. Families will have to park vehicles on the city streets. This will affect emergency response vehicles and is a large safety issue.

2. Currently the west side of Mydland Road has no sidewalks. This is a safety issue as no traffic control devices are shown to allow people to cross the road and get to the Sheridan Trails system. This is a safety issue especially for children who have to walk to school.

3. There are currently two exits from this subdivision shown which are both on Mydland. Another exit directly to 5th street needs to be installed in the event of an emergency so that responding services have multiple entry points into the subdivision.

4. No traffic studies have been conducted to determine the impacts from traffic on existing subdivisions as well as additional impacts to the schools due to this subdivision.

5. A traffic control light may be needed at the intersection of Mydland and 5th Street due to the new additional traffic.

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Hidden Bridge Ranch R-1 Zoning

1 message

Roger Miller <rmiller@sheridanwy.net> Wed, Jul 29, 2020 at 9:17 AM
To: Stuart McRae <smcrae@sheridanwy.net>, "Lane Thompson - Public Works Director." <lthompson@sheridanwy.net>, Wade Sanner <wsanner@sheridanwy.net>, Sue Goodman <sgoodman@sheridanwy.net>

Hidden Bridge Opinion

---------- Forwarded message ---------
From: **PATRICIA DAVIS** <t2davis@me.com>
Date: Tue, Jul 28, 2020 at 2:58 PM
Subject: Re: Hidden Bridge Ranch R-1 Zoning
To: <rmiller@sheridanwy.net>, <cbeaver@sheridanwy.net>, <phenderson@sheridanwy.net>, <alinden@sheridanwy.net>, <tshafer@sheridanwy.net>, <rbridger@sheridanwy.net>, <jmartin@sheridanwy.net>
Cc: Don Roberts <dbrwyo@gmail.com>

Gentlemen:

I am writing once again to express my strong opinion that the Hidden Bridge Ranch development remain zoned R-1 and meet the requirements of that designation. I appreciate that the City's ability to impose restrictions beyond zoning is limited; I am including Don Roberts in this as it may be that Cloud Peak Ranch is the entity that will be able to design, enforce and manage a residential neighborhood in keeping with the rest of the development on the old PK. Clearly the starting point is zoning, and it is imperative that the City maintain the R-1 designation.

The Sheridan Press printed a comment noting that the development is adjacent to apartments and an office building. The DEQ building is a gorgeous, architect-designed structure that is in no way objectionable and the City has every right to be proud of. The apartments on the other hand were thrown up before anyone had a chance to comment on or oppose them, and it seems unfair to let them stand as precedent or rationale for additional building of that kind, which is OUT of character with the rest of Cloud Peak Ranch.

In the Press piece, the developer said they would build houses that would be like what they had constructed elsewhere in Cloud Peak Ranch. Is it possible to get a list of those properties, their lot size, house size, number of garages? Ideally this new development would consist of a range of houses with median house and lot sizes equivalent to median house and lot sizes across the rest of CPR. Is anyone looking at that?

Neighbors who met with Mr Macfaul said that Excalibur planned to build every house, not sell the lots to other builders or homeowners. This suggests the end result is likely to have a high degree of sameness, which previous development in this area has sought to avoid. The state of the property at present, with signs down and standing water, raises our level of concern about the care with which the rest of construction may proceed. Googling Mr Macfaul brings up some previous business activities that suggest extra caution on the part of the City and CPR may be warranted. (I had my own bad experience with an unscrupulous developer in CPR and know that bad things can happen…..)

It is unclear what amount of the area under development will remain as open/green space. If lot sizes are the smallest allowable in R-1, at 6000 sq ft., the presence of communal green space will be even more important as lawns, yards and playing areas will be tiny.

Others have brought up the issues of traffic and safe access. (And student drivers going to and from high school). Better to think this through carefully up front.

I appreciate you taking the time to carefully consider this matter.

Thank you
Patricia H Davis
2064 Featherbed Lane
PO Box 6775
Sheridan



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Roger Miller
Mayor

CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING

COUNCIL CHAMBERS 7:01 P.M. June 22, 2020

Item #1. Call to Order and Roll Call of Members

Chairman Tod Windsor called the meeting to order.

Present: Jason Boucher, Paul Huson, Tom Kelly, Paula Whitworth and Tod Windsor.

Absent: Mike Giorgis and Jon Oman.

Item #2: Approval of Agenda as presented.

Jason Boucher moved the Agenda be approved as presented. Tom Kelly seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the June 8, 2020 meeting.

Paula Whitworth moved the minutes of June 8, 2020 be approved as presented. Paul Huson seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration of PL-20-19 and PL-20-23: Hidden Bridge Ranch PUD, to rezone 18.55 acres from R-1 Residence District and B-1 Business District to a PUD, Planned Unit Development and a preliminary plat subdivision to divide the property into 100 lots. Located in the 700 block of Mydland Road, south of West 5th Street.

Tod Windsor addressed the public and said the Planning Commission doesn't approve anything. They make sure projects meet local and state laws and then give a positive or negative recommendation to City Council. He said this is a preliminary hearing, will see this twice and then it will go to City Council. He said he is not setting a time limit but would hope everyone can hold discussion to 5 minutes.

Wade Sanner said the items presented to the Planning Commission for consideration are PL-20-19 and PL-20-23 with the following items for the properties located in the 700 block of Mydland Road, South ow West 5th Street:

1. Approval to rezone the properties from B-1 and R-1 to PUD.

2. Approval of the Conceptual Plan and Conceptual Design report for the Hidden Bridge Planned Unit Development.

3. Approval of the preliminary plat to subdivide 18.55 acres into 100 lots.

Mr. Sanner said the subject property consists of two lots in the 700 block of Mydland Road. The northern lot is a 9.04 acre vacant property that is a lot of record and addressed as 2066 West 5th Street. The property is zoned B-1 Commercial District. It has a narrow extension to the northwest providing access onto 5th Street and the lot is accessed to the east onto Mydland Road.

The southern lot is 9.51 acre vacant lot that is listed as Lot B of the Hidden Bridge Minor Subdivision. The property does not have an address assigned to the property. It is access by Mydland Road to the east. It is split zoned, a small sliver of the western portion of the lot is zoned B-1 Commercial District and the rest of the lot is R-1 Residential District.

The property is part of the Cloud Peak Ranch Master Plan. The Cloud Peak Ranch Master Plan outline designates the area of proposed development as G-D (Golf District). Due to the golf course developing to the south, this area was swapped with the R-D (Residential District) in the Master Plan. R-D parcels prescribe maximum density of 5 units per acre, minimum lot size of 4,000 sq. ft., open space behind each lot, and maximize views of the golf course, greenbelts, connection to the pathway and single family look and feel.

In the proposed development there is an approximately 30-40 foot grade change from west to east, which comprises a 3% slope on the property. Water flows from the highest point to the west to the lowest point southeast. The current vegetation on the property is native grasses.

The applicant is proposing a 100 lot subdivision, with 94 being residential lots. The total area of the proposed subdivision is 18.55 $\pm$ acres, 2.43 acres or 13% of the subdivision (Lots 1, 2, 24, 25, 89 and 100) is proposed as open space. The applicant is proposing 2.20 acres, or 28% of the subdivision (Lots 4-23, 50-56), is proposed to be less than 4,000 square feet. The average lot size for the subdivision is 5,200 square feet and a density of 5 units per acre.

An existing 8-inch water main exists at the end of the narrow access strip in the northwest corner of the property so there is sufficient water available.

