



**AGENDA
CITY OF SHERIDAN
SEPTEMBER 12, 2022
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of PL-22-26, Resolution 44-22 Bobcat Estates. Subdivide 125.82 Acres - Community Development Director Wade Sanner
2. Discussion of PL-22-30, Ordinance 2254, Cottonwood Rezone - Community Development Director Wade Sanner
3. Discussion of Bid Award to Hardrives Construction, Inc. for the 2022 Crack Seal Project in the Amount of \$49,980 - Director of Public Works Hanns Mercer
4. Discussion of the Award of Seven 2022 Dodge Durango Police Pursuit Vehicles - Chief of Police Travis Koltiska
5. Discussion of Out-of-Cycle GPET Request from Second Chance Sheridan Cat Rescue - Executive Director Misty Rios
6. Discussion of Transfer of Retail Liquor License for Freshly Minted, LLC dba The Mint bar - Assistant City Clerk Candace Ainslie
7. **IF TIME ALLOWS:**
8. Discussion of Fuel Donation for Goose Creek Transit/The Hub on Smith - City Administrator Stu McRae
9. Open Space Discussion - City Attorney Brendon Kerns and Community Development Director Wade Sanner



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: Discussion of PL-22-26, Resolution 44-22 Bobcat Estates. Subdivide 125.82 Acres - Community Development Director Wade Sanner

From: Wade Sanner, Community Development Director

To: Mayor and Council

CC:

Date: 09/19/2022

Recommendation:

Discussion of PL-22-26, Resolution 44-22 Bobcat Estates. The applicant, BH Bobcat, LLC is requesting to subdivide 125.82 acres of unplanted land into 22 lots and 2 outlots, zoned in the County as Urban Residential. Located at 5249 Big Horn Avenue (PIN 55841430001133).

Background:

The applicant, BH Bobcat, LLC, is requesting a joint County / City subdivision, a request to subdivide 125.82 acres into 22 lots and 2 outlots. The property is zoned Urban Residential (UR) in the County. The property is located at the southeast corner of Paradise Park Road and Big Horn Avenue at 5249 Big Horn Avenue.

The applicant is proposing the following sized lots, with a lot size of 5.12 acres:

Lot #	Size (Acres)	Lot #	Size (Acres)
1	5.09	13	5.00
2	5.07	14	5.00
3	5.01	15	5.91
4	5.57	16	6.89
5	5.01	17	5.87
6	5.13	18	5.21
7	2.15	19	5.07
8	5.34	20	5.16
9	5.00	21	5.25
10	5.06	22	5.50
11	5.00	Outlot A	8.03
12	5.00	Outlot B	1.50

Right-of-Way

The applicant is proposing Bobcat Drive, an east / west, 60-foot wide right-of-way that provides access to all 22 lots and connects Big Horn Avenue and Coffeen Avenue.

Notices

The property lies outside the Sheridan City limits but within the one-mile requirement for City review. Ten nearest neighbor letters were sent to property owners within a 300-foot radius. The staff have received no inquiries or

comments on this application.

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 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. The property is not contiguous, thus a pre-annexation agreement is attached.

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.

The proposed subdivision conforms to the City of Sheridan Zoning Ordinance.

- 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 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 the 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 property has adequate water supply, and is connected to SAWS water.

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 the City-adopted policy. City elected officials acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

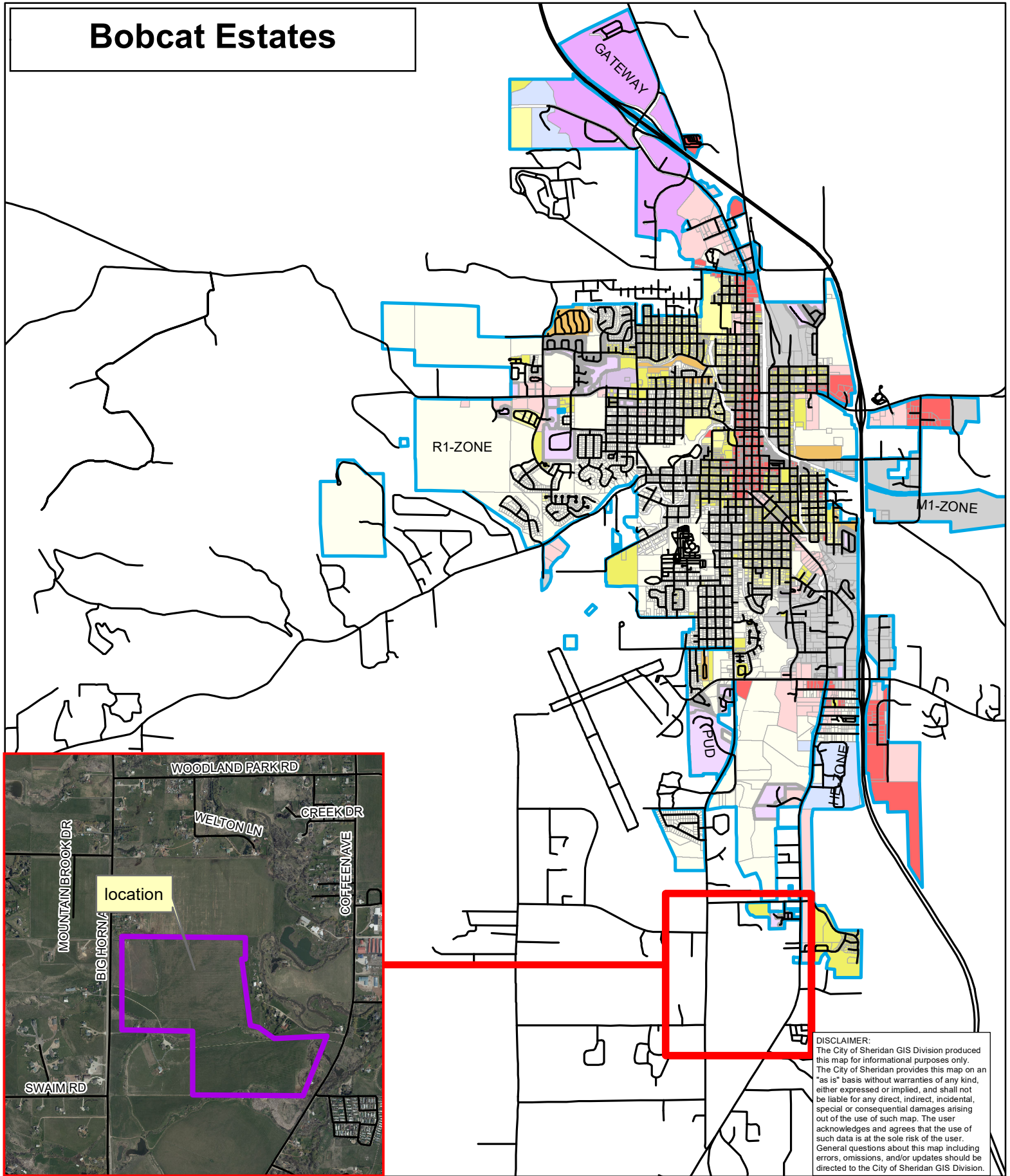
Attachments

Aerial

Subdivision Plat

Pre-Annexation Agreement
Resolution

Bobcat Estates



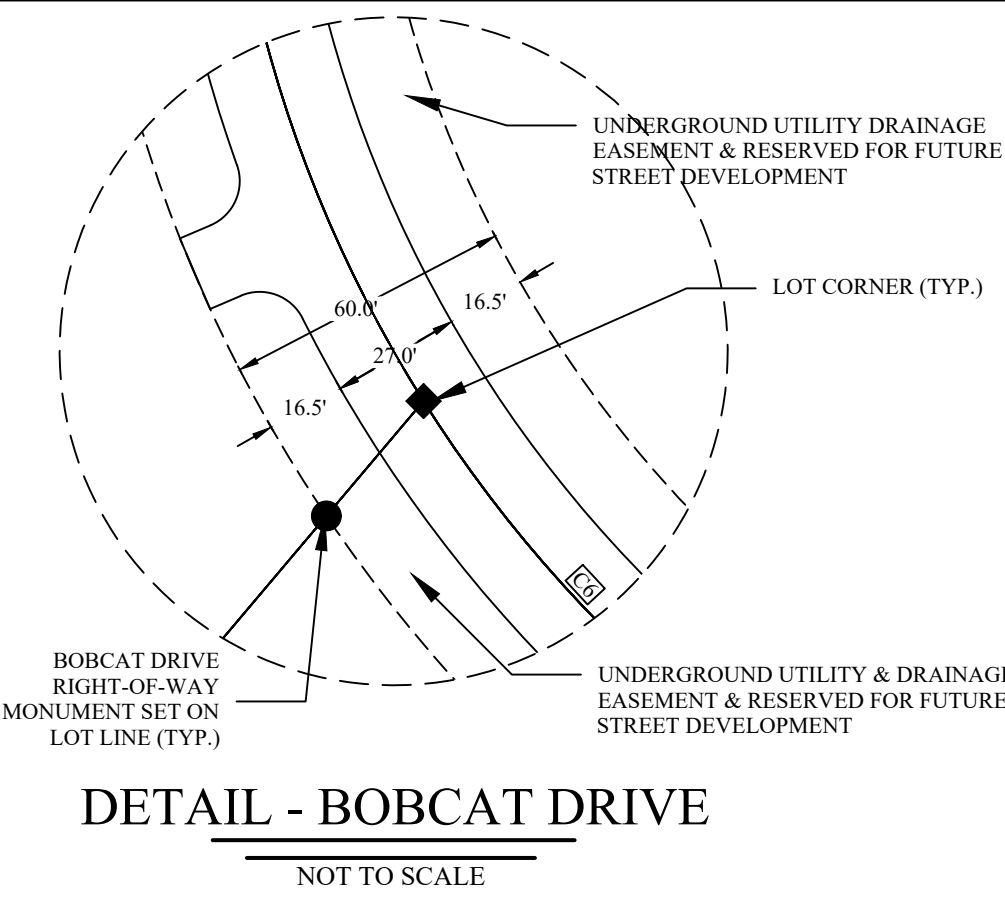
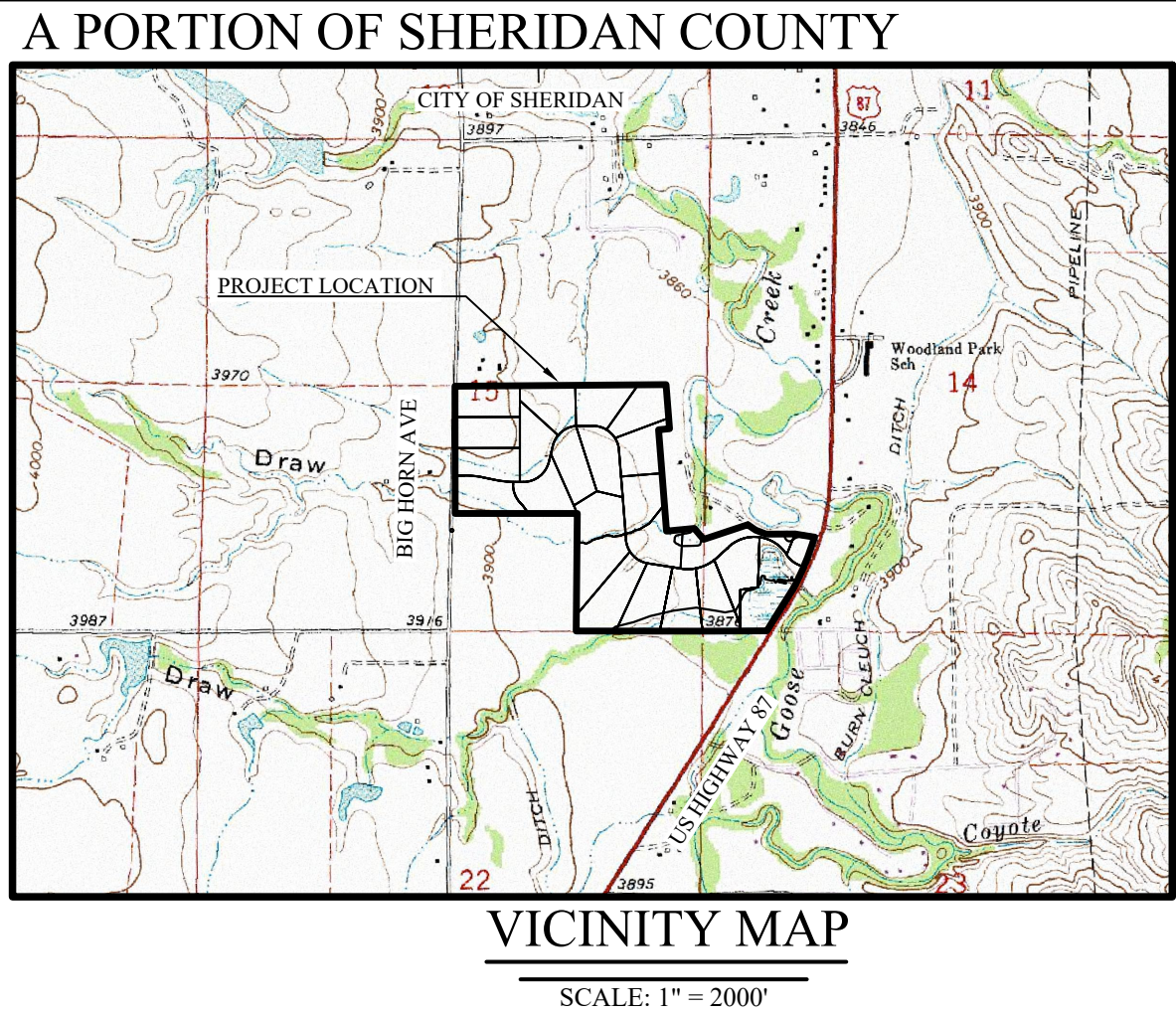
DISCLAIMER:
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Legend	
— Roads	B2 - Business District
City of Sheridan Boundary	M1 - Industrial District
R1 - Residence District	MA - Medical Arts District
R2 - Residence District	HE - Higher Education District
R3 - Residence District	RUCA - Restricted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



0 0.3 0.6 1.2 Miles

MAJOR SUBDIVISION
BOBCAT ESTATES
BEING LOCATED IN THE SW1/4 OF SECTION 14 &
THE SE1/4 OF SECTION 15, T. 55 N., R. 84 W., 6TH P.M.
SHERIDAN COUNTY, WYOMING
22 LOTS & 2 OUTLOTS



DRAINAGE EASEMENTS

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY SHERIDAN COUNTY SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO SHERIDAN COUNTY AND THE CITY OF SHERIDAN IF ANNEXED) FOREVER FOR DRAINAGE AND FLOODWAY PURPOSES. THE OWNERS SHALL NOT OBSTRUCT THE NATURAL FLOW OF STREAMS OR POTENTIAL STORM WATER RUN-OFF BY THE CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE; NOR STORAGE, PLACEMENT OR PARKING OF VEHICLES, RECREATIONAL VEHICLES, TRAILERS, BUILDING MATERIALS, YARD WASTE, SCRAP OR OTHER SALVAGE ITEMS WITHIN SAID DRAINAGE EASEMENTS. THE COUNTY (OR CITY IF ANNEXED) SHALL AT ALL TIMES HAVE THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENT, AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY BY THE COUNTY (OR CITY IF ANNEXED) FOR DRAINAGE PURPOSES. IN NO EVENT SHALL THE COUNTY (OR CITY IF ANNEXED) BE OBLIGATED TO CONSTRUCT ANY DRAINAGE EASEMENT STRUCTURE, OR TO MAINTAIN THE PROPERTY ENCUMBERED BY SUCH EASEMENTS. THE DRAINAGE CHANNELS AND CREEKS ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT THAT CANNOT BE DEFINITELY DEFINED. THE COUNTY OR CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY DRAINAGE EASEMENT STRUCTURE, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE COUNTY AND CITY FROM ANY SUCH DAMAGES AND INJURIES.

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MEMBERS OF BH BOBCAT, LLC, BEING THE OWNERS OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS "BOBCAT ESTATES", BEING A SUBDIVISION OF A TRACT OF LAND IN THE SW 1/4 OF SECTION 14 AND SE 1/4 OF SECTION 15, TOWNSHIP 55 NORTH, RANGE 84 WEST, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PARTICULAR PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2021-768657 OF THE RECORDS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF SHERIDAN COUNTY, WYOMING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 15; THENCE ALONG THE NORTH LINE OF THE SE 1/4 THEREOF, N89°33'50"E A DISTANCE OF 2,211.89 FEET; THENCE DEPARTING FROM SAID NORTH LINE S04°31'02"E A DISTANCE OF 464.15 FEET; THENCE S84°30'11"W A DISTANCE OF 115.62 FEET; THENCE S04°32'06"E A DISTANCE OF 1,065.35 FEET; THENCE N84°32'07"E A DISTANCE OF 293.21 FEET; THENCE S39°44'32"E A DISTANCE OF 149.31 FEET; THENCE N71°32'45"E A DISTANCE OF 487.66 FEET; THENCE S55°52'34"E A DISTANCE OF 101.29 FEET; THENCE S68°39'35"E A DISTANCE OF 116.18 FEET; THENCE N89°35'48"E A DISTANCE OF 303.87 FEET; THENCE S04°32'15"E A DISTANCE OF 205.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF US HIGHWAY NO. 87, SAID POINT BEING ON A CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT OF WAY AND CURVE HAVING A RADIUS OF 2,824.71 FEET, A DELTA OF 11°45'00", A CHORD BEARING OF S22°19'20"W AND A CHORD LENGTH OF 583.38 FEET TO A POINT WHICH IS NON-TANGENT TO SAID CURVE; THENCE ALONG SAID RIGHT OF WAY S31°35'50"W A DISTANCE OF 278.00 FEET; THENCE ALONG SAID RIGHT OF WAY S31°35'50"W A DISTANCE OF 245.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 14; THENCE DEPARTING FROM SAID RIGHT OF WAY AND ALONG SAID SOUTH LINE OF SECTION 14, S89°48'44"W A DISTANCE OF 674.71 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE THEREOF N89°56'21"W A DISTANCE OF 1,323.31 FEET; THENCE DEPARTING FROM SAID SOUTH LINE N00°33'35"E A DISTANCE OF 1,230.46 FEET; THENCE N89°57'50"W, A DISTANCE OF 1,279.75 FEET; THENCE N00°06'24"W, A DISTANCE OF 1,333.70 FEET TO THE POINT OF BEGINNING, CONTAINING 125.82 ACRES.