They are proposing to construct 112 rental storage units in the northwest portion of the property. Each unit will measure 10 feet wide by 18 feet deep. The units will be

constructed of earth tan steel. The proposed trail through the storage units is a shared June access with vehicles and not strictly for pedestrians, so the proposed trail system cannot be counted towards open space. Staff also recommends the proposed open space provide more amenities to the residents including playgrounds, picnic areas, etc.

In order to comply with the Cloud Peak Ranch 3rd Filing Annexation agreement, the applicant is required to connect to the existing trail system. The applicant is proposing to connect the development to West 5th Street via the 60 foot wide access on the northwest corner of the property. This access in addition to the West 5th Street sidewalk will provide pedestrian access to Black Tooth Park. All street access in and out will be on Mydland Road.

Mr. Sanner said staff has received a lot of phone calls, emails and letters from individual property owners and representatives of the adjacent property HOAs. One issue is covenants on the existing land. These are strictly civil matters and the Planning Commission is not involved. Another issue is capacity of Highland Park School to have the capacity to include potential students from this development. The Planning Commission is not involved in that. Some are concerned about R-1 requirements, but it will be a complete rezone to a PUD. Regarding water and sewer, it is hard to quantify design standards so the Planning Commission doesn't address those.

Lane Thompson, Public Works Director, said the City Engineer has received preliminary designs and the sanitary sewer system looks ok, and must be submitted to the DEQ. The water design will have to be approved by the City Water Department. Traffic density was determined in the original platting.

Dale Lee, P.C. with Dowl Engineering, said the goal is to provide affordable, high quality housing on residential lots complimentary to the surrounding houses. He said the architectural control is based on Cloud Peak Ranch so there will be consistency. Excalibur Construction, Inc. has already built 8 homes in the Cloud Peak Ranch.

Mr. Lee said the applicant is proposing three residential home styles:

The Ranch style is proposed as a one-story home that is 2,400 sq. ft. with an attached two car garage. This style of home will be constructed on Lots 31 to 62 and 64. The minimum lot area for these homes is 5,100 sq. ft.

The NxtGen Ranch style home is similar to The Ranch style, except these homes are larger at 2,600 sq. ft. with an attached two car garage. This style of home will be constructed on Lots 74 to 96. The minimum lot area for these homes is 5,350 sq. ft.

The 2-story style home will be constructed on the remaining lots, Lots 4 to 30. The 2-story home will be 2,520 sq. ft. with an attached 2 car garage. The minimum lot area for these homes is 3,360 sq. ft.

Mr. Lee said drainage is an issue because there is no capacity available. They will maintain 10 cfs. They will manage drainage through three detention structures. They are proposing to use Lots 24, 49 and 100 as storm water detention areas. The lots are also listed as open space comprising 2.56 acres or 8% of the overall subdivision.

Jason Boucher asked if it is a 200 year event.

Mr. Lee said they use a 100 year basis due to soaking.

Mr. Boucher asked about the cattails.

Mr. Lee said water will flow year round, about 700' in the subdivision.

Regarding schools, Mr. Lee said it is equal distance between Sagebrush Elementary and Highland Park so the School District can determine where students should go.

Mr. Boucher asked if there is room for people to drive between the two units when people are parked at the storage units.

Mr. Lee said yes, it is not a through street for general traffic and is non-gated for pedestrian access to 5th Street. It is not a gated community. He said the open space requirement was met by Cloud Peak Ranch at 20%. This part dedicates an additional 13%.

Mr. Windsor asked if the open space public access goes between the storage units.

Mr. Lee said it does.

Mr. Windsor asked if the zoning allows for storage units.

Mr. Sanner said it doesn't call out storage units but says all businesses.

Mr. Boucher asked if they can use the 20% dedicated by Cloud Peak Ranch.

Mr. Sanner said each PUD requires a minimum 20% of the PUD for open space. City Council can approve a reduction. The developer proposed open space includes detention ponds.

Mr. Lee said the detention ponds are basically a picnic area.

Paul Huson said if the area between storage units is for vehicles and pedestrians is it safe for children to be using an area like that for access.

Mr. Lee said it is.

Gary Campbell said he is a homeowner in Cloud Peak Ranch and is part of the homeowners association. He said they have to oversee the covenants in this area also. They are concerned this project would lower their property values. There are actually 9 subdivisions in this area. In order for the PUD to be ok it must comply with attractiveness and compatibility with the Cloud Peak Master Plan. He didn't think this meets the Master Plan. He said his lot is 15,300 sq. ft. and his home is 3,800 sq. ft. He said 4 1/2 of their houses would fit on his lot. He said there are no barriers blocking this development from the rest of the subdivisions.

Mr. Campbell said they have had issues with water pressure. The answer of "We think it will be ok" is not good enough. They want proof. They are concerned with traffic when school starts. That development could add another 200 cars. There already is a long wait at the Mydland access.

Mr. Campbell said topsoil has been removed. Has the soil been compacted. They want a record of it. The green space will double as a water retention area. The HOA would be responsible for maintenance. He said there are already problems with drainage and it would be swampy all the time.

Mr. Campbell said the roads in the PUD look to be 30' wide. Cars will be parked on the streets due to the size of the driveways which is a safety issue for children. He said the homeowners have been blindsided. The HOA has not been contacted. They will have to work with the HOA.

Mr. Campbell asked how kids would get across Mydland and 5th Street. Will they put in a traffic light. There are safety issues and he hasn't seen any traffic studies.

Mr. Boucher asked Mr. Sanner of the necessity of surveys done today and what is the need for high density, affordable housing.

Mr. Sanner said he can ask that after the comments.

Mr. Windsor said he noticed a note that the City should consider roundabouts, etc.

Mr. Sanner said the Traffic Engineer could answer after comments.

Joanna Briggs said her house was the 11th house build in Cloud Peak Ranch and were one of the first owners in the subdivision. She collected 181 signatures on a petition against this subdivision. She said they aren't against this development, they are against the density. She said she worked in the DEQ building and they have had water problems and had to put in sump pumps and still get water in the garages. She still has to contact 35% of residents to ask them to sign the petition and will submit those signatures also.

Thurman Briggs said these houses are called affordable housing at $300,000 to $325,000, but that is not affordable housing. When you live in a 4,000 sq. ft. home and sit on the deck you don't want to look at this development. It would affect resale. He said Cloud Peak Ranch does not allow vinyl fencing. The minimum square footage for lots in Cloud Peak Ranch is 18,000 sq. ft. He said he is all for development but would like for them to cut back to 50 to 60 houses.

Matt Gomke said he is on the HOA board and moved in 10 years ago. He said this area has slowly grown and is concerned about the density of 6,200 sq. ft. average lots. He is concerned for fire danger. He is also concerned for public safety. He said you can't drive with opposing traffic now. You have to pull over to accommodate oncoming traffic so it is a safety issue with 100 more lots. He said kids have to travel to school. He said the pathways are used by families and kids. It could be tragic if a car misses a turn. He said he feels they have put the cart before the horse.

Mr. Gomke said the density is twice that of current houses. He said they would have to increase HOA fees. He said his phone rings constantly with concerns of homeowners.

Buddy Benth said his concern is basically traffic. He owns a lot in the old golf course. The runoff is mud and you will have more runoff with this development. The Market had to put in a detention pond and he knows his property would be flooded with this development. He said they should at least cut the density in half.

Julie Ream said her concerns have been addressed.