THAT THIS SUBDIVISION AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

THAT THIS IS A CORRECT PLAT OF THE AREAS AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS;

THAT PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, PRIVATE INGRESS AND EGRESS, AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT AND DEDICATED TO ENTITIES AND USES AS IDENTIFIED HEREON, AND THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

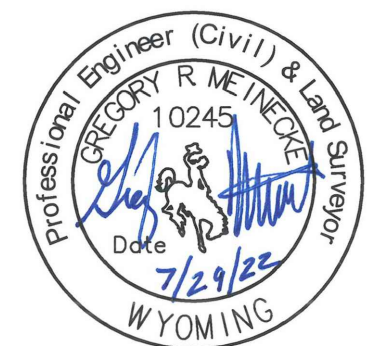
EXECUTED THIS ____ DAY OF _____, 2022, BY:

MEMBER _____ MEMBER _____
STATE OF WYOMING _____
COUNTY OF SHERIDAN _____
ON THIS ____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN
WHO, BEING DULY SWORN, DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE _____
DATED _____, 2022.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

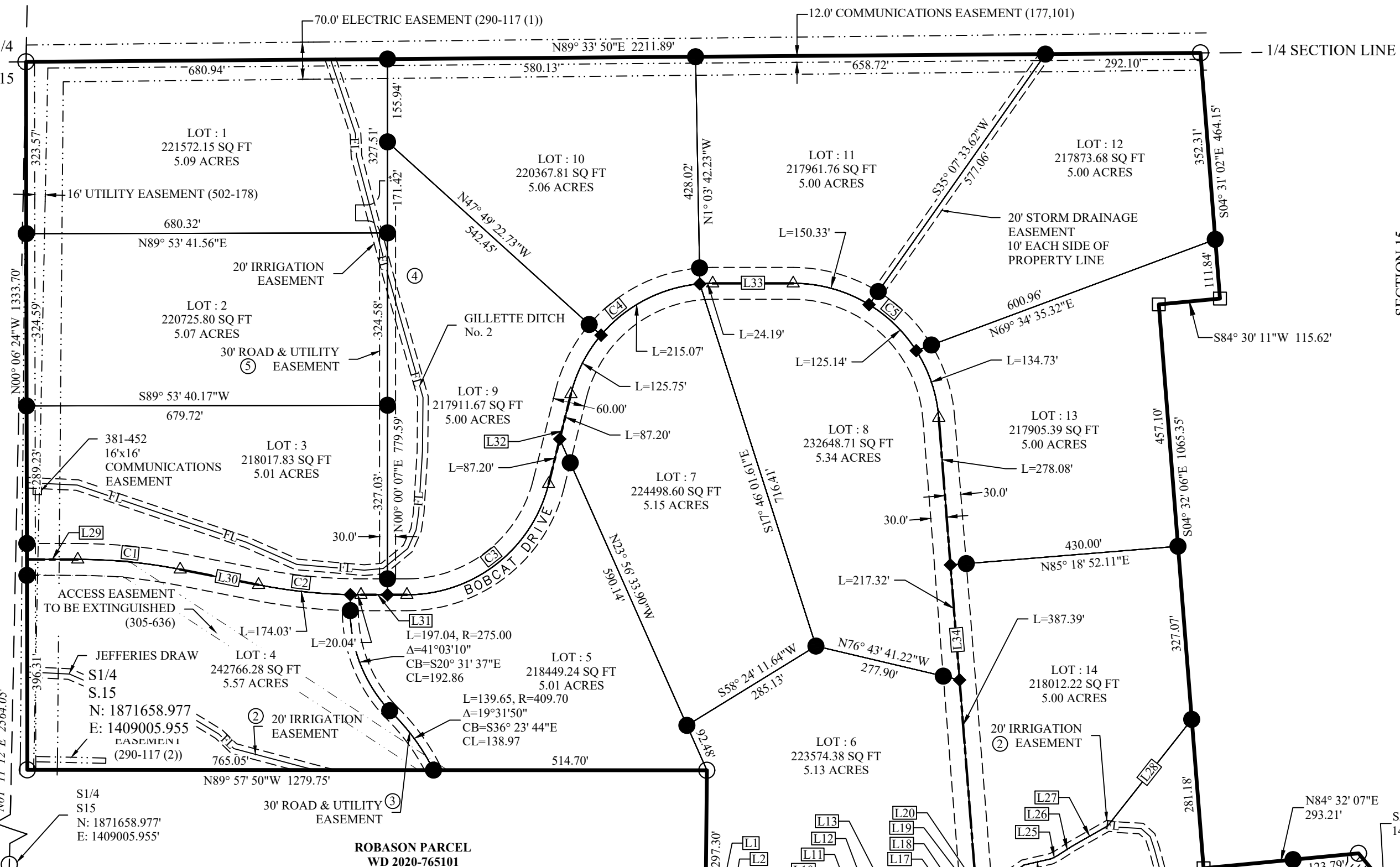
**CERTIFICATE FOR RECORDING BY THE
COUNTY CLERK AND RECORDER**

STATE OF WYOMING _____
COUNTY OF SHERIDAN _____
THIS PLAT WAS FILED FOR THE RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ____ M.,
_____, AND IS DULY RECORDED IN BOOK _____, PAGE NO. _____, (OR AS PLAT NO. ____)
COUNTY CLERK _____

STATE OF WYOMING _____
COUNTY OF SHERIDAN _____
I, GREGORY R. MEINECKE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BOBCAT ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



REGISTRATION NO. 10245 PE & LS



LEGEND:

- REBAR & CAP PELS 10245
- FOUND 3-1/2" BRASS CAP
- FOUND REBAR & CAP
- FOUND REBAR
- CALCULATED LOT CORNER (NOTHING SET)
- ROAD AND CURVE LENGTH SEGMENTS
- EXISTING PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY OR EASEMENT
- EXISTING EASEMENTS
- EXISTING DITCH



Line #	Length	Direction
L1	33.61	S77° 20' 36.98"E
L2	17.53	S83° 58' 19.00"E
L3	18.93	N85° 49' 05.86"E
L4	27.16	S64° 30' 35.99"E
L5	21.33	N66° 33' 21.79"E
L6	32.28	N64° 53' 34.61"E
L7	20.13	N49° 42' 21.43"E
L8	36.87	N68° 57' 55.40"E
L9	26.48	N71° 50' 17.78"E
L10	51.59	N78° 01' 42.64"E
L11	26.58	N57° 04' 26.06"E
L12	27.65	N73° 53' 23.32"E
L13	46.38	S81° 53' 14.22"E
L14	23.20	S61° 37' 35.94"E
L15	27.33	N75° 23' 35.42"E
L16	36.95	N78° 40' 50.30"E
L17	14.71	N86° 42' 29.03"E
L18	22.58	N62° 30' 07.10"E
L19	29.13	N83° 20' 57.95"E
L20	1.37	N83° 20' 57.95"E

Line #	Length	Direction
L21	32.49	N66° 00' 01.29"E
L22	28.86	N83° 54' 46.16"E
L23	37.27	N55° 26' 37.92"E
L24	52.93	N76° 59' 14.94"E
L25	12.55	N63° 15' 33.60"E
L26	32.38	N57° 14' 25.54"E
L27	78.25	N60° 20' 55.17"E
L28	255.43	N38° 15' 04.30"E

Line #	Length	Direction
L29	95.81	N90° 00' 00.00"E
L30	150.43	S78° 52' 50.64"E
L31	86.43	N90° 00' 00.00"E
L32	174.40	N13° 56' 59.83"E
L33	151.62	N90° 00' 00.00"E
L34	939.68	S04° 32' 06.13"E
L35	350.85	S81° 10' 47.80"E
L36	147.54	N47° 35' 59.58"E
L37	20.35	N47° 35' 59.58"E
L38	61.32	S66° 12' 22.94"E

Curve #	Radius	Length	Delta Angle	Chord Bearing	Chord Length
C1	1000.00'	194.07'	11°07'09"	S84° 26' 25"E	193.76'
C2	1000.00'	194.07'	11°07'09"	S84° 26' 25"E	193.76'
C3	275.00'	365.01'	76°03'00"	N51° 58' 30"E	338.80'
C4	275.00'	365.01'	76°03'00"	N51° 58' 30"E	338.80'
C5	275.00'	410.20'	85°27'54"	S47° 16' 03"E	373.22'
C6	275.00'	367.87'	76°38'42"	S42° 51' 27"E	341.05'
C7	450.00'	402.28'	51°13'13"	N73° 12' 36"E	389.02'
C8	400.00'	698.24'	100°00'55"	S82° 23' 33"E	612.90'
C9	275.00'	162.33'	33°49'18"	S49° 17' 44"E	159.99'

NO PROPOSED CENTRALIZED SEWAGE SYSTEM WILL BE INSTALLED AND SEPTIC SYSTEMS WILL BE ALLOWED AS LONG AS THEY ARE PERMITTED.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

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.

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.

RAW WATER IRRIGATION SYSTEM MAY BE AVAILABLE UNDER A SEPARATE WATER DISTRIBUTION PLAN AGREEMENT.

BUILDING NEAR A DITCH OR WATER COURSE MY BE RESTRICTED

EASEMENTS OF RECORD

- BK 177, PG 101 - COMMUNICATIONS EASEMENT (06/10/1970)
- BK, PG 317 - CABLE EASEMENT (07/26/1972) LOCATED WITHIN ALL STREETS, ROADS, OR HIGHWAYS-ABUTTING THE LANDS
- BK 290, PG 117 - ELECTRIC EASEMENT (12/10/1984)
- BK 290, PG 153 - ACCESS EASEMENT (12/12/1984) TO BE EXTINGUISHED AS A PART OF SUBDIVISION
- BK 305, PG 636 - ACCESS EASEMENT (10/02/1986) TO BE EXTINGUISHED AS A PART OF SUBDIVISION
- BK 358, PG 009 - WATERLINE EASEMENT (04/27/1993)
- BK 381, PG 452 - COMMUNICATIONS EASEMENT (08/26/1996)
- BK 502, PG 178 - UNDERGROUND UTILITY EASEMENT MDU (10/10/2008)

- COORDINATES AND DISTANCES ARE IN GRID REFERENCED TO THE WYOMING EAST CENTRAL STATE PLANE COORDINATE SYSTEM NAD 83.
- TOTAL SUBDIVISION = +125.82 ACRES, WITH AN AVERAGE PROPERTY ACREAGE OF 5.47 ACRES, MINIMUM PROPERTY BEING 5.00 ACRES, MAXIMUM PROPERTY BEING 8.03 ACRES.
- EASEMENTS OF RECORD OBTAINED FROM TITLE COMMITMENT 56842 PREPARED BY WILCOX ABSTRACT & TITLE CO. EXCEPTIONS ARE CONTAINED IN SCHEDULE B, PART II.
- 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.
- TOPOGRAPHIC DATA FOR ENGINEERING DESIGN AND DRAINAGE DEVELOPMENT PLAN WAS COLLECTED BY GPS & UAV PHOTOGRAMMETRY IN JUNE 2021. CONTOURS NOT SHOWN HEREON.
- BOBCAT DRIVE IS A PRIVATE ROAD. BOBCAT DRIVE SHALL BE PRIVATELY MAINTAINED BY THE BOBCAT ESTATES HOMEOWNERS'S ASSOCIATION. EACH LOT OWNER WITHIN THE BOBCAT SUBDIVISION HOMEOWNERS'S ASSOCIATION SHALL BE ASSESSED FOR MAINTENANCE AND REPAIR COSTS TO BE BORNE BY SAID ASSOCIATION IN ITS REPAIR AND MAINTENANCE OF THE ROAD.
- US HIGHWAY 87 (COFFEEN AVE) ADJOINING BOBCAT ESTATES IS 73.00' WIDE ACCORDING TO CALCULATED RIGHT-OF-WAY DATA SHOWN IN THE 2017 RECORD OF SURVEY PLAT WYDOT PROJECT NO. 1708012PE2, AS ON FILE WITH THE SHERIDAN COUNTY CLERK'S OFFICE. IN PLAT BOOK NUMBER A, PAGE 522 (DOCUMENT # 2017-759575).
- SETBACKS TO BE MEASURED FROM ROAD EASEMENT LINES.
- OUTLOTS A & B RESERVED FOR OPEN SPACE PURPOSES AND ARE COMMON AREAS MAINTAINED BY THE BOBCAT ESTATES HOMEOWNERS'S ASSOCIATION.
- ON-SITE WASTERWATER SYSTEMS MUST BE ENHANCED SEPTIC SYSTEMS DESIGNED BY A PROFESSIONAL ENGINEER. NO SEPTIC SYSTEMS PLACED IN FEMA FLOOD ZONE.

CP AVIATION PRIMARY PROJECT CONTROL

ZONE: WYOMING EAST CENTRAL 4902
GEOID MODEL: GEOID 99 (CONUS)
PROJECT CONTROL LOCATION:
LATITUDE: N44° 46' 09.4729699"
LONGITUDE: W106° 57' 57.5982950"
ELLIPSOID HEIGHT: 3900.081
ELEVATION: 3943.145
SCALE FACTOR: 1.0002350

**CERTIFICATE OF ACTION
THE SHERIDAN COUNTY PLANNING AND ZONING COMMISSION**

REVIEWED BY THE SHERIDAN COUNTY PLANNING & ZONING COMMISSION THIS ____ DAY OF _____, 20____.
ATTEST:

CLERK _____ CHAIRMAN _____

**CERTIFICATE OF APPROVAL
THE SHERIDAN COUNTY BOARD OF COMMISSIONERS**

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING THIS ____ DAY OF _____, 20____.

ATTEST:

COUNTY CLERK _____ CHAIRMAN _____

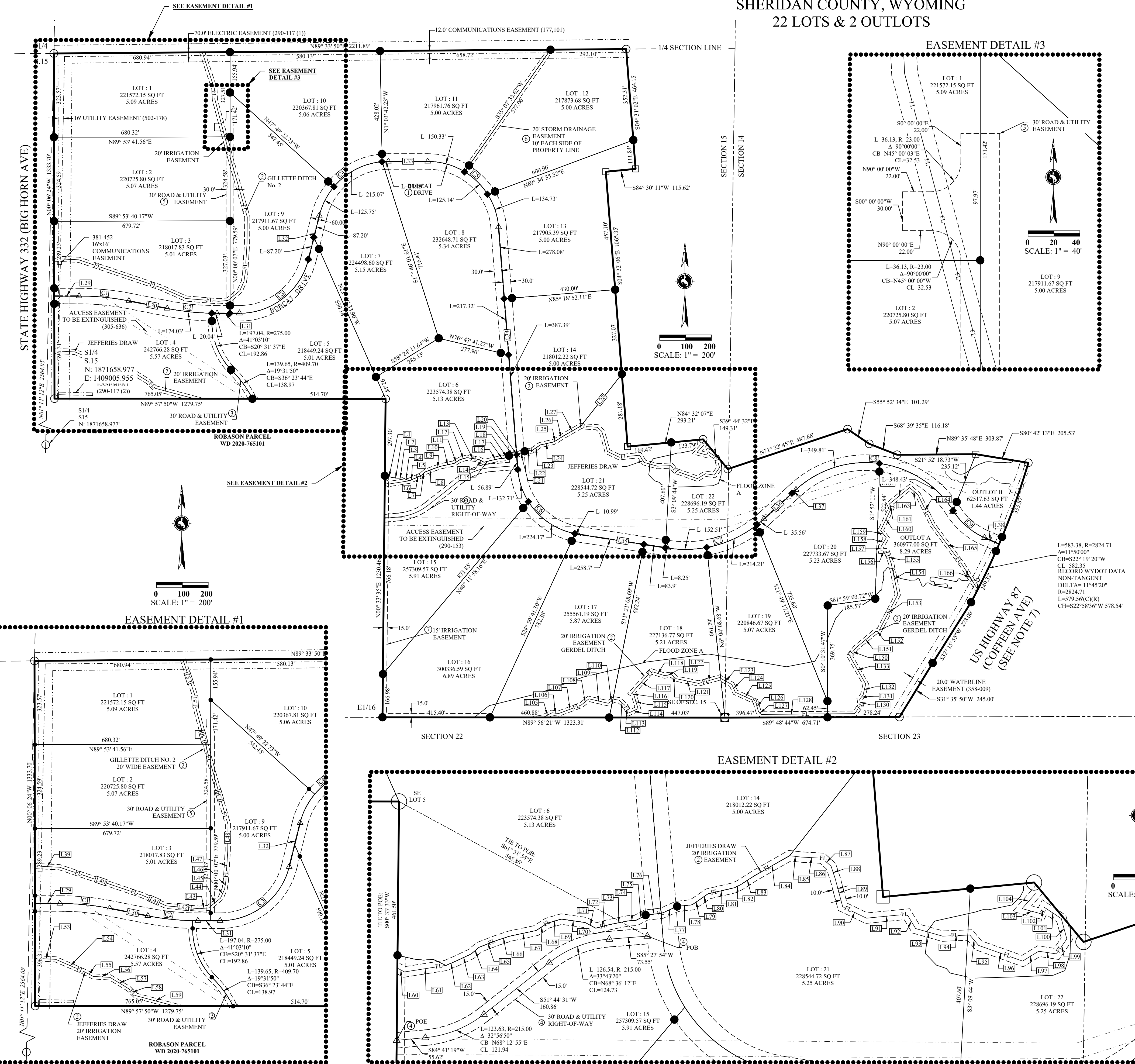
wood.
2615 Aviation Dr.
Sheridan, WY 82801
(307) 675-6400 www.woodplc.com
SHEET 1 OF 2

APPLICANT: IMPACT PROPERTIES, LLC
OWNER: BH BOBCAT, LLC
DATE: 06/29/2022
DRAWN BY: DQ
CHECKED BY: GRM

MAJOR SUBDIVISION
BOBCAT ESTATES
BEING LOCATED IN THE SW1/4 OF SECTION 14 &
THE SE1/4 OF SECTION 15, T. 55 N., R. 84 W., 6TH P.M.
SHERIDAN COUNTY, WYOMING
22 LOTS & 2 OUTLOTS