Todd Neeriemer asked how they are using existing green space as the green space required by a new development. He had questions about two water lines and talk about connecting the two lines. He had concerns about the HOA. The developers say they are complying but it doesn't look like it. He is not against development but thinks this is going too fast.

Valerie S. asked how it got this far this fast. When The Market was built there were problems with safety. They asked everyone to park on one side of the street during construction which left a path to pedestrians and bikes.

Lane Thompson, Director of Public Works, said at this point they have only received the preliminary plat. Water and sewer go through the Planning Commission, City Council and the City Engineer and they work through it all. The original traffic study will have to be updated. Regarding fire safety, Code requires 5' on both sides of homes and that keeps the fire from jumping to the next house. He said they have been taking compaction reports. DEQ enforces that, not the City. 95% is required. The PUD and plat have to be approved before lots are sold.

Mr. Boucher said the geotechnical report said there was a recommendation that subsurface exposure should be mitigated.

Mr. Thompson said townhomes can be built up to rows of 4. There is no minimum lot size.

Mr. Sanner said R-1 is the only zone that has a minimum lot size.

When asked how many people were notified of this development, Mr. Sanner said the City notifies anyone within 300' and tell those to notify others. They also put notices in the newspapers.

Mr. Sanner addressed if greenspace would be used for detention. He said they are leaving it open. It could be used for a playground.

Mr. Windsor asked if they would put in vinyl fencing around the entire development. They will put a fence by Mydland Road.

Mr. Sanner addressed how they will comply with the HOA and covenants. They are civil issues and the City doesn't get into private issues according to state statutes.

Mr. Windsor said he was confused about the HOA but it sounds like there are issues between the HOA and the new development.

Mr. Sanner said the Planning Commission cannot enter into that.

Paul Huson asked if this development falls into the City's Master Plan.

Mr. Sanner said it could but he can't determine that. It would be up to the Planning Commission.

Mr. Huson was concerned if this development would follow the City's Master Plan for the future. It goes past what is legal to what is good for the community.

Mr. Sanner said City Council looks at this.

Jason Boucher moved the Public Comment be closed.

Mr. Boucher said density and open space can be assessed by the Planning Commission.

Tom Kelly said they shouldn't try to avoid the rules regarding green space and traffic.

Paula Whitworth asked if it is standard practice to use standard lot size rather than average lot size.

Paul Huson said his concern is Cloud Peak Ranch Master Plan being followed or not, for example, lot size. He said there is too much interpretation and he isn't comfortable with that. He would like more definition.

Mr. Windsor said a Master Plan is to create a standard look and quality of life. There are traffic problems, sidewalks on one side of the street. If the minimum lot size is 4,000 sq. that is what it should be.

Tom Kelly moved the Planning Commission give a negative recommendation to City Council for PL-20-19 and PL-20-23: Hidden Bridge Ranch PUD, to rezone 18.55 acres from R-1 Residence District and B-1 Business District to a PUD, Planned Unit Development and a preliminary plat subdivision to divide the property into 100 lots, located in the 700 block of Mydland Road, south of West 5th Street. Paul Huson seconded the motion.

Jason Boucher amended the motion to include the reason for voting is nonconformance to existing parameters and noncompliance of issues we find for minimum lot sizes and open space for PL-20-19 and PL-20-23. Paula Whitworth seconded the amendment. Unanimous voice vote in favor of the motion.

Item #5: Comments from commissioners and staff.

None.

Item #6: Adjourn

Jason Boucher moved the meeting adjourn. Unanimous voice vote in favor of the motion.

Mr. Windsor declared the meeting adjourned at 9:16 P.M.

Date approved by Planning Commission: July 27, 2020

Recorded by: Carolyn A. Byrd

5 R-2 Residence District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-1 Residence District.

2. Two-family dwelling. Multiple-family dwelling for not more than four (4) families when housed in a single detached building.

3. Private club or lodge, excepting those the chief activity of which is a service customarily carried on as a business.

4. Accessory buildings and uses customarily incidental to any of the above uses.

B. *Height Regulations.* No building shall exceed a height of thirty-five (35) feet or three (3) stories except as provided by this Section.

C. *Area Regulations.*

1. Front yard. The minimum front yard depth shall be twenty (20) feet.

a. In the case of a corner lot, the primary front yard shall be the yard in which the principal entrance, as established by the building permit, to the building faces, the depth shall be at least twenty (20) feet. The other yard between the adjacent street line and the line of the building shall be at least ten (10) feet in depth.

2. Rear yard. The minimum rear yard depth shall be twenty (20) feet.

3. Side yard. If the building height is not greater than thirty-five (35) feet, the minimum width of the side yard on each side of the building shall be five (5) feet, except in the case of a common or party wall shared between two single-family attached units, and where the total number of attached single-family units in the row does not exceed four (4). For each additional foot of height where the building exceeds thirty-five (35) feet, each side yard shall be increased one (1) foot in width.

4. Lot area per family. No minimum lot size per family dwelling.

D. *Special Exemptions allowed within an R-2 Residence District:*

1. Bed and breakfast.

2. Funeral home or mortuary.

3. Hospital, sanitarium, or clinic, not including animal hospitals.

4. Home for the children or aged.

5. Professional Office.

E. *Parking Regulations.*

1. Number of Spaces Required. All newly erected or constructed structures within the R-2 Residence District shall provide upon the same lot, the number of accessible off-street parking spaces as follows:

a. Single-Family. One (1) parking space per dwelling unit.

b. Multifamily. Three quarter (0.75) parking spaces per dwelling unit.

c. All other uses shall provide the number of accessible off-street parking spaces by the use and area parking schedule set forth in City of Sheridan Appendix A, Section 10, Subsection 16.

2. On-Street Parking Credit. Off-street parking required for Residential uses may be reduced by one (1) off-street parking space for every on-street parking space abutting the development where overnight parking is allowed. Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. An on-street parking space shall be defined as follows:

a. Parallel parking - each parking space being twenty (20) feet of uninterrupted curb, where allowed.

b. Forty-five-degree diagonal - each parking space with fourteen (14) feet of uninterrupted curb, where allowed.

c. Ninety-degree (perpendicular) parking - each parking space with ten (10) feet of uninterrupted curb, where allowed.

3. Parking Restrictions.

a. Parking spaces will not obstruct a required clear vision area or violate any law.

b. On-street parking spaces credited for a specific use may not be used exclusively by that use but shall be available for general public use at all times. No signs or action limiting general public use of on-street spaces is permitted unless said use restriction is required by federal, state or local law.

c. An On-Street Parking Credit does not apply on designated snow routes or locations where long-term permanent parking is allowed. (Ord. No. 1812, § 1, 5-4-98; Ord. No. 1892, § 3, 11-19-01; Ord. 2149, § 1, 10-6-14; Ord. No. 2172, § 1, 10-17-16; Ord. No. 2184, § 1, 4-6-18; Ord. No. 2200, § 1, 11-7-19.)

View the mobile version.

CITY OF SHERIDAN, WYOMING

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

Planning

MEMORANDUM

Project Name:	Consideration of the Second Reading of Ordinance #2225: David M. and Honye Miller are requesting to rezone 15,006 square feet at 600 East Fifth Street from an R-1 Residence District to B-1 Business District - Community Development Director Wade Sanner.
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	07/28/2020

Recommendation:

Staff recommends the City Council approve the 600 East 5th Street rezone, a request to rezone 15,006 square feet at 600 East 5th Street from R-1 Residence District to B-1 Business District.