EASEMENTS CREATED

- BOBCAT DRIVE - A 60.0 FOOT WIDE PERMANENT, PRIVATE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS AND EGRESS, CONSTRUCTION, OPERATION, IRRIGATION FACILITIES AND MAINTENANCE OF UTILITIES, AND DRAINAGE. BOBCAT DRIVE IS AS SHOWN ON THIS PLAT.
- JEFFERIES DRAW, GILLETTE DITCH NO. 2 AND GERDEL DITCH - 20.0 FOOT WIDE EASEMENTS FOR THE PURPOSES OF MAINTENANCE OF DRAINAGE AND FOR THE INSTALLATION, REPAIR AND MAINTENANCE OF IRRIGATION FACILITIES AS SHOWN ON THIS PLAT. SEE EASEMENT DETAILS.
- A 30.0 FOOT WIDE STRIP OF LAND BEING 15.0 FEET ON EACH SIDE OF THE EAST BOUNDARY OF LOT 4 AS SHOWN ON THIS PLAT, FOR A PERMANENT ACCESS RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT.
- SAID PERMANENT RIGHT-OF-WAY AND EASEMENT IS FOR THE BENEFIT OF THE "ROBASON PARCEL" AS RECORDED IN WARRANTY DEED DOCUMENT #2020-765101 OF THE RECORDS OF THE SHERIDAN COUNTY, WYOMING CLERK & RECORDERS OFFICE. THE SIDELINES OF SAID RIGHT-OF-WAY AND EASEMENT ARE TO BE EXTENDED OR TRIMMED AS NEEDED TO TERMINATE AT THE SOUTHERLY BOUNDARY OF BOBCAT ESTATES SUBDIVISION.
- A 30.0 FOOT WIDE STRIP OF LAND FOR A PERMANENT ACCESS RIGHT-OF-WAY, PUBLIC UTILITY EASEMENT AND EASEMENT FOR IRRIGATION FACILITIES LOCATED WITHIN LOT 15, THE CENTERLINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING (POB) AT A POINT ON THE WEST BOUNDARY OF BOBCAT DRIVE WHICH BEARS SOUTH 61°31'54" EAST A DISTANCE OF 545.86 FEET FROM THE SOUTHEAST CORNER OF LOT 5; THENCE SOUTH 85°27'54" WEST A DISTANCE OF 73.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 126.54 FEET ALONG SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A DELTA ANGLE OF 33°42'00"; THENCE SOUTH 51°44'31" WEST A DISTANCE OF 160.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 123.63 FEET ALONG SAID CURVE HAVING A RADIUS OF 215.00 FEET AND A DELTA ANGLE OF 32°56'50"; THENCE SOUTH 84°41'19" WEST A DISTANCE OF 55.62 FEET TO A POINT ON THE WEST BOUNDARY OF THE BOBCAT ESTATES SUBDIVISION WHICH BEARS SOUTH 00°33'35" WEST A DISTANCE OF 461.50 FEET FROM SAID SOUTHEAST CORNER OF LOT 5, SAID POINT BEING THE **POINT OF ENDING (POE)** OF THIS EASEMENT.
- SAID PERMANENT RIGHT-OF-WAY IS FOR THE BENEFIT OF THE "ROBASON PARCEL" AS RECORDED IN WARRANTY DEED DOCUMENT #2020-765101 OF THE RECORDS OF THE SHERIDAN COUNTY, WYOMING CLERK & RECORDERS OFFICE. THE SIDELINES OF SAID EASEMENT ARE TO BE EXTENDED OR TRIMMED AS NEEDED TO TERMINATE AT THE WESTERLY BOUNDARY OF BOBCAT ESTATES SUBDIVISION.
- A 30.0 FOOT WIDE STRIP OF LAND BEING 15.0 FEET ON EACH SIDE OF THE EAST BOUNDARY OF LOT 2, THE EAST BOUNDARY OF LOT 3, AND THE SOUTH 97.97 FEET OF THE EAST BOUNDARY OF LOT 1 AS SHOWN ON THIS PLAT, TOGETHER WITH A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF THE EAST 15.0 FEET OF THE SOUTH 97.97 FEET OF SAID LOT 1; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 36.13 FEET ALONG SAID CURVE HAVING A RADIUS OF 23.00 FEET AND A DELTA ANGLE OF 90°00'00"; THENCE NORTH 00°00'00" WEST A DISTANCE OF 2.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 2.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 36.13 FEET ALONG SAID CURVE HAVING A RADIUS OF 23.00 FEET AND AN INTERIOR ANGLE OF 90°00'00" AS SHOWN ON THIS PLAT - SEE EASEMENT DETAILS #3.
- 20.0 FOOT WIDE STRIP OF LAND BEING 10.0 FEET ON EACH SIDE OF THE WESTERLY BOUNDARY OF LOT 12 AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM WATER DRAINAGE FACILITIES.
- A 15.0 FOOT WIDE STRIP OF LAND BEING THE SOUTH 15.0 FEET AND THE WEST 15.0 FEET OF LOT 16, AND THE WEST 15.0 FEET OF LOT 15 AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INSTALLATION, REPAIR, AND MAINTENANCE OF IRRIGATION FACILITIES.

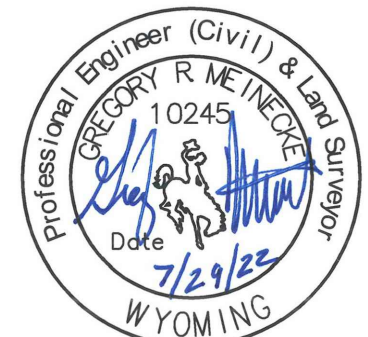


Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L39	95.27'	S87° 19' 27.24"E	L54	124.32'	S66° 33' 39.51"E	L69	27.65'	N73° 53' 23.32"E	L84	78.25'	N60° 20' 55.17"E
L40	335.96'	S71° 17' 58.31"E	L55	34.79'	S61° 48' 22.76"E	L70	46.38'	S81° 53' 12.64"E	L85	21.71'	S83° 03' 38.12"E
L41	103.91'	S66° 15' 28.30"E	L56	65.31'	S86° 45' 14.53"E	L71	23.20'	S61° 37' 35.94"E	L86	41.45'	S86° 47' 35.46"E
L42	127.45'	S85° 11' 00.78"E	L57	83.83'	S58° 45' 13.96"E	L72	27.33'	N75° 23' 32.16"E	L87	22.95'	S47° 51' 52.28"E
L43	36.06'	N85° 12' 19.89"E	L58	39.20'	S45° 53' 16.18"E	L73	36.94'	N78° 40' 50.30"E	L88	26.03'	S18° 16' 38.43"E
L44	59.55'	N50° 37' 28.80"E	L59	157.34'	S75° 07' 33.29"E	L74	14.72'	N86° 42' 16.69"E	L89	55.45'	S14° 55' 08.37"E
L45	38.42'	N24° 07' 12.49"E	L60	15.62'	S61° 44' 07.51"E	L75	22.58'	N62° 30' 07.10"E	L90	51.02'	S64° 22' 03.43"E
L46	32.61'	N08° 38' 39.90"E	L61	81.08'	N81° 06' 22.35"E	L76	30.50'	N83° 20' 57.95"E	L91	78.62'	N84° 26' 19.38"E
L47	116.03'	N03° 29' 46.64"E	L62	21.33'	N66° 33' 22.58"E	L77	32.48'	N66° 07' 01.29"E	L92	32.37'	S31° 07' 11.55"E
L48	101.35'	N00° 34' 40.03"E	L63	32.29'	N64° 53' 34.61"E	L78	28.86'	N83° 54' 43.67"E	L93	54.11'	S74° 17' 26.93"E
L49	232.74'	N15° 58' 00.52"W	L64	20.13'	N49° 42' 17.90"E	L79	19.59'	N55° 48' 24.98"E	L94	52.61'	N87° 37' 53.77"E
L50	238.44'	N14° 51' 56.06"W	L65	36.88'	N68° 57' 58.61"E	L80	17.68'	N55° 02' 30.10"E	L95	26.22'	S40° 15' 58.99"E
L51	42.32'	N02° 35' 54.81"W	L66	26.47'	N71° 50' 22.22"E	L81	52.93'	N76° 59' 11.91"E	L96	90.33'	S70° 21' 07.28"E
L52	147.74'	N18° 29' 50.79"W	L67	51.58'	N78° 01' 42.64"E	L82	12.55'	N63° 15' 33.60"E	L97	36.54'	N58° 32' 11.53"E
L53	74.77'	S87° 07' 03.16"E	L68	26.58'	N57° 04' 26.02"E	L83	32.38'	N57° 14' 25.54"E	L98	34.89'	S81° 27' 06.69"E

Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L99	35.19'	N34° 11' 59.91"E	L114	37.22'	N65° 01' 12.45"E	L129	40.02'	N35° 55' 03.36"E	L160	96.80'	N25° 30' 31.93"E
L100	40.68'	N15° 12' 35.21"W	L115	56.49'	N16° 47' 13.78"W	L130	23.71'	N09° 40' 35.29"W	L161	17.23'	N25° 42' 01.03"W
L101	39.25'	N56° 35' 40.42"W	L116	10.12'	N57° 45' 10.15"W	L131	20.64'	N39° 20' 28.91"W	L162	99.79'	N51° 03' 12.69"E
L102	13.94'	S26° 31' 35.18"W	L117	113.62'	N41° 42' 12.21"E	L132	43.99'	N13° 20' 45.52"E	L163	42.81'	S49° 48' 09.15"E
L103	38.12'	N74° 47' 13.92"E	L118	53.84'	S72° 10' 19.95"E	L133	125.57'	N29° 43' 47.38"W	L164	128.68'	S25° 57' 14.07"E
L104	38.77'	N41° 44' 49.45"E	L119	28.53'	N82° 43' 53.33"E	L134	39.59'	N38° 25' 15.27"E	L165	195.49'	S36° 28' 06.51"E
L105	39.38'	N62° 45' 49.95"E	L120	22.78'	S47° 03' 29.40"E	L135	98.19'	N50° 24' 06.55"E	L166	110.11'	S31° 53' 18.11"E
L106	26.14'	S83° 58' 34.30"E	L121	89.61'	S78° 11' 34.36"E	L136	13.13'	N80° 19' 20.78"E			
L107	93.19'	N69° 24' 57.20"E	L122	82.80'	N74° 20' 14.51"E	L137	158.30'	N27° 26' 48.44"E			
L108	37.87'	N50° 58' 32.86"E	L123	54.89'	S60° 55' 54.51"E	L138	122.88'	N11° 49' 39.33"W			
L109	76.79'	S77° 07' 04.48"E	L124	32.99'	S24° 39' 32.23"E	L139	50.63'	N20° 11' 55.73"W			
L110	27.86'	N57° 29' 58.68"E	L125	85.33'	S65° 42' 06.51"E	L140	22.08'	N86° 34' 29.52"W			
L111	18.18'	S80° 52' 48.78"E	L126	41.40'	S16° 24' 46.12"E	L141	16.11'	N00° 17' 17.01"E			
L112	30.22'	S48° 54' 14.91"E	L127	14.75'	S43° 43' 59.95"E	L142	40.04'	N30° 25' 52.42"E			
L113	33.42'	S30° 32' 37.93"E	L128	361.34'	N89° 31' 31.48"E	L143	35.56'	N37° 47' 09.94"W			

LEGEND:

- REBAR & CAP PELS 10245
- FOUND 3-1/2" BRASS CAP
- FOUND REBAR & CAP
- FOUND REBAR
- CALCULATED LOT CORNER (NOTHING SET)
- ROAD AND CURVE LENGTH SEGMENTS
- EXISTING PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY OR EASEMENT
- EXISTING EASEMENTS
- EXISTING DITCH



REGISTRATION NO. 10245 PE & LS

wood.

2615 Aviation Dr.
Sheridan, WY 82801
(307) 675-6400 www.woodplc.com

SHEET 2 OF 2

APPLICANT: IMPACT PROPERTIES, LLC
OWNER: BOBCAT ESTATES, LLC
DATE: 05/17/2021

DRAWN BY: KME
CHECKED BY: GRM

PRE-ANNEXATION AGREEMENT

THIS PRE-ANNEXATION AGREEMENT, made this _____ day of September, 2022, by BH Bobcat, LLC, a Wyoming limited liability company, or their 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, described as follows: See Exhibit A, attached hereto, and this tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND; and

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

WHEREAS, the parties recognize that the LAND is unique as it is surrounded by County Residential-zoned and Agricultural-zoned lands used for agriculture and standard policy goals and requirements of the City regarding pre-annexation agreements are not in the best interest of the CITY or LANDOWNER; and

WHEREAS, the LAND will receive no CITY services at the time of this Agreement nor are any municipal services anticipated to be available to the LAND at any time in the foreseeable future; 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 annexation proceedings.

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

1. The parties acknowledge that the LAND is currently not contiguous to the City limits of the CITY but 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 contiguous 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, at the direction of the CITY, 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 shall be recorded against the LAND a covenant running with the property known as the LAND, enforceable by the CITY.

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 permit 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. The term "LANDOWNER" shall refer to BH Bobcat, 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 BH Bobcat, LLC.

6. 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.

7. 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.

8. 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 remain lawful.

DATED this _____ day of September, 2022.

CITY OF SHERIDAN:

LANDOWNER:

Richard Bridger, Mayor

BH Bobcat, LLC

ATTEST:

Cecilia Good, City Clerk

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On May _____, 2022, personally appeared before me.

Notary Public
My Commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

On September, _____, 2022, personally appeared before me Richard Bridger, Septemberor of the City of Sheridan, Wyoming.

Notary Public
My Commission Expires:

**CITY OF SHERIDAN
RESOLUTION 44-22**

A RESOLUTION certifying PL-22-26, is in accordance with the Sheridan Joint Planning Area Land Use Plan Appendix adopted in 2017, and the Memorandum of Understanding between Sheridan County and the City of Sheridan regarding extra-territorial jurisdiction within one mile of the contiguous corporate limits dated December 04, 2007.

WHEREAS, Sheridan County has jurisdiction and final approval of the proposed Bobcat Estates Subdivision; and

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

WHEREAS, all applicable requirements for a final plat, have been met and all documents meet the applicable requirements in Appendix B (Subdivision Regulations); and

WHEREAS, the Bobcat Estates Subdivision 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:

This RESOLUTION finds the review of the final plat of Bobcat Estates Subdivision, a joint City-County subdivision, subdividing 125.82 acres into 22 lots and 2 outlots, located at 5249 Big Horn Avenue to be complete.

In approving Bobcat Estates Subdivision, 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, CERTIFIED, AND ADOPTED this 19th day of September 2022.

Richard Bridger, Mayor

Attest:

Cecilia Good, City Clerk

State of Wyoming)
)SS
County of Sheridan)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2022 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: Discussion of PL-22-30, Ordinance 2254, Cottonwood Rezone - Community Development Director
Name: Wade Sanner
From: Wade Sanner, Community Development Director
To: Mayor and Council
CC:
Date: 09/19/2022

Recommendation:

Discussion of PL-22-30, Ordinance 2254, Cottonwood Rezone. The applicant, SSR Construction, Inc., is requesting to rezone 2.34 acres from R-3 Residence District to R-4 Residence District. Located from 372 to 598 Frank Street (PIN 56842640003800, 56842640003700, 56842640006000, 56842640003600, 56842640003500, 56842640003400, 56842640003300, 56842640003200, 56842640003100, 56842640003000, 56842640002900, 56842640002800, 56842640002700, 56842640002600, and 56842640002500).

Background:

The applicant, SSR Construction, Inc., is requesting to rezone 2.34 acres from R-3 Residence District to R-4 Residence District, located from 372 to 598 Frank Street (PIN 56842640003800, 56842640003700, 56842640006000, 56842640003600, 56842640003500, 56842640003400, 56842640003300, 56842640003200, 56842640003100, 56842640003000, 56842640002900, 56842640002800, 56842640002700, 56842640002600, and 56842640002500).

The properties to the east are mobile homes zoned R-4. The properties to the north are single-family homes under County jurisdiction, and zoned Urban Residential. Properties to the west are multi-family homes zoned R-3. Properties to the south are multi-family homes zoned M-1. The applicant is proposing the rezone in order to continue the zoning to the east. The subject properties are currently vacant.

As part of the request to rezone this property, staff sent notices to the 40 property owners within 300 feet, placed a legal notice in the newspaper, and posted a sign on the property. At the time of writing this staff report, no objections or inquiries were received by staff.

Discussion:

Neither the State Statute nor the City Code contains required findings that must be made in changing a property's zoning designation. The State statute does provide some requirements for zoning regulations in general, which the Planning Commission and City Council 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, sewage, 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.*

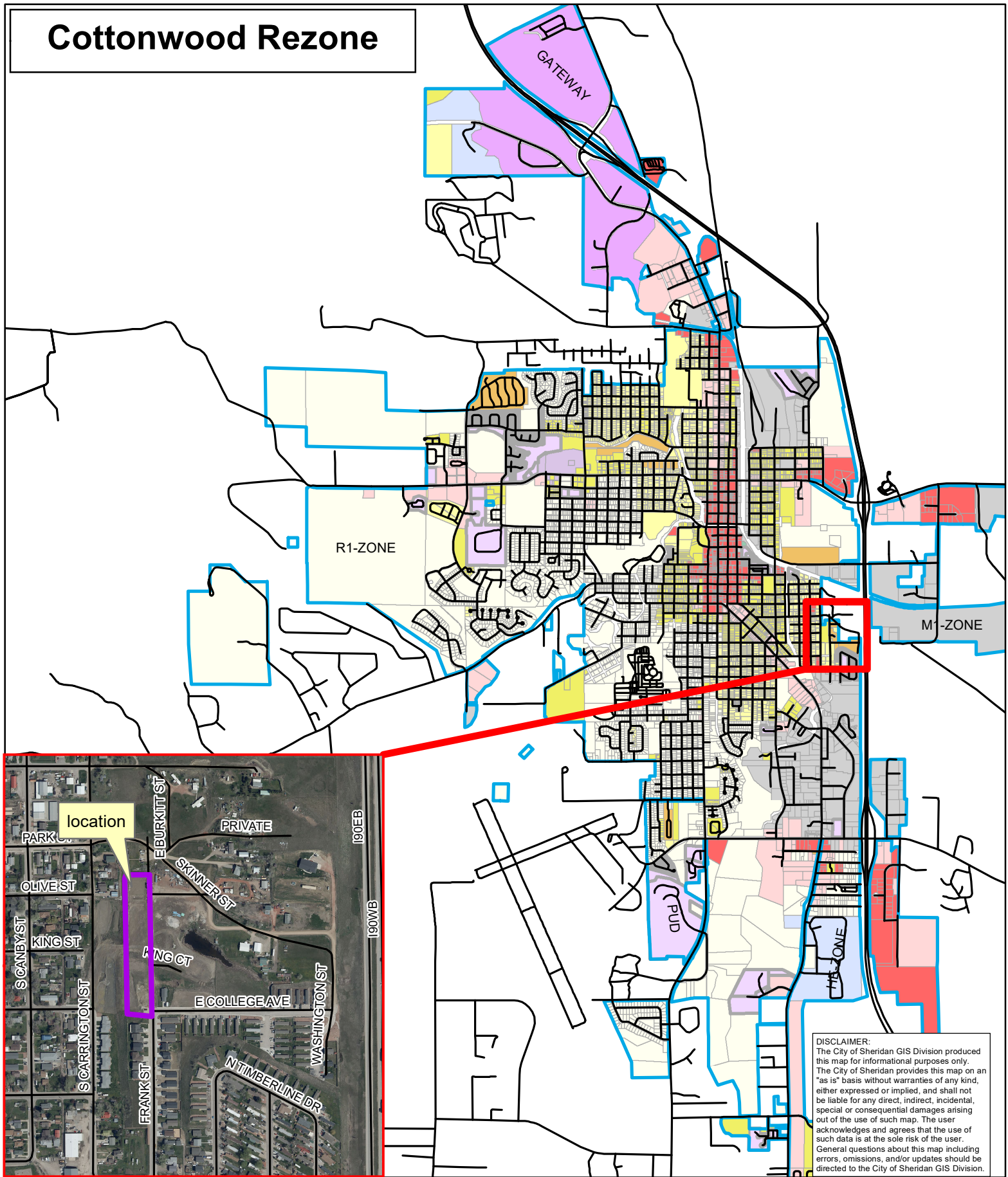
The Preamble of the City's Zoning Ordinance (Appendix A) states that the purpose of the zoning ordinance is to, *"promoting the health, safety, morals and general welfare of the inhabitants of the City of Sheridan by lessening congestion in the streets; securing safety from fire, panic and other dangers 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."*

The future land use map designates this area for commercial use, so the proposed rezone is in accordance with the future land use map.

Attachments

Aerial
Rezone Exhibit
Rezone Exhibit
Ordinance

Cottonwood Rezone



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

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



0 0.25 0.5 1 Miles

GRAPHIC SCALE **1"=50'**

0 50 100 150

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).



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 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

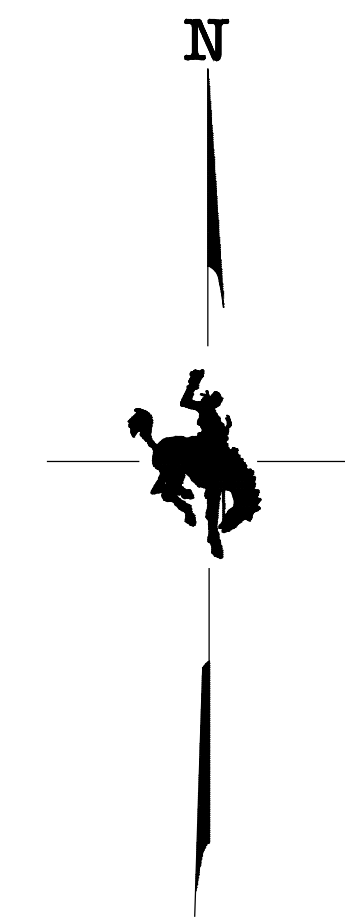
CIVIL ENGINEER and LAND SURVEYOR

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ____ M., this _____ day of _____, 2022, and is duly recorded in Book _____, Page No. _____.
Receiving Number _____.