Background:

The existing 1,040 square foot home was built in 1954. The adjacent properties to the west, south and east are zoned B-1 and are used as commercial uses along 5th Street. The properties across 5th Street are commercial uses zoned B-2. The applicant wishes to change the zoning in order to make it more compatible with adjacent properties, and for the future sale of the property.

As part of the request to rezone this property, staff sent notice to the 26 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry regarding the reason for the rezoning, but was not opposed to the proposal. This item was approved by the Planning Commission on July 27, 2020.

Potential Findings of Fact:

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

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

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

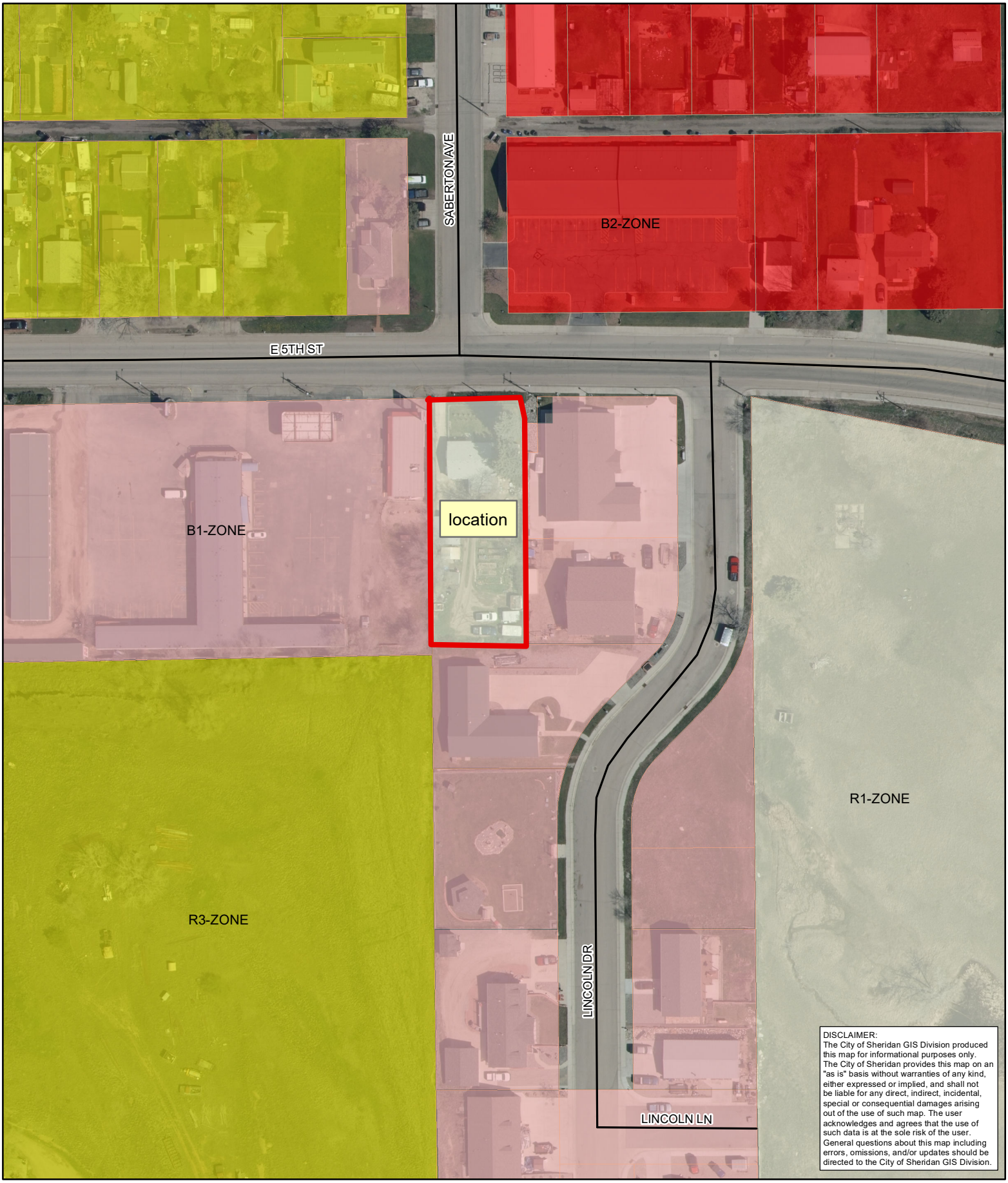
requirements.

ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

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

Attachments

Aerial
Rezone Petition
Rezone Exhibit
Ordinance



CITY OF Sheridan WYOMING

600 E 5th Rezone

N

0 25 50 100 Feet

Name: sgoodman Date: 06/29/2020

PETITION FOR REZONING

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

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

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

A tract of land situated in the SE¼SW¼ of Section 23 and in the NE¼NW¼ of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears N 79°28'05" W a distance of 756.81 feet from the South ¼ Corner of said Section 23, also being the North ¼ Corner of said Section 26, Township 56 North, Range 84 West, this point of beginning being on the South Right of Way line of Fifth Street; thence leaving said South Right of Way on a bearing of S 0°26'32" E for a distance of 200.01 feet; thence S 89°57'40" W for a distance of 75.18 feet; thence N 0°20'40" W for a distance of 200.07 feet to a point on the South Right of Way of said Fifth Street; thence along said South Right of Way on a bearing of S 89°59'33" E for a distance of 74.84 feet to the point of beginning.

Said tract of land contains 15,006 Square Feet, more or less.

2. David M. and Honye R. Miller are the owners of said described land proposed to be rezoned.

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

4. Petitioners hereby request that said lands be zoned B-1.

Therefore, Petitioners pray said parcel(s) be rezoned B-1, pursuant to and in accordance with the applicable Wyoming Statutes and City Ordinances after proper notice and public hearing.

Dated this 26th day of June, 2020

Signed by the Petitioners:

David M. Miller

Honye R. Miller

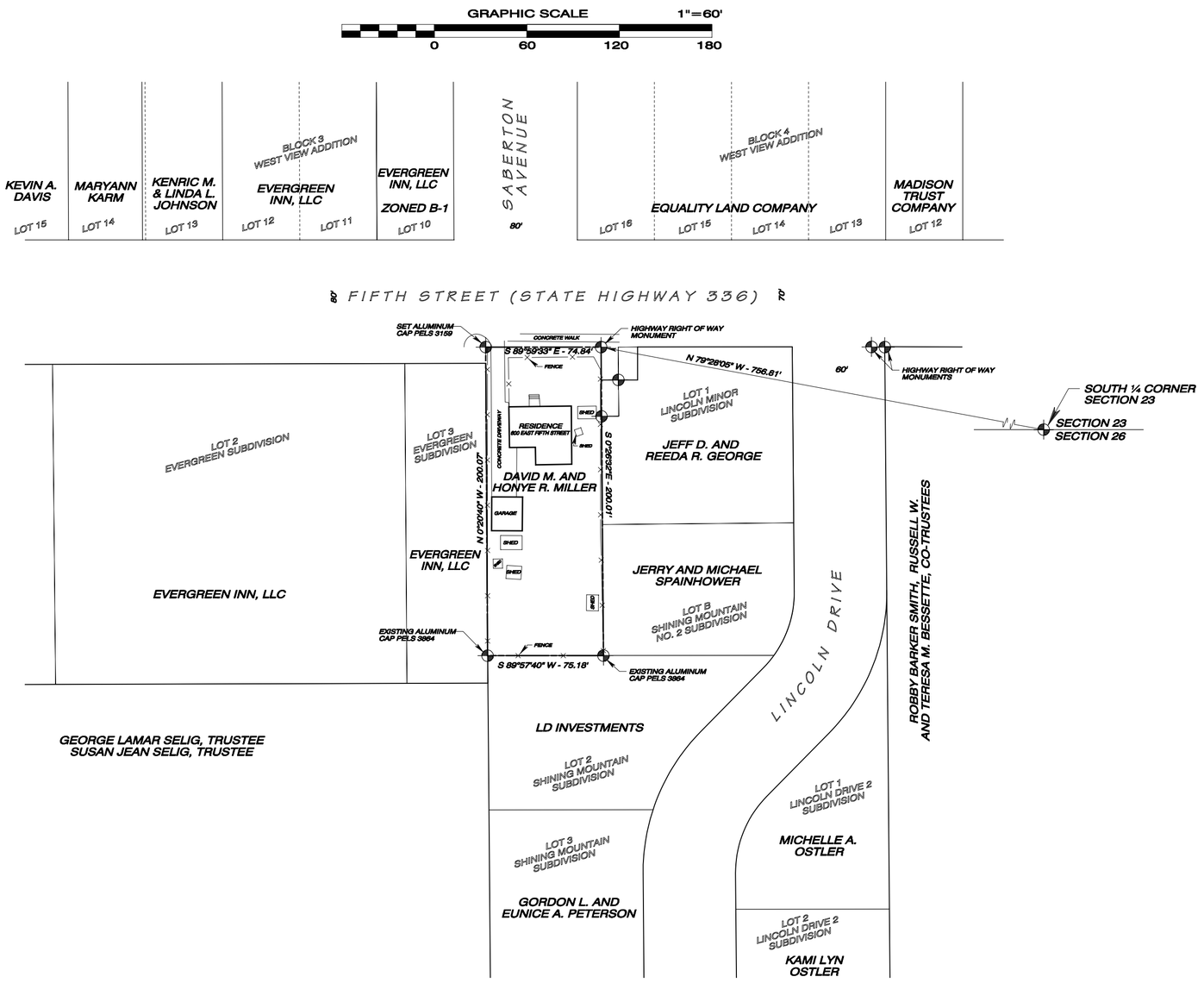
Subscribed and Sworn before me this 26th day of June, 2020

Notary Public

JAMES G. VOLK - NOTARY PUBLIC
COUNTY OF SHERIDAN
STATE OF WYOMING
MY COMMISSION EXPIRES APRIL 9, 2022

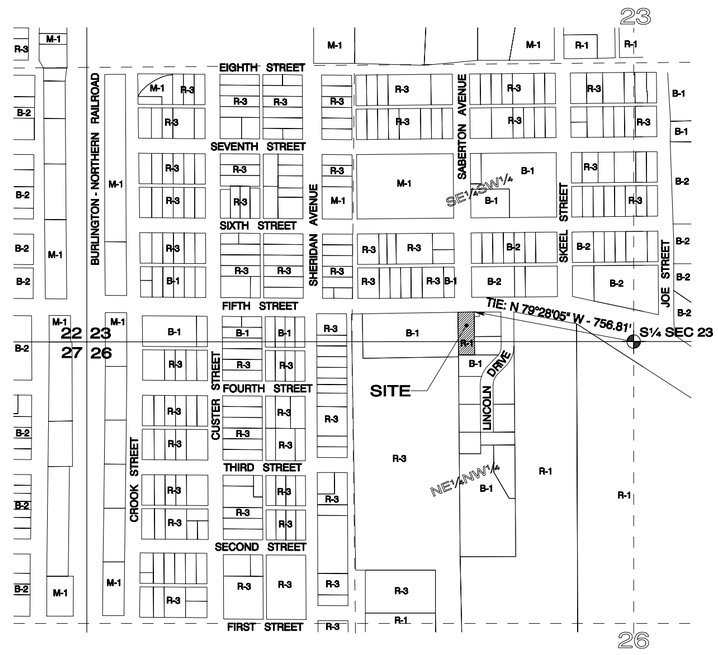
My commission expires: April 9, 2022

DETAIL



LOCATION

SCALE : 1" = 500'



TOWNSHIP 56 NORTH, RANGE 84 WEST



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 map was made from field notes of a survey performed by me in April and June of 2020, and from records in the Sheridan County Clerk's Office, Sheridan County, Wyoming and from information and records in the City Engineering Office, Sheridan, Wyoming.
This map correctly represents all of the information shown hereon.

Registration No. 3159 PE & LS

CIVIL ENGINEER and LAND SURVEYOR

M A P

to accompany

PETITION to REZONE PROPERTY

being a

TRACT of LAND

SITUATED in the

SE¼SW¼ of SECTION 23
and NE¼NW¼ of SECTION 26,
TOWNSHIP 56 NORTH, RANGE 84 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

addressed as

600 EAST FIFTH STREET

for

DAVID M. MILLER and HONYE R. MILLER

600 EAST FIFTH STREET
SHERIDAN, WYOMING 82801

DRAWN BY REX RANDALL - JUNE 26, 2020
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING

ORDINANCE NO 2225

AN ORDINANCE amending Ordinance No. 826, the Zoning Ordinance of the City of Sheridan, to zone the entirety of the land more particularly described in Appendix A Section 1., and shown on the attached Exhibit A, from an R-1 Residence District to a B-1 Business District; for the property located at 600 East 5th Street.

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

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

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

A tract of land situated in the SE1/4SW1/4 of Section 23 and in the NE1/4NW1/4 of Section 26, Township 56 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming. Thereto, City of Sheridan, Wyoming.

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

Section 3.
If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 4.
That this ordinance shall be in full force and effect immediately upon its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2020

_____
Roger Miller, Mayor

ATTEST:

_____
Cecilia Good, City Clerk
State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 2020 by _____.

_____
Notary Public
My commission expires _____.

CITY OF SHERIDAN, WYOMING

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

Planning

MEMORANDUM

Project Name:	Consideration of the Second Reading of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner
From:	Wade Sanner, Community Development Director
To:	Mayor and Council
CC:	
Date:	07/28/2020

Recommendation:

Staff recommends approval of Ordinance #2226: a Request to Rezone 10.45 acres in the Cottonwood Subdivision from R-2 Residence to R-3 and R-4 Residence District - Community Development Director Wade Sanner

Background:

The applicant, Brett Sayer, is requesting rezone of 10.45 acres on the northeast corner of College Avenue and Carrington Street. The applicant is proposing a rezone from the R-2 Residential District to the R-3 and R-4 Residential District. The west of the property, west of Frank Street, is proposed to be the R-3 Residential District, while the east of the property, east of Frank Street, is proposed to be R-4 Residential District (See attached exhibit). The proposed rezone is in character with surrounding properties. Properties to the west and south are zoned R-3, while properties to the southeast are zoned R-4. Properties to the north and east are in Sheridan County.

The 10.45 acres was platted in 2007 under the R-2 Residential District. The property sat vacant and was never developed until it was sold to the current property owner. The rezone application is being filed in conjunction with a new subdivision plat in order to allow for the future development of the property with multiple row houses and mobile/manufactured homes.

As part of the request to rezone this property, staff sent notices to the 66 property owners within 300 feet, placed a legal and a sign is posted on the property. Staff received one inquiry via phone regarding the reason for the rezoning and subdivision, but was not opposed to the proposal. Staff also received correspondence from an adjacent property owner opposed to the development. The email was included with this staff report. This item was approved by the Planning Commission on July 27, 2020.

Potential Findings of Fact:

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

WS §15-1-601(d)

d) All regulations shall be made:

In accordance with a comprehensive plan and designed to:

A. Lessen congestion in the streets;
B. Secure safety from fire, panic and other dangers;
C. Promote health and general welfare;
D. Provide adequate light and air;
E. Prevent the overcrowding of land;
F. Avoid undue concentration of population; and
G. Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public requirements.
ii. With reasonable consideration, among other things, of the character of the district and its peculiar suitability for particular uses;
iii. With a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city or town; and
iv. With consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.

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

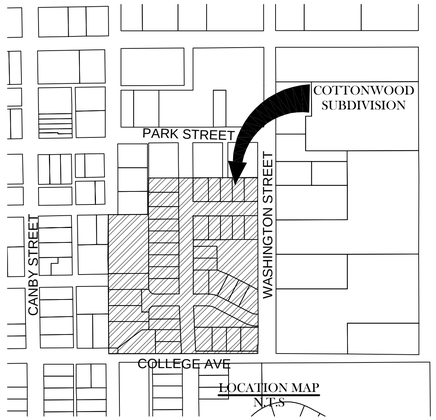
Attachments

Rezone Map
Neighbor Letter

COTTONWOOD SUBDIVISION

REZONE MAP

TOTAL AREA: 10.45 ACRES ROW AREA: 2.07 ACRES - OPEN SPACE: 0.94 ACRES
NUMBER OF LOTS: 58 DENSITY: 0.21 DWELLINGS/ACRES
EXISTING ZONING: R2 - PROPOSED ZONING: R4 (1-20, 21-24); R3 (25-58)
R-3 - FRONT SETBACK: 15' REAR SETBACK: 15' SIDE SETBACK: 5'
R-4: FRONT SETBACK: 25' SIDE AND REAR SETBACK: 12.5'



INTERSTATE 90

Olive St

King St

E College Ave

OLIVE STREET

KING COURT

FRANK STREET

CARRINGTON STREET

SKINNER STREET

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 3

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 3 – LOT 14

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 5

WOODS SUBDIVISION BLOCK 9 OF WOODS ADDITION BLOCK 4 – LOT 6

COFFEEN 2ND ADDITION BLOCK 19 LOT 3

COFFEEN 2ND ADDITION BLOCK 19 LOT 4

COFFEES 2ND ADDITION BLOCK 20 LOT 3

CARRINGTON STREET (VACATED)

SBC SUBDIVISION SECOND FILING LOT 2

SBC SUBDIVISION SECOND FILING LOT 1

SBC SUBDIVISION LOT 1

SBC SUBDIVISION LOT 2

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 1

MOUNTAIN VIEW ADDITION BLOCK 1 LOT 9

MOUNTAIN VIEW ADDITION BLOCK 4 LOT 1

LOT 38 ±0.17 ACRE
LOT 37 ±0.17 ACRE
OPEN SPACE ±0.16 ACRE
LOT 39 ±0.10 ACRE
LOT 40 ±0.10 ACRE
LOT 41 ±0.12 ACRES
LOT 42 ±0.08 ACRES
LOT 43 ±0.08 ACRE
LOT 44 ±0.08 ACRE
LOT 45 ±0.08 ACRE
LOT 46 ±0.12 ACRE
LOT 47 ±0.12 ACRE
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LOT 55 ±0.08 ACRE
LOT 56 ±0.08 ACRE
LOT 57 ±0.08 ACRE
LOT 58 ±0.12 ACRE
OPEN SPACE ±0.05 ACRE
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LOT 16 ±0.11 ACRE
LOT 17 ±0.18 ACRE
LOT 18 ±0.16 ACRES
LOT 19 ±0.09 ACRE
LOT 20 ±0.11 ACRE
LOT 21 ±0.11 ACRE
LOT 22 ±0.11 ACRE
LOT 23 ±0.11 ACRE
LOT 24 ±0.13 ACRE
OPEN SPACE ±0.72 ACRE

LOT 22 COTTONWOOD POINT SBC DEVELOPMENT, LLC

#5 REBAR WITH BLANK AC

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

10 FOOT WIDE RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION

PUBLIC RIGHT-OF-WAY PER COTTONWOOD POINT SUBDIVISION VACATED THIS PLAT

SOUTH LINE OF COTTONWOOD POINT SUBDIVISION

SOUTH LINE OF SECTION 26

LEGEND

- FOUND EXISTING MONUMENT AS NOTED
- FOUND 1.5" AC–PLS 6812
- FOUND 2" AC–PE&LS 5300
- FOUND 1.5" AC–PE&LS 3684
- TO BE SET 1.5" AC–LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- INTERIOR SECTION LINE
- SECTION LINE
- ADJOINING SUBDIVISION LINE
- LOT LINES
- SUBDIVISION BOUNDARY LINE
- R-3 PROPOSED ZONING
- R-4 PROPOSED ZONING

SCALE: 1"=40'

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

OWNER:
SSR CONSTRUCTION, INC – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ENGINEER:
MC2 ENGINEERING AND CONSTRUCTION, PC
902 N. MAIN STREET
SHERIDAN, WYOMING 82801

SURVEYOR:
CANNON CONSULTING, LLC
201 E 5TH STREET
SHERIDAN, WYOMING 82801

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

PREPARED FOR:

SSR CONSTRUCTION – BRETT SAYER
12 BIG HORN MEADOWS
SHERIDAN, WY 82801

CALL UTILITY NOTIFICATION
WYOMING ONE-CALL
8 1 1
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	RVSN #	COMMENT/DESCRIPTION	BY	CHK'D
	1			
	2			
	3			
	4			
	5			
	6			
	7			
	8			

ISSUE DATE:
SCALE HORIZ: N/A
SCALE VERT: N/A
DESIGN BY: TME
CHECKED BY: MLC
PROJECT NUMBER: 346
FILE NAME:BNDY

MC² ENGINEERING & CONSTRUCTION, P.C.
902 North Main Street
Sheridan, Wyoming 82801
Office: 307.673.7350
www.mc2engineering.com

COTTONWOOD SUBDIVISION
REZONE MAP

SHEET
T-1

Sue Goodman <sgoodman@sheridanwy.net>

Fwd: Our comments about rezone request

1 message

Wade Sanner <wsanner@sheridanwy.net> Mon, Jul 20, 2020 at 9:20 AM
To: Sue Goodman <sgoodman@sheridanwy.net>

Sue,
Could you add this to the comments for Cottonwood Rezone to the public comments?

Thanks,

Wade

---------- Forwarded message ---------
From: <foodgoodness@charter.net>
Date: Sun, Jul 19, 2020 at 3:57 PM
Subject: Our comments about rezone request
To: wsanner@sheridanwy.net <wsanner@sheridanwy.net>

Sheridan July 19th 2020

City of Sheridan

Gentleman:

We don't approve the request of the housing development for multiple row housing and mobile homes in this area, the main reason is because the last time they construct multi familiar housing for renting the crime rate in this area has increased and it isn't longer a quiet zone, it is over populated and loud.

When we purchased our house we didn't know about all this new constructions and projects coming and how it was going to affect us in the near future. If our opinion in any way will prevent for this to happen we disagree with this request and we feel very concern about it.

Thanks in advance for the attention to our opinion.

Herb and Karen

867 East College Av

--
Wade Sanner, AICP
Community Development Director

55 Grinnell Plaza
P.O. Box 848
Sheridan, WY 82801
(307) 675-4248

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 #42-20 Authorizing the Transfer of Two City of Sheridan Owned Trolleys to the Chamber of Commerce Foundation - Public Works Director Lane Thompson**
From:	Lane Thompson, Public Works Director
To:	Mayor and Council
CC:	Stuart McRae, City Administrator
Date:	09/08/2020

Recommendation:

Staff recommends the transfer of the two City of Sheridan Trolleys to the Sheridan County Chamber of Commerce Foundation. The Chamber of Commerce Foundation is a 501c3 non-profit. State Statutes allow this type of transfer for the benefit of economic development. This is the preferred alternative as this could allow the trolleys to stay local and continue to be used for local events if the Chamber is able to find a suitable local organization to purchase but does not adversely burden the City with an aging fleet. The Chamber has much more flexibility in pursuing a local solution than the City does. Conditions of the transfer will be that Chamber (or a third party on behalf of Chamber) operates the trolleys for not less than a year before divesting them if a permanent local operator cannot be found.

Background:

The trolleys were purchased in 2000 and 2001 with private donations in the amount of $76,500, the City of Sheridan, through the Convention and Visitors Bureau, in the amount of $5,000, and a Transportation Enterprise Fund grant in the amount of $51,504.

The City of Sheridan entered into an agreement with the Sheridan County Chamber of Commerce Foundation to operate the trolleys in August of 2000. The Chamber Foundation is no longer interested in operating the trolleys, but would like to try and keep them local.

The trolleys in their current condition are collectively worth approximately $15,000 to $20,000 if the City places them in an auction, but there is no guarantee that they will sell for that amount or that they would remain local if auctioned.

Attachments

Resolution #42-20

RESOLUTION 42-20

A RESOLUTION establishing the terms of sale of property.

WHEREAS, the City of Sheridan owns two trolleys which have been historically operated by the Sheridan Chamber of Commerce; and

WHEREAS, the trolleys have been used for downtown public transportation and private events; and

WHEREAS, the Sheridan Chamber of Commerce intends to either continue to provide the transportation service or identify a third party to perform the service; and

WHEREAS, the City desires to no longer be responsible for the costs of maintaining the trolleys;

WHEREAS, per W.S. § 12-1-112(b), the City may transfer property without advertisement to another party for the purpose of economic development.

BE IT RESOLVED BY THE CITY OF SHERIDAN GOVERNING BODY:

1. The continuation and maintenance of the trolleys for public transportation and private events is beneficial to the economic health and development of the City of Sheridan.

2. The Sheridan Chamber of Commerce intends to use the trolleys for continued economic development and benefits for Sheridan businesses.

3. The Sheridan Chamber of Commerce, its agent, or contractor must operate the trolleys as a public transportation and private event service within the City of Sheridan for not less than one year. Should the Sheridan Chamber of Commerce fail to meet this obligation, the trolleys shall be returned to the ownership of the City. The Sheridan Chamber of Commerce may not sell or dispose of the trolleys for one year.

4. By transferring title of the trolleys to Sheridan Chamber of Commerce, the Chamber is agreeing to the aforementioned restrictions and requirements.

5. The City of Sheridan staff is authorized to execute any document necessary to transfer title of the trolleys to the Sheridan Chamber of Commerce.

PASSED and APPROVED this _____ day of _____, 2020 by the City of Sheridan Governing Body.

_____
Roger Miller, Mayor

Attest:

_____
City Clerk

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

Human Resources

MEMORANDUM

Project Name:	**Consideration of Resolution #37-20, Application to State Loan and Investment Board (SLIB) for Coronavirus Relief Grant Funding - Human Resources Director Heather Doke**
From:	Heather Doke, Human Resources Director
To:	Mayor and Council
CC:	N/A
Date:	08/14/2020

Recommendation:

Staff recommends that Mayor and Council approve Resolution #37-20 to apply for grant from the Coronavirus Relief Fund through the State Loan and Investment Board (SLIB) to recoup expenses from COVID-19 response.

Discussion:

When the COVID-19 health emergency arose, the City of Sheridan responded by determining how we could best serve the public and ensure the safety of our staff and the public who depend on our services. We developed protocols, purchased equipment, and paid staff to ensure the safety of the public as well as our staff.

These expenses include:

- Installing barriers between all points of contact between the public and staff members;
- Adding additional cleaning and disinfecting services to City buildings;
- Changing our Passport services to appointment only;
- Purchasing equipment to facilitate work from home as well as virtual meetings;
- Federally mandated Emergency Paid Sick Leave and Expanded FMLA payments to staff required to remain at home due to exposure to COVID-19; and
- Overtime incurred to cover for quarantined employees.

These measures allowed the City to provide a safer environment for the public and employees and meet the needs of our staff, however, the costs associated were not anticipated or included in the FY20 or FY21 budgets. The funding we request would provide budgetary relief for these unexpected costs. The State of Wyoming received $1.25 billion in CARES Act funding from the Federal government to address the necessary shortages related to the Coronaviurs pandemic. The Wyoming state legislature earmarked 70 million of this funding for local governments and special districts during their special meeting in June. The City already applied for and was awarded just over $71,000 at the August 6th SLIB Meeting. This request is for expenses incurred since the previous submission. The deadline to submit the application for the October 20th meeting is September 17th.

Attachments

Resolution 37-20

Spreadsheet

CITY OF SHERIDAN
RESOLUTION #37-20

A RESOLUTION AUTHORIZING SUBMISSION OF A CORONAVIRUS RELIEF GRANT APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD ON BEHALF OF THE HUB ON SMITH IN THE CITY OF SHERIDAN, WYOMING.

FOR THE PURPOSE OF:
Receiving relief funding for expenses related to the Coronavirus Pandemic.

W I T N E S S E T H

WHEREAS, the Governing Body for the City of Sheridan, Wyoming desires to participate in the CORONAVIRUS RELIEF GRANT program to assist in financing this request; and

WHEREAS, the Governing Body of the City of Sheridan, Wyoming recognizes the need for the request; and

WHEREAS, the Coronavirus Relief Grant program requires that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge this application meets those criteria; and

WHEREAS, if any of the disbursed grant funds are later deemed to not comply with the SLIB criteria or the criteria of the CARES Act, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the Office of State Lands and Investments.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE City of Sheridan, Wyoming:

That a grant application in the amount of $33,590.06 be submitted to the State Loan and Investment Board for consideration at the next Board meeting after application processing to assist in funding the City of Sheridan Coronovirus Emergency Relief Fund.

BE IT FURTHER RESOLVED, that Heather Doke, Director of Human Resources and Candace Ainslie, Assistant City Clerk are hereby designated as the authorized representatives of the City of Sheridan, Wyoming to act on behalf of the Governing Body on all matters relating to this grant application.

PASSED, APPROVED AND ADOPTED THIS 8th day of September 2020.

_____
Roger Miller, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

Expenses for disinfection & protection of public areas and other facilities		
Item	**Department**	**Cost**
Non-Contact Infared Thermometers	City-Wide	$1,610.00
Hand Sanitizer	Utility Maintenance	$360.00
Towels for employees to shower at work	Utility Maintenance	$87.28
Publish Ad for Passport Services by Appointment	Customer Service	$100.00
Gloves	Streets/Shop	$33.21
Disinfecting Wipes	Streets/Shop	$57.32
Disinfectant	Streets/Shop	$12.74
Floor Squeegee	Streets/Shop	$16.86
Disinfectant	Streets/Shop	$12.74
Cleaning Supplies	Streets/Shop	$51.07
Hand Sanitizer & Towels	Streets/Shop	$66.13
Lysol & Cleaning Supplies	Streets/Shop	$31.17
Gloves	Streets/Shop	$19.98
Sanitizer	Streets/Shop	$29.18
Shop Towels	Streets/Shop	$164.70
Extra Cleaning Services	Streets/Shop	$300.00
Extra Cleaning Services	Streets/Shop	$100.00
Plexiglass Desk Shield	Planning	$415.00
Paper Towels	Streets/Shop	$116.16
Hand Sanitizer	City Hall	$74.87
Hand Sanitizer & Disinfecting Wipes	City Hall	$103.20
Disinfecting Wipes	City Hall	$34.02
Masks	City Hall	$69.97
Extra Cleaning Services	City Hall	$1,150.00
Stands for Social Distancing Posters	City Hall	$214.75
Social Distancing decals and signs	City Hall	$1,073.15
Acrylic Barriers for City Hall	City Hall	$1,965.89
Extra Cleaning Services	Police	$200.00
Extra Cleaning Services	Police	$250.00
Total		**$8,719.39**

Overtime Expenses for Quarantine

Position	Hours	Pay Rate	Total	Benefits	Total
Firefighter	25	$38.00	$950.00	157.61	$1,107.61
Firefighter	24	$34.05	$817.20	135.57	$952.77
Firefighter	60	$26.57	$1,594.20	264.48	$1,858.68
Firefighter	48	$37.13	$1,782.24	295.67	$2,077.91
Firefighter	56.5	$35.33	$1,996.15	331.16	$2,327.31
Firefighter	36	$35.33	$1,271.88	211.00	$1,482.88
Firefighter	24	$27.91	$669.84	111.13	$780.97
Firefighter	48	$36.00	$1,728.00	286.68	$2,014.68
TOTAL	**321.5**		**$9,859.51**	**1635.69**	**$11,495.20**

Expenses to improve telework capabilities				
Item	**Department**	**Cost**	**Number Ordered**	**Total Cost**
Keyboard	Utility Maintenance	$19.98	1	$19.98
Total				**$19.98**

Expenses of Providing Emergency Paid Sick Leave					
Position	**Hours Taken 6/14/20-8/22/20**	**Pay Rate**	**Total**	**Benefits**	**Total**
Sanitation/Recycling Operator	20.42	$21.01	$429.02	$84.26	$513.28
Wastewater Treatment Plant Mechanic	20.00	$19.75	$395.00	$77.58	$472.58
Streets Equipment Operator	29.92	$17.89	$535.27	$106.57	$641.84
Landfill Equipment Operator	36.00	$21.01	$756.36	$150.59	$906.95
Grounds Maintenance Worker	34.58	$17.89	$618.64	$123.17	$741.81
Police Officer	32.00	$23.19	$742.08	$105.52	$847.60
Firefighter	80.00	$22.03	$1,762.40	$292.38	$2,054.78
Firefighter	80.00	$22.59	$1,807.20	$299.81	$2,107.01
Firefighter	80.00	$24.91	$1,992.80	$330.61	$2,323.41
Firefighter	80.00	$15.96	$1,276.80	$211.82	$1,488.62
Grounds Maintenance Worker	40.00	$18.80	$752.00	$149.72	$901.72
Building Inspector	7.58	$17.71	$134.24	$26.73	$160.97
Police Sergeant	8.00	$21.33	$170.64	$24.27	$194.91
TOTAL	**548.50**		**$11,372.45**	**$1,983.03**	**$13,355.49**

Emergency Paid Sick Leave	$8,719.39
Telework Capabilities	$19.98
OT from firefighter quarantine	$11,495.20
Cleaning and PPE	$13,355.49
TOTAL EXPENSES since July 22	**$33,590.06**

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

Clerk

MEMORANDUM

Project Name:	**Consideration of 2020 City of Sheridan Mission and Vision Statements - City Administrator Stuart McRae**
From:	
To:	Mayor and Council
CC:	
Date:	

Attachments

Vision and Mission

Vision:

We embrace "Our City" and its historical Western lifestyle and values while being focused on socio-economic diversity with open eyes, minds, and hearts in keeping Sheridan the community of choice for all.

Mission:

The City of Sheridan is dedicated to improving the quality of life of our citizens with emphasis on public safety, exceptional service, livability, and infrastructure, while being accountable and professional.

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:	**CAST July Report submitted by Council President Rich Bridger.**
From:	Bev Leichtnam, Governmental Relations Admin. Specialist
To:	Mayor and Council
CC:	
Date:	

Attachments

Mid-August 2020 Air Service Summary

Wyoming continues to see progress with increased air service activity is still one of the most productive states for SkyWest. The July subsidy is encouraging as total enplanements were 78 less than the prior year. The Airport Sponsor's participating in the CPA continue to work diligently with SkyWest, and State Aeronautics to mitigate the impact to the subsidy for air service under the current MOU. For August, a second mid-day flight is in the schedule for Sunday, Monday, Thursday, and Friday. The schedule is found at the bottom of this report. As of August 16th, enplanements were at 612 which is trending in a positive direction, and if it continues will be close to meeting the 2019 numbers.

July Enplanements

	2019	2020	% Decrease
July	916	838	-8.5
August			
September			

July Subsidy Report

SkyWest Airlines
Subsidy Invoice
Sheridan, WY
Non-stop service to DEN
Aircraft Type - Canadair Regional Jet CRJ 200
Months of Service Q3_2020 SHR

	JUL	AUG	SEP	Totals/Avg.
Passenger Revenue (total)				
Passengers	1,666	-	-	1,666
Average Fare	$ 91.57	$ -	$ -	$ 91.57
Revenue	$ 152,559.45	$ -	$ -	$ 152,559.45
Block Time				
Average block time - Minutes	80.64			80.64
Departures	59	0	0	59
BH	79.30	0.00	0.00	79.30
Cost Rates				
Fuel cost per BH	$ 426.97	$ -	$ -	$ 426.97
Block Hour Cost Excl Fuel	$ 2,444	$ 2,444	$ 2,444	
Cost Calculation				
Fuel	$ 33,858.90	$ -	$ -	$ 33,858.90
Cost Excl Fuel	$ 193,809.20	$ -	$ -	$ 193,809.20
	$ 227,668.10	$ -	$ -	$ 227,668.10
Subsidy				
Calculated Shortage / Subsidy	$ 75,108.65	$ -	$ -	$ 75,108.65
Total - Subsidy due				**$ 75,108.65**

State portion 60% $45,065.19 Local portion 40% $30,043.46.

August 2020 Daily Schedule. *Slight variations may occur.*

DEPART-SHR DAILY	ARRIVE-DEN DAILY	DEPART-DEN DAILY	ARRIVE-SHR DAILY	**DEPART-DEN SUN, MON, THURS, FRI	**ARRIVE-SHR SUN, MON, THURS, FRI	**DEPART-SHR SUN, MON, THURS, FRI	**ARRIVE-DEN SUN, MON, THURS, FRI
6:55 AM	8:11 AM	7:55 PM	9:15 PM	9:45 AM	11:05 AM	11:35 PM	12:51 PM

***Additional mid-day round trip fight added on Sunday, Monday, Thursday, and Friday.*