COUNTY CLERK

SCALE : 1" = 300'



MAP
to accompany

being
LOTS 25 through 38
and
TRACT B
of
COTTONWOOD SUBDIVISION
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

SSR CONSTRUCTION, INC
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

GRAPHIC SCALE **1"=50'**

0 50 100 150

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).



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 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

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock ____ M., this _____ day of _____, 2022, and is duly recorded in Book _____, Page No. _____.
Receiving Number _____.

COUNTY CLERK

SCALE : 1" = 300'



MAP
to accompany

being
LOTS 25 through 38
and
TRACT B

COTTONWOOD SUBDIVISION
in the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for
SSR CONSTRUCTION, INC
12 BIG HORN MEADOWS
SHERIDAN, WYOMING 82801

ORDINANCE NO 2254

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, from an R-3 Residence District to a R-4 Residence District; for the properties located at 372 to 598 Frank Street.

WHEREAS, the owner of the following described land has petitioned the City Council to rezone the same from an R-3 Residence District to a R-4 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-3 Residence District to the R-4 Residence District, to wit:

Lots 25 through 38 and Tract B of the Cottonwood Subdivision in the City of
Sheridan, Sheridan County, 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 _____, 2022

ATTEST:

Richard Bridger, Mayor

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

Subscribed and sworn to (or affirmed) before me this _____ day of
_____, 2022 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

Public Works

MEMORANDUM

Project Name: Discussion of Bid Award to Hardrives Construction, Inc. for the 2022 Crack Seal Project in the Amount of \$49,980 - Director of Public Works Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 08/18/2022

Recommendation:

The City of Sheridan received sealed bids for the 2022 Crack Seal Project and the bid opening took place on September 7, 2022. Staff recommends that the Mayor and City Council award the 2022 Crack Seal Project to Hardrives Construction, Inc., the lowest qualified bid, in the amount of \$49,980.00.

Staff requests that for the 2022 Crack Seal Project, the Mayor and City Council authorize the Director of Public Works, Hanns Mercer, to act on behalf of the Council and Mayor on all matters related to this project.

Background:

The 2022 Crack Seal Project includes crack sealing 53,000 linear feet of cracks. The proposed areas are:

- Sheridan Ave. from E. Brundage Ln. to E. 5th St.
- Long Dr. from E. 5th St. to Hill Pond Dr.
- Crook St. and N. Custer St. from B St. to E. 4th St

This project was advertised on August 23, 31 and September 2 and bids were due on September 7. A pre-bid conference was held on August 31.

Bids Received:

Hardrives Construction, Inc.	\$49,980.00
Pavement Maintenance, Inc.	\$54,998.00

Funding:

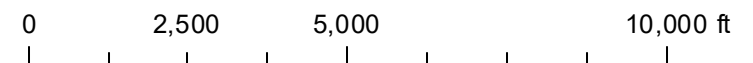
This project is funded out of the Pavement Preservation Project funds.

Attachments

Map 1
Map 2
Map 3



2022 CRACK SEAL PROJECT SHERIDAN AVE

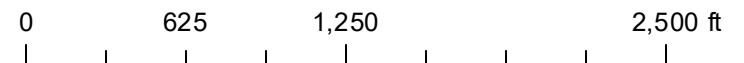




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



2022 CRACK SEAL PROJECT LONG DRIVE

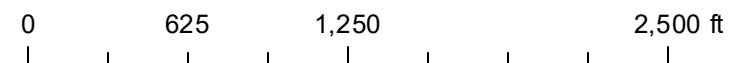




Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



2022 CRACK SEAL PROJECT CUSTER-CROOK GRID





CITY OF SHERIDAN, WYOMING

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

Police

MEMORANDUM

Project: Discussion of the Award of Seven 2022 Dodge Durango Police Pursuit Vehicles - Chief of Police
Name: Travis Koltiska
From: Travis Koltiska, Police Chief
To: Mayor and Council
CC:
Date:

Recommendation:

Staff recommends the Mayor and City Council award a bid for the purchase of seven (7) Dodge Durango Police Pursuit Vehicles to Falls Dodge DBA Joe Cecconi's Chrysler Complex in the amount of \$272,965.00.

Background:

In the FY22 approved budget, the police department sent out a Request for Proposal (RFP) for three (3) police patrol vehicles to maintain the department's fleet. An award was granted to Ruwart Motors of Wheatland on October 6, 2021. In early August of 2022, Chief Koltiska was advised by Ruwart Motors that they would not be able to fulfill the order of the Dodge Durango patrol vehicles.

On August 17, 2022, another RFP was created for seven (7) Dodge Durango patrol vehicles, which was advertised on August 22, 2022 and August 29, 2022, with a due date of September 6, 2022. The order was created to fulfill the ordered but unfilled FY22 vehicles, as the approved FY23 funds for three (3) Dodge Durango patrol vehicles. Sheridan Fire Rescue Chief Harnish requested that an additional Dodge Durango be added to the RFP to attempt to fulfill his needs for a response vehicle, which brought the total to seven (7) Dodge Durangos.

On September 6, 2022, at approximately 3:30 p.m., two (2) received and sealed bids were opened in Council Chambers at City Hall. One (1) bid was from a local vendor, Sheridan Motors Inc., and the other was from Falls Dodge DBA Joe Cecconi's Chrysler Complex in Niagra Falls, NY.

The bid from Sheridan Motors listed a per vehicle price of \$43,840.00, for a total bid of \$306,880.00. The bid from Falls Dodge DBA Joe Cecconi's Chrysler Complex listed a per vehicle price of \$38,995.00 for a total of \$272,965.00.

Both bids indicated they could meet all requirements set forth in the RFP; however, one (1) requirement was that the vehicles had to be available for immediate delivery upon confirmation of the bid award. Falls Dodge DBA Joe Cecconi's Chrysler Complex indicated they have the vehicle currently in their inventory. Sheridan Motor's Inc, indicated on the RFP they could meet the delivery timeline but on the price sheet noted, "Delivery time is approx. 8 to 10 months no guarantee with today's market".

The need for new police vehicles is immediate and the combination of bid pricing, and immediate delivery availability resulted in the staff recommendation that Falls Dodge DBA Joe Cecconi's Chrysler Complex be awarded the bid.

Funding:

The Police Department is requesting the purchase of six (6) of the Dodge Durangos for a total of \$233,970.00. The department will utilize the unexpended FY22 funds from Capital Outlay, Machinery and Equipment, budget #11.6550.2400.0000 in the amount of \$200,673.23, with the balance of \$33,296.77 from the FY23 Capital Outlay, Machinery and Equipment, #11.6550.2400.000.

Sheridan Fire Rescue will utilize FY23 funds from their Capital Outlay, Machinery and Equipment, budget #11.6550.2500.0000 for the remaining \$38,995.00.

Attachments

Memorandum



CITY OF SHERIDAN, WYOMING

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

Police

MEMORANDUM

Project Name: Recommendation of bid award for seven (7) Dodge Durango PPVs

From: Travis Koltiska, Chief of Police

To: Mayor and City Council

Cc: Stu McRae, City Administrator

Date: September 9, 2022

Recommendation: Staff recommends the Mayor and City Council award a bid for the purchase of seven (7) Dodge Durango Police Pursuit Vehicles to Falls Dodge DBA Joe Cecconi's Chrysler Complex in the amount of \$272,965.00.

Background: In the FY22 approved budget, the police department sent out a Request for Proposal (RFP) for three (3) police patrol vehicles to maintain the department's fleet. An award was granted to Ruwart Motors of Wheatland on October 6, 2021. In early August of 2022, Chief Koltiska was advised by Ruwart Motors that they would not be able to fulfill the order of the Dodge Durango patrol vehicles.

On August 17, 2022, another RFP was created for seven (7) Dodge Durango patrol vehicles, which was advertised on August 22, 2022 and August 29, 2022, with a due date of September 6, 2022. The order was created to fulfill the ordered but unfilled FY22 vehicles, as the approved FY23 funds for three (3) Dodge Durango patrol vehicles. Sheridan Fire Rescue Chief Harnish requested that an additional Dodge Durango be added to the RFP to attempt to fulfill his needs for a response vehicle, which brought the total to seven (7) Dodge Durangos.

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Sheridan Fire Rescue will utilize FY23 funds from their Capital Outlay, Machinery and Equipment, budget #11.6550.2500.0000 for the remaining \$38,995.00.

END OF MEMO



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: Discussion of Out-of-Cycle GPET Request from Second Chance Sheridan Cat Rescue - Executive Director Misty Rios
From: Cecilia Good, City Clerk
To: Mayor and Council
CC: City Administrator Stuart McRae
Date: 09/12/2022

Background:

Sheridan Second Chance Cat Rescue has submitted an Emergency GPET Request. The Organization will make a presentation regarding their justification for this request.

Discussion:

See attached application.



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: Discussion of Transfer of Retail Liquor License for Freshly Minted, LLC dba The Mint bar -
Assistant City Clerk Candace Ainslie
From: Candace Ainslie, Assistant Clerk
To: Mayor and Council
CC:
Date:

Recommendation:

Staff recommends that Council approve this transfer

Discussion:

See the attached Liquor License Transfer Application.

Attachments

Application

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY

Customer #:

Trf from:

Reviewer:

Initials

Date

Agent:

Chief:

To be completed by City/County Clerk

License

Fees

Annual Fee:

\$

00

Prorated Fee:

\$

Transfer Fee:

\$

100.00

Publishing Fee:

\$

90.00

Local License #: 08

Date filed with clerk:

8/23/22

Advertising Dates: (2 Weeks)

8/31/22 & 9/7/22

Hearing Date:

9/19/22

Publishing Fee Direct Billed to Applicant: ☐

License Term:

9 / 30 / 22

Month

Day

Year

Through

12 / 31 / 22

Month

Day

Year

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**

Applicant: Freshly Minted, LLCTrade/Business Name (dba): The Mint Bar

Building to be licensed/Building Address:

151 N. Main St.

Number & Street

Sheridan

City

WY

State

82801

Zip

Sheridan

County

Local Mailing Address:

1128 Cross Creek Court

Number & Street or P.O. Box

Sheridan

City

WY

State

82801

Zip

Local Business Telephone Number: (307) 674-9696

Fax Number: ()

Business E-Mail Address: allsquares@gmail.com**FILING FOR**☐ NEW LICENSE☐ TRANSFER OF LOCATION**FILING IN (CHOOSE ONLY ONE)**☒ CITY OF: Sheridan☐ COUNTY OF: _____☒ TRANSFER OWNERSHIP☐ ASSIGNMENT LETTER ATTACHEDFORMERLY HELD BY: Double Buckle, Inc.**FILING AS (CHOOSE ONLY ONE)**☐ INDIVIDUAL☐ PARTNERSHIP☐ LP/LLP☒ LLC☐ CORPORATION☐ LTD PARTNERSHIP☐ ORGANIZATION☐ OTHER _____**TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)****RETAIL LIQUOR LICENSE**☒ ON-PREMISE ONLY (BAR)☐ OFF-PREMISE ONLY (PACKAGE STORE)☒ COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)
☐ RESTAURANT LIQUOR LICENSE
☐ RESORT LIQUOR LICENSE
☐ BAR AND GRILL
LIMITED RETAIL (CLUB)
☐ VETERANS CLUB
☐ FRATERNAL CLUB
☐ GOLF CLUB
☐ SOCIAL CLUB

☐ MICROBREWERY
☐ WINERY
☐ DISTILLERY SATELLITE
☐ WINERY SATELLITE
☐ COUNTY RETAIL/SPECIAL MALT BEVERAGE PERMIT
SPECIAL DESIGNATIONS☐ CONVENTION FACILITY☐ CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM☐ GOLF CLUB☐ GUEST RANCH☐ RESORTTo Assist the Liquor Division with scheduling inspections: **OPERATIONAL STATUS**☒ FULL TIME (e.g. Jan through Dec)

(specify months of operation)

from Jan to Dec☐ SEASONAL/PART-TIME

DAYS OF WEEK (e.g. Mon through Sat)

from 12 pm to 2 am☐ NON-OPERATIONAL/PARKED

HOURS OF OPERATION (e.g. 10a - 2a)

from Mon to Satclosed Sun & Tues

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 4**1. BUILDING OWNERSHIP:** Does the applicant? W.S. 12-4-103(a)(iii)(a) **OWN** the licensed building?☒ YES (own)(b) **LEASE** the licensed building? (Lease must be through the term of the liquor license)☐ YES (lease)

If Yes, please submit a copy of the lease and indicate:

(i) When the lease expires, located on page _____ paragraph _____ of lease.

(ii) Where the **Sales** provision for alcoholic or malt beverages is located, on page _____ paragraph _____ of lease.(MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601(b)

☐ YES ☒ NO

3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403

(a) Hold any interest in the license applied for?

☐ YES ☒ NO

(b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business?

☐ YES ☒ NO

(c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs?

☐ YES ☒ NO(d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:4. Does the **applicant** have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103(b)☐ YES ☒ NO

If "YES", explain: _____

5. BAR AND GRILL LICENSE OR RESTAURANT LICENSE:

Have you submitted a valid food service permit or application? W.S. 12-4-413(a)

☐ YES ☐ NO**6. RESORT LICENSE:**

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars (\$1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i)

☐ YES ☐ NO

(b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii)

☐ YES ☐ NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii)

☐ YES ☐ NO

(d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars (\$10,000,000.00)? W.S. 12-4-401(b)(iv)

☐ YES ☐ NO

(e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)

1. If Yes, have you submitted a copy of the food and beverage contract/lease?

☐ YES ☐ NO**7. MICROBREWERY LICENSE:**

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii)

☐ YES ☐ NO(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT☐ BAR AND GRILL☐ WINERY

(b) Do you self distribute your products? W.S. 12-2-201(a)

☐ YES ☐ NO

(Requires wholesale malt beverage license with the Liquor Division)

8. WINERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii)

☐ YES ☐ NO(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT☐ BAR AND GRILL☐ MICROBREWERY

9. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

- (a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO
- (b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

10. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

- (a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO
- (b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

11. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D)/W.S. 12-4-301(e):

- (a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO
- (b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO
- (c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO
1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

12. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E)/W.S. 12-4-301(b):

- (a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO
- (b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO
- (c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO
- (d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO
- (e) Has the club received twenty-five dollars (\$25.00) from each bona fide member as Recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO
- (f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO
- (g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO
- (h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

13. If applicant is filing as an Individual, Partnership or Club: W.S. 12-4-102(a)(ii) & (iii)

Each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip DO NOT LIST PO BOXES	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application.)

14. If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership or Limited Partnership: W.S. 12-4-102(a)(iv) & (v)

Each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, and every officer, and every director must complete the box below.

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip DO NOT LIST PO BOXES	Residence Phone Number	No. of Years in Corp or LLC	% of Corpora te Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
Ryan Wagner & Stephanie Wagner	1/5/77 3/5/81	1128 Cross Creek Ct. Sheridan, WY 82801	307-763-0001	21	60%	YES ☐ NO ☒	YES ☐ NO ☒
Gregory P. Regan	8/25/76	22 Rolling Hills Lane Harrison, NY 10528	917-991-2886	11	10%	YES ☐ NO ☒	YES ☐ NO ☒
Brett R. Nansel	6/10/77	110 Newman Lane Bozeman, MT 59718	406-595-9532	11	10%	YES ☐ NO ☒	YES ☐ NO ☒
Jason C. Whitley	6/21/77	5110 E. 17th St. Casper, WY 82609	307-262-4521	11	10%	YES ☐ NO ☒	YES ☐ NO ☒
Matthew Ebzery & Denise Ebzery	3/21/82 12/21/83	2351 W. 11th St. Sheridan, WY 82801	307-752-6209	11	10%	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application)

REQUIRED ATTACHMENTS:

- ☒ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102(a)(vi).
- ☐ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a)(iii)/W.S. 12-4-403(b)/W.S. 12-4-301(e).
- ☒ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601(b).

OATH OR VERIFICATION

(Requires signatures by ALL Individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors except that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or TWO (2) Club Officers.) W.S. 12-4-102(b)

Under penalty of perjury, and the possible revocation or cancellation of the license,
I swear the above stated facts, are true and accurate.

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS.

Signed and sworn to before me on this 23rd day of August, 2022 that the facts alleged in the foregoing instrument are true by the following:

- 1) 
(Signature)

Ryan Wagner
(Printed Name)

Manager/President
Title
- 2) _____
(Signature)

(Printed Name)

Title
- 3) _____
(Signature)

(Printed Name)

Title
- 4) _____
(Signature)

(Printed Name)

Title
- 5) _____
(Signature)

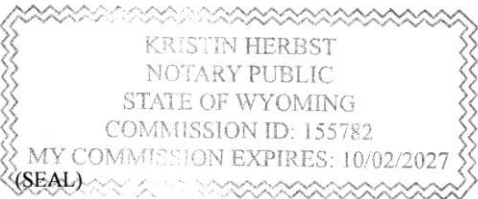
(Printed Name)

Title
- 6) _____
(Signature)

(Printed Name)

Title

Witness my hand and official seal:




Signature of Notary Public

My commission expires: 10/02/2027



CITY OF SHERIDAN, WYOMING

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

LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	<i>Freshly Minted, LLC</i>
Common Name (doing business as):	<i>The Mint Bar</i>
Street Address:	<i>151 N. Main St, Sheridan, WY 82801</i>
Phone #:	<i>307. 674. 9696</i>

Type of License (circle):

Retail ☒	Limited (Club) ☐	Restaurant ☐	Bar & Grill ☐	Microbrewery ☐	Satellite ☐
--	---	-------------------------------------	--------------------------------------	---------------------------------------	------------------------------------

Hours of Operation

Our planned hours of operation are:

M - F 12 pm - 2 am Saturday 10 am - 2 am

Last call will be 30 minutes before closing and last service will be 15 minutes before closing.

The premises will be operated as:

A bar

Nature of Business:

Bar

Package Liquor

Restaurant

Regular Events:

Happy Hour

Live Entertainment

Special Events:

Competitions of
Strength

Other Special Events

Rodeo Week

Other:

(All outside events require and Malt Beverage or Catering Permit)



CITY OF SHERIDAN, WYOMING

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

Security/ Crowd Control/ Capacity Limits

The Official Capacity limit for our business is:

220

In order to comply with our capacity limits we shall:

Have staff at the entrances counting the number
of people entering & exiting the premises.

We shall maintain peace and order in and around our business by:

Monitoring the premises with our security camera system.
Monitoring how much alcohol is served to each customer.

Rules of the establishment shall be enforced by:

Bar Manager & Owner

Alcohol Management

To comply with laws regarding alcoholic and malt beverages, including the use of eighteen (18) to twenty (20) year old servers in restaurants if applicable, our establishment will:

Make sure all bartenders are TIPS trained.
We will not have food.

Ry Ugn

Signature of License Holder

8-21-22

Date

Ryan Wagner

Printed Name



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:

IF TIME ALLOWS:

From:

To:

Mayor and Council

CC:

Date:
