

**Sheridan City Planning Commission
Meeting Agenda
October 24, 2022
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes for the September 12 and 26, 2022 meetings.

Motion by:

Second:

Vote:

Old Business

New Business

4. Consideration of PL-22-33; Resolution 56-22. The applicant, John E Rice & Sons Inc, is requesting a master plan revision of the Wrench Ranch Properties, Master Plan Phase 1, zoned Gateway District. Located at 910, 1010, 1015, 1080, 1085 Remington Rd and 2810 Real Bird Way. PINs 56841532100425, 56841532100925, 56841532100525, 56841532100825, 56841532100725, 56841532100625, 56841532101025.

Motion by:

Second:

Vote:

5. Consideration of Ordinance 2255, Revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards.

Motion by:

Second:

Vote:

6. Comments from commissioners and staff.

7. Adjourn



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Review, correction, and approval of minutes for the September 12 and 26, 2022 meetings.

Motion by:

Second:

Vote:

Attachments

09/26/2022 minutes

09/12/2022 minutes

DRAFT

**CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING**

COUNCIL CHAMBERS

7:00 P.M.

September 26, 2022

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

Present: Ryan Franklin, Mike Giorgis, Daniel Kerbs, James Schrodt and Tod Windsor.

Absent: Evelyn Gernaat and Jon Oman.

Item #2: Approval of Agenda as Presented

Mike Giorgis moved the Agenda be approved as presented. Ryan Franklin seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the September 12, 2022 meeting.

Commissioners hadn't read the minutes so this Item will be postponed until the next meeting.

Old Business

None.

New Business

Item #4: Consideration of PL-22-29, Resolution 45-22, The Headquarters. The applicant, John E. Rice, Inc. is requesting to subdivide 48.56 acres into 2 tracts, zoned Gateway District. Located at 3200 North Main Street. PIN 56841520000102.

The applicant, John E. Rice & Sons, Inc., is requesting to subdivide 48.56 acres of unplatted land into two tracts on the property located at 3200 North Main Street (PIN 56841520000102).

The property is located at the southwest corner of Real Bird Way and North Main Street. It is zoned Gateway District and is part of the Wrench Ranch Master Plan. It is unplatted land and is vacant. Access is accessed via Russel Drive to the south, Real Bird Way to the east and north Main Street to the north.

The applicant is proposing the following easements:

Tract 1: The applicant is proposing a 15-foot building setback and general utility easement to run along the perimeter of the property.

Tract 2: The applicant is proposing a 15-foot building setback and general utility easement along the perimeter of the property.

Staff sent notices to the 8 property owners within 300 feet, placed a legal notice in the newspaper and posted a sign on the property. They have received no comments or inquiries regarding this application.

The applicant was represented by Bill Pugh who said Mr. Sanner covered the request and he didn't have further comments.

Mr. Windsor opened up Public Comments.

No comments so Public Comments were closed.

Dan Kerbs moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-29, Resolution 45-22, The Headquarters, a request by the applicant, John E. Rice & Sons, Inc., to subdivide 48.56 acres into 2 tracts, zoned Gateway District, located at 3200 North Main Street, (PIN 56841520000102). James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

Item #5: Consideration of PL-22-31, Resolution 46-22, Bender Subdivision. The applicant, Hartland Enterprises, LLC and Scott Gerber and Ayme Ahrens, are requesting to subdivide 1.71 acres of unplatted land into 7 lots and 3 outlots, zoned R-3 residence District. Located at 1700 Bender Lane. PIN 56843530001933.

The property is located west of Sheridan Avenue, just south of Little Goose Creek. It was recently rezoned from M-1 to R-3. The surrounding properties are large lot single-family homes zoned M-1. The property has not been platted. The applicant is proposing a 10 lot subdivision with an average lot size of 6,863 square feet.

The applicant is proposing to access the property on Bender Lane, via Sheridan Avenue. Bender Lane runs in a north/south direction. It is proposed to terminate to the north approximately 87 feet from Little Goose Creek. Approximately 200 feet north of the bend in Turner Lane and Bender Lane, a private road is proposed to intersect and provide access to the site and the property to the west. A second private road intersects to provide north/south access through the site. Portions of Bender Lane's ownership, adjacent to the northeast corner of the property, were called into question by the surrounding property owners. This was rectified by a quiet title action, filed by the applicant.

The property is accessed via Bender Lane via Sheridan Avenue and turner Lane. The applicant is proposing a 30-foot T-shaped right-of-way that accesses the southern and

central portion of the property. The southern private road will provide access to the property to the west. The applicant is proposing to dedicate the northern portion of Bender Lane, a 40-foot wide public right-of-way dedicated per the proposed plat. In addition to the paved road network, the applicant is also constructing the curb, gutter and sidewalk along Bender Lane.

Utilities are located in the Turner Lane right-of-way to the south, and in the Sheridan Avenue right-of-way to the east. The applicant is proposing to extend utilities up Bender Lane to service the properties from the east. Water and sewer are proposed to be extended into the Outlot A right-of-way.

Ryan Franklin asked if this is the same as we saw before.

Mr. Sanner said almost, as there have been some changes. He said Bender Lane is being dedicated as a public right-of-way. Access has been established and utilities go up to Bender Lane.

Mr. Sanner said they are proposing multi-family homes which are allowed in R-3 zoning. He said no inquiries have been received. The applicants have been talking to neighbors so everything seems to be resolved.

Sarah Rohrer with WWC said she thought the City is happy and they have been working with the neighbors.

James Schrodt asked about the gravel drive.

Ms. Rohrer said the private drive goes to Bender Land so the easement has been moved to the south and isn't affected at all.

Scott Gerber said they will put in a fence. He said they have a permit for sewer and water. They have just been waiting for the completion of the quiet title.

Tod Windsor said it is nicely done and has good parking.

Mr. Windsor called for Public Comments.

None so he closed Public Comments.

Ryan Franklin moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-31, Resolution 46-22, Bender Subdivision, requesting to subdivide 1.71 acres of unplatted land into 7 lots and 3 outlots, zoned R-3 Residence District, located at 1700 Bender Lane (PIN 56843530001933). Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Item #6: Consideration of PL-22-32, Resolution 51-22, Sheridan Motors Subdivision. The applicant, Gone Fishing LLC is requesting to subdivide 11.16 acres into 2 lots, zoned Gateway District. Located at 3270 Wrench Drive. PIN 56841530000100.

The property is located at the northeast corner of Wrench Drive and North Main Street Intersection, and accessed via Wrench Drive. It is zoned Gateway District and is part of the Wrench Ranch Master Plan. The property is listed as Lot 1 of the Marketplace Subdivision. The property is the location of the Sheridan Motors car dealership. The applicant is proposing the subdivision in order to create a separate lot for the General Motors Building.

Bill Pugh represented the applicants.

Ryan Franklin moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-32, Resolution 51-22, Sheridan Motors subdivision, a request by the applicant, Gone Fishing LLC to subdivide 11.16 acres into 2 lots, zoned Gateway District, located at 3270 Wrench Drive, (PIN 56841530000100). James Schrodt seconded the motion. Unanimous voice vote in favor of the motion.

Item #7: Comments from commissioners and staff.

Mr. Sanner said the October 10, 2022 meeting is cancelled so the next meeting will be October 24, 2022.

Item #8: Adjourn

Tod Windsor moved the meeting adjourn.

Meeting adjourned at 7:24 P.M.

Date approved by Planning Commission: _____

Recorded by: _____

DRAFT

**CITY OF SHERIDAN PLANNING COMMISSION
MINUTES OF MEETING**

COUNCIL CHAMBERS

7:00 P.M.

September 12, 2022

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

Present: Evelyn Gernaat, Daniel Kerbs, Jon Oman, James Schrodts and Tod Windsor.

Absent: Ryan Franklin and Mike Giorgis.

Item #2: Approval of Agenda as Presented

James Schrodts moved the Agenda be approved as presented. Jon Oman seconded the motion. Unanimous voice vote in favor of the motion.

Item #3: Review, correction, and approval of Minutes of the August 22, 2022 meeting.

Jon Oman moved the minutes of August 22, 2022 be approved as presented. Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Old Business

None.

New Business

Item #4: Consideration 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.

Mr. Sanner said 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, Bret Sayer, of SSR Construction, Inc. is proposing the rezone in order to continue the zoning to the east. The subject properties are currently vacant. R-3 does not allow mobile homes so the applicant wants to change zoning to R-4 so he can put on mobile homes.

Evelyn Gernaat asked if the houses across the street are mobile homes.

Mr. Sayer said they are.

Ms. Gernaat said they look really nice and thanked him for doing this.

Dan Kerbs said he hoped he does many more.

Mr. Windsor opened up Public Comments.

No comments so Public Comments were closed.

Evelyn Gernaat moved the Planning Commission send a positive recommendation to the City Council regarding PL-22-30, Ordinance 2254, the Cottonwood Rezone, to rezone 2.34 acres from R-3 Residence District to R-4 Residence District, located from 372 to 598 Frank Street. Dan Kerbs seconded the motion. Unanimous voice vote in favor of the motion.

Item #5: Comments from commissioners and staff.

Mr. Sanner said they are working on a revision for open space for Hidden Bridge. He said they will have a presentation pretty soon.

Mr. Windsor asked if there are any projects for the next meeting.

Mr. Sanner said the next meeting will be September 26.

Ms. Gernaat said she will be gone for the next meeting.

Item #6: Adjourn

Jon Oman moved to adjourn. James Schrodt seconded the motion.

Meeting adjourned at 7:09 P.M.

Date approved by Planning Commission: _____

Recorded by: _____



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of PL-22-33; Resolution 56-22. The applicant, John E Rice & Sons Inc, is requesting a master plan revision of the Wrench Ranch Properties, Master Plan Phase 1, zoned Gateway District. Located at 910, 1010, 1015, 1080, 1085 Remington Rd and 2810 Real Bird Way. PINs 56841532100425, 56841532100925, 56841532100525, 56841532100825, 56841532100725, 56841532100625, 56841532101025.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding PL-22-33 (Resolution 56-22), a request by the applicant, John E. Rice & Sons, Inc., to revise the Wrench Ranch Master Plan Phase - I on the Wrench Ranch Properties, zoned Gateway District. Located at 910, 1010, 1015, 1080, 1085 Remington Rd and 2810 Real Bird Way. (PINs 56841532100425, 56841532100925, 56841532100525, 56841532100825, 56841532100725, 56841532100625, 56841532101025).

Findings of Fact

The goals of the Wrench Ranch Master Plan – Phase I are the following:

1. Long Range Planning. The intent of the Master Plan is to provide a long-range plan for the future that will encourage carefully planned and orchestrated development of high quality.
2. Balance of Uses. The Master Plan is to provide a mix of integrated uses that provide a balance of residential, commercial, retail, office, open space and parks.
3. Gateway/Entry to Sheridan. The Master Plan is to provide an organized, understood, visually coherent development that will function as an identifiable and gracious North entry to Sheridan.
4. Understandable District of Sheridan. The Master Plan is intended to provide an understandable and distinct commercial and mixed-use district within Sheridan.
5. Continuity. The Master Plan is to provide for continuous and uninterrupted extension to the North Main corridor, and Sheridan's parks, open space, and trails systems.

The general purpose and intent of the Wrench Ranch Master Plan – Phase I contains information that is necessary for the planning of development within the Wrench Ranch Phase I. The purpose of this Master Plan is to provide in one location all the essential Guidelines, Standards, and Regulations to be used in preparing a development proposal in the Wrench Ranch Phase I.

The Guidelines, Standards and Regulations of the Master Plan contain most to the information needed

for Development within the Wrench Ranch Phase I Master Plan area. The Guidelines Standards, and Regulations of this Master Plan were written with the intent of complying with the City of Sheridan Gateway Ordinance (Ord. 2066) contained in the City of Sheridan Municipal Code.

Phase One of the Wrench Ranch Master Plan was recorded with Sheridan County on September 16, 2009. The purpose of Phase One of the Master Plan was to address the development pattern for properties to the south and adjacent to the I-90 Corridor, as well as the properties southeast of North Main Street.

The subject property is currently designated as the Light Industrial Planning Area. Per the Wrench Ranch Master Plan: *The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research and development, assembly of materials, goods and equipment as well as warehousing required by residents of the city, The area is to provide employment opportunities within the Master Plan area and to buffer Mixed-Use areas from the existing heavy industry to the south.*

The following changes are being requested to the table of the permitted uses in the Light-Industrial Planning Area:

Permitted Uses - Light Industrial	
Other uses that meet the general intent of this section may be considered if they meet all other requirements.	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted.	P
Construction Company Equipment/Materials and Operations.	P
Construction Company Office and Sales Building	P

The proposed permitted uses, and existing permitted uses in the Light Industrial Planning Area are contained in the Revised Wrench Ranch Master Plan - Phase I attached to this staff report.

Background

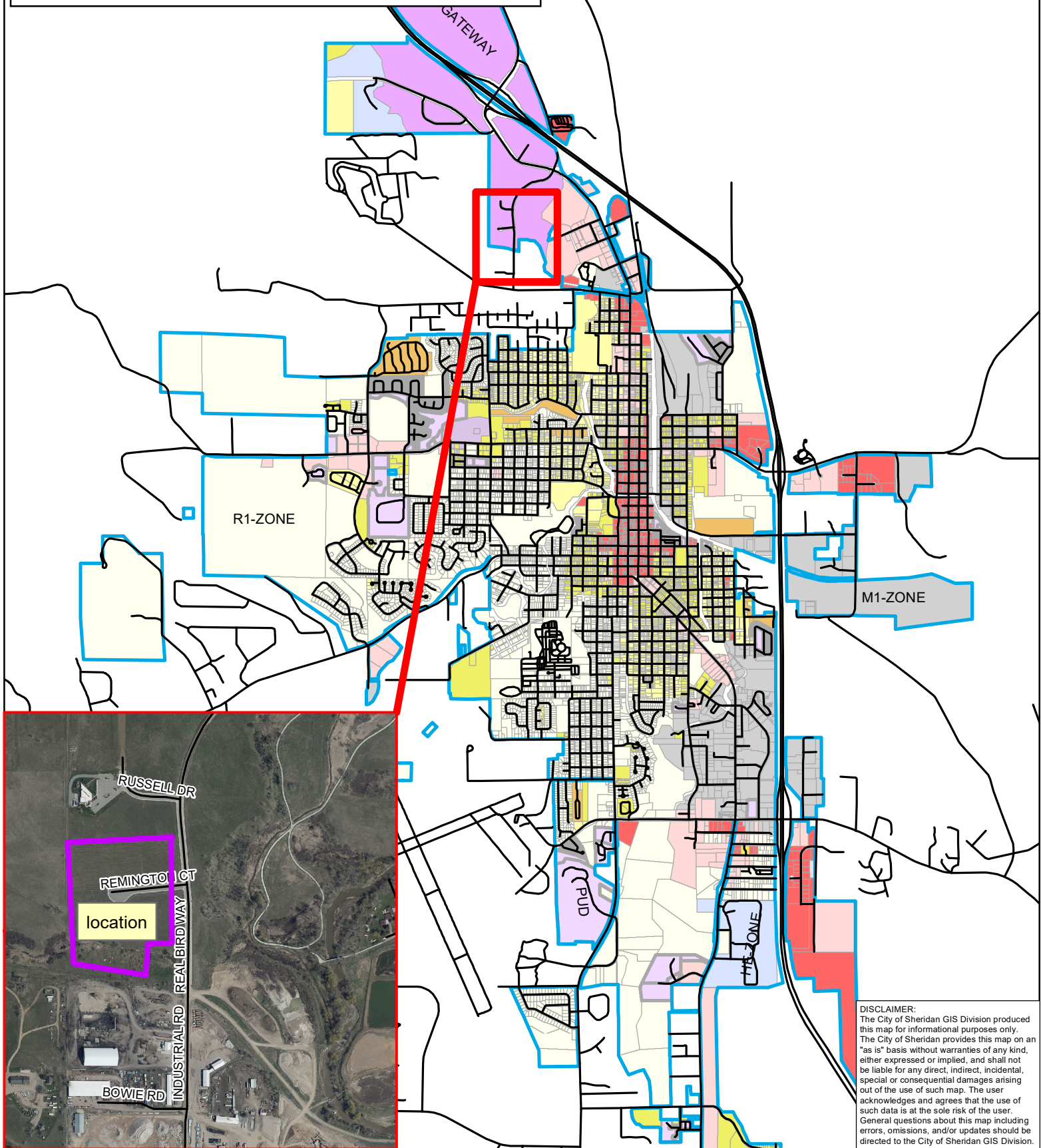
The applicant, Bill Pugh for John E. Rice and Sons, Inc., is requesting an amendment to the Wrench Ranch Master Plan - Phase I regarding the Light-Industrial areas of the master plan.

The applicant is proposing to amend the Wrench Ranch Master Plan - Phase I to amend the permitted uses in the Light-Industrial Planning Area to allow: Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted; Construction Company Equipment/Materials and Operations; Construction Company Office and Sales Building.

Attachments

aerial
Master Plan Revision
Master Plan

Wrench Ranch Master Plan



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 0.275 0.55 1.1 Miles

MASTER PLAN REVISION
FOR
WRENCH RANCH PROPERTIES MASTER PLAN-PHASE 1
ADDED USES

ADDED USES revising a part of Sheet LU-4 of the original Master Plan related to the Permitted Uses in the LIGHT INDUSTRIAL section as follows;

PERMITTED USES (Added)

1. Other uses that meet the general intent of this section may be considered if they meet all other requirements.
2. Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers shall be permitted.
3. Construction Company Equipment/Materials and Operations
4. Construction Company Office and Sales Building

ALL OTHER REQUIREMENTS AS STATED IN THE ORIGINAL MASTER PLAN WILL BE FOLLOWED.

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS ____ DAY OF _____, 2022.

ATTEST: VICE-CHAIRMAN

CHAIRMAN

CITY COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS ____ DAY OF _____, 2022.

ATTEST: CITY CLERK

MAYOR

DIRECTOR OF PUBLIC WORKS APPROVAL:

THIS REVISED MASTER PLAN 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 _____, 2022. BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

DIRECTOR OF PUBLIC WORKS

PLANNING DIRECTOR APPROVAL:

THIS REVISED MASTER PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE GATEWAY DISTRICT ZONING REQUIREMENTS OF THE CITY OF SHERIDAN AND CERTIFIED THIS ____DAY OF _____, 2022. BY THE DIRECTOR OF THE PLANNING DEPARTMENT OF SHERIDAN, WYOMING.

DIRECTOR OF PLANNING DEPARTMENT

COUNTY CLERK CERTIFICATE:

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

COUNTY CLERK

A. INTRODUCTION – LIGHT INDUSTRIAL

1. GENERAL DESCRIPTION

The Light Industrial (LI) Planning Area will provide appropriate areas for industrial activities such as manufacturing, research & development, assembly of materials, goods and equipment as well as warehousing required by residents of the city. The area is to provide employment opportunities within the Master Plan area and to buffer Mixed-Use areas from the existing heavy industry to the South.

B. PRINCIPAL USES

The following Table (LI Permitted Uses–Light Industrial) the symbol "P" indicates the uses that shall be permitted in the Light Industrial District. Uses not permitted are indicated with the symbol "X".

TABLE LI PERMITTED USES–LIGHT INDUSTRIAL	PERMITTED
A. OFFICES USE TYPES	
General Offices	P
Financial Offices	P
Medical Offices	P
Combination offices use types	P
B. COMMERCIAL USE TYPES	
Agricultural sales & Service	P
Automotive service, repair & rental	P
Business Park	P
Commercial center	P
Communication services	P
Construction sales & service	P
Consumer repair services	P
Copy shops and printing services including typesetting	P
Fire Hall & Fire Fighter training facility	P
Food sales	P
Daycare home	P
Funeral services	P
General retail	P
Laundry	P
Liquor sales	P
Maintenance and service facility	P
Medical clinic	P
Office Warehouse	P
Veterinary clinics	P
Veterinary hospitals	P
Data, radio, TV or other broadcasting facilities	P
1. Without outdoor transmission or receiving facilities	P
2. With outdoor transmission or receiving facilities	X
3. With roof/building mount transmission or receiving facilities	P
General administrative offices	P
Adult or Sexually oriented businesses are specifically prohibited within all areas of the Master Plan	X
Indoor commercial recreation facilities	P
Bus, railroad, public transit terminal	P
Parking lots to serve other principal uses within the district	P

C. ACCESSORY USES

Accessory structures are defined as any building or use which is subordinate in purpose, area or intensity of the principal building or use served, is normally associated with the principal building or use, contributes to the needs of the occupants, business enterprise or industrial operation within the principal building or use served and is located on the same lot as the principal building or use.

USE	PERMITTED
Automated Teller Machine (ATM)	P
Cafeteria, Dining Halls and Similar Food Services	P
Car Wash Bay	P
Fences, hedges or walls	P
Offices to operate principal use	P
On-premise signs	P
Recycling collection point	P
Retail sales of goods as part of permitted industrial and warehouse uses	P
Satellite dish antennas accessory to nonresidential uses	P
Storage or parking of trucks, cars or major recreational equipment, including but not limited to boats, boat trailers, camping trailers, motorized homes and house trailers	X
Other accessory uses as determined by the Planning Director to meet accessory criteria	P

D. LIGHT INDUSTRIAL DISTRICT: SETBACK & HEIGHT STANDARDS

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

TABLE LI-2 LIGHT INDUSTRIAL SETBACK & HEIGHT STANDARDS	
Location	Width/Height
Building Setbacks (Industrial Uses) Front, Side, Rear	50'
Building Setbacks Commercial Uses Front	15'
Side Yard-Within Planning Area	15'
Rear	15'
Height Limitations Commercial Principal Use (4 story Max.)	45' or 4 stories

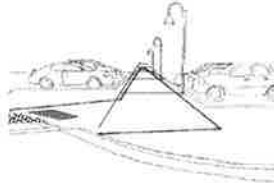
E. SPECIAL STANDARDS

Special development standard related to Light Industrial (LI) include the following:

- SETBACKS – All setback are measured from the Property Line.
- ENCROACHMENTS/PROJECTIONS INTO SETBACKS AND OFFSET(YARDS)
 - Eaves, roof projections, awnings, projection signs and other features may project into required yards a maximum of three (3) feet, provided such appendages are supported at or behind the building setback or offset line.
 - Encroachments and projections into easements must be approved by the easement holder and the City of Sheridan.
 - Encroachments and projections shall be constructed of fire-rated or fire-resistive construction if required by the Building Codes.

F. SITE PLANNING PRINCIPLES

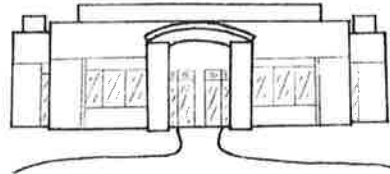
- Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
- Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large paved areas.
- Locate stand alone satellite building at site entrances to "announce" entry.



G. SITE PLANNING GUIDELINES

1. BUILDING SITING AND ORIENTATION

- Site buildings to face the main street frontage.
- Provide clearly articulated pedestrian-oriented entries.



- Create continuous building facades along the street and public space. Avoid blank facades and "dead" or vacant spaces within the streetwall.



- Site buildings to concentrate continuous pedestrian activity along the street.
- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Provide separate parking areas for delivery trucks and service vehicles located behind buildings.
- Locate accessory structures behind buildings.
- Orient primary building storefront openings towards the street.

2. VEHICULAR CIRCULATION AND PARKING

- Segment large parking lots into smaller courts enclosed by buildings and framed by tree rows designed to minimize the perceived scale of the total parking area.
- Locate parking areas within internalized parking courts or to the sides or rear of buildings.
- Provide bicycle parking.
- All parking requirements shall meet or exceed the City of Sheridan Municipal Code.

3. SERVICE DELIVERY AND OUTDOOR EQUIPMENT STORAGE

- Avoid placing service areas where they are visible from adjacent buildings or streets.
- Locate loading docks, trash enclosures and service areas away from the street frontage.
- Locate accessory structures behind buildings.
- Provide 6' high opaque screen fence or wall around trash/recycling enclosures.

H. ARCHITECTURE – LIGHT INDUSTRIAL USE PRINCIPLES (LI)

- Design clearly articulated human scale buildings.
- Orchestrate building structural bays to create repetitive, non-monotonous building rhythms.

I. ARCHITECTURAL GUIDELINES – LIGHT INDUSTRIAL (LI)

1. BUILDING MASSING AND FORM

- Divide large buildings into a series of individual storefronts, units, or multiple structural bays of similar design and proportion.
- Provide scale-giving building massing, elements, ornament, patterns & textures to provide human scale to the final design.
- Avoid large, monumental, undifferentiated and scale-less building masses.

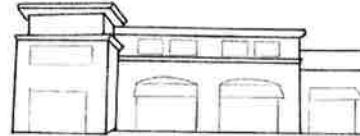
2. ROOF CAP

- Sheath sloped roofs with a durable roofing material that is complementary to the architectural style of the building.
- Avoid continuous roof planes. Pitched roof planes exceeding 50 linear feet should incorporate articulated roof elements that include the following:

Cross Gables
Roof Monitors
Vertical Tower Elements
Roof Dormers



Vary Roof Lines/Heights



- Use discretion to conceal rooftop mechanical equipment, antenna, satellite dishes, etc. shall be completely screened within a penthouse or hidden behind a roof parapet.

REV.	DESCRIPTION	BY	DATE

x:\2008\209003 - Wrench Ranch Master Planning\Wrench Ranch Master Plan Revisions - 20080915\09003 - MASTER PLAN LI.dwg Sep 16, 2009 - 11:25am

**WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING**

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS

231 North Main St. - Sheridan, WY 82801 - (307) 672-1711
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLN

CHECKED BY: JES

SCALE

HORIZ: NA

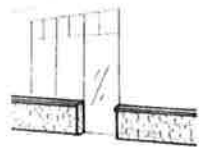
VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-4

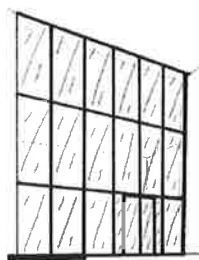
3. MASONRY OR STONE BASE

- a. Define the base of storefront buildings with a masonry or stone base designed to anchor structure to the ground plane.



4. BUILDING MATERIALS

- a. Avoid large, featureless building surfaces such as large all glass, all concrete tilt, or all metal panel walls.



- b. Avoid an excessive variety of façade materials.
c. The following building materials are permitted:

I. Building Base:

- Concrete, Precast
- Masonry, Brick
- Masonry, CMU (Integrally colored)
- Quality Metal Panels (Less than or equal to 15% coverage)
- Masonry, Stone (ie. Ashler-laid, broken rangework, pitched faced, quarry faced)
- Masonry, Stone Veneer (ie. Brownstone, sandstone, slate)
- Metal, Structural (Less than or equal to 15% coverage)
- Metal wall panels, Corrugated, standing seam, etc. (Less than or equal to 15% coverage)
- Cultured stone
- Tile

II. Roofs:

- Composite Shingle Roofing
- Concrete Shakes
- Metal, Standing Seam
- Rolled metal or single-ply membrane roofing screened from public view by a parapet
- Slate (real or cultured)
- Tile, Flat Concrete (Modern Slate)
- Brackets, Corbels and Beams
- Wood, Dimensional (Beams)

III. Windows:

- Glass, transparent, mirrored or tinted
- Polycarbonate

IV. Use wall materials based upon the following recommendations:

- Board and Batten (wood or cementitious)
- Block
- Brick
- Corrugated Metal (Less than or equal to 15% coverage)
- Siding, Clapboards (wood or cementitious)
- Siding, Fishscale (wood)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood or cementitious)
- Siding, Tongue and Groove (wood or cementitious)
- Stone (natural)
- Stone (cultured)
- Stucco (exterior plaster)
- EIFS

REV.	DESCRIPTION	BY	DATE

X:\2009\09003 - Wrench Ranch Master Planning\dwg\Master Plan Revisions - 20090915\09003 - MASTER PLAN 1.dwg Sep 18, 2009 - 11:26am

WRENCH RANCH PROPERTIES
MASTER PLAN ~ PHASE 1
LIGHT INDUSTRIAL PRINCIPLES, GUIDELINES & STANDARDS
SHERIDAN, WYOMING

PREPARED FOR:

JOHN E. RICE & SONS, INC
DBA WRENCH RANCH

247 DECKER ROAD
SHERIDAN, WY 82801



ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

DATE: 9/16/09

DESIGNED BY: JES

DRAWN BY: NLW

CHECKED BY: JES

SCALE

HORIZ: NA

VERT: NA

PROJECT NO.
S09003

SHEET NO.
LU-5



MEMO

TO: Planning Commission

FROM: Wade Sanner, Community Development Director

RE: Consideration of Ordinance 2255, Revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards.

Staff Recommendation

Staff recommends the Planning Commission send a positive recommendation to the City Council regarding Ordinance 2255, Revision of the following Sheridan Municipal Code sections regarding Open Space: Appendix A, 2 Definitions; Appendix A, 9C Gateway District; Appendix B, Article 507 Park Land and Open Space Dedication; and Appendix B, Article 805 PUD Development Standards.

Background

See attached code revision.

Attachments

Code Revision

ORDINANCE NO. _____

**AN ORDINANCE AMENDING OPEN SPACE
DEFINITIONS WITHIN CITY ORDINANCE**

WHEREAS, the City of Sheridan Governing Body created a committee to review the open space definitions and application in the City Code; and

WHEREAS, the City of Sheridan Governing Body finds the following amendments to be in the best interests of the City.

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

The following Section of Appendix B Article 5 Section 507 pertaining to the appointment and removal of certain City officials shall be amended to read as follows:

Appendix B, 507 Park Land and Open Space Dedication.

(A) Purpose. In order to provide for the orderly development of public facilities in accordance with the Master Plan, due consideration shall be given by the subdivider to the dedication or reservation of suitable sites for schools, parks, playgrounds, public recreational areas or open spaces.

(B) Definitions.

Payment Lieu – Cash payments that may be required of the owner or developer as a substitute for the dedication of land or physical improvements.

Open Space – Land that is preserved or undeveloped, in order to protect and conserve resources and provide passive or active recreation. Open space can be owned or managed by both private and public entities, which may or may not have public access. Open space could include detention ponds, sensitive slopes, healthy forested lands, habitat conservation areas, and open grasslands. Open space is preserved in order to:

- Conserve and enhance natural or scenic resources.
- Protect and preserve stream corridors and floodplains.
- Protect and stabilize hillside slopes.
- Promote conservation of soils and wetlands.
- Enhance the impact of the natural environment to the abutting neighboring parks, forests, and wildlife preserves.
- Serve as trail corridors.

- Provide buffers from adjacent land uses.

Park or Park Land – Land that has been designated as a park pursuant to W.S. § 15-7-301 et. al. Parks shall be dedicated for public use and access available for active recreational, educational, cultural, or aesthetic uses. Parks contains natural vegetation and landscaping materials constructed facilities designed to serve the active recreational needs of the residents of the community. Parks could include the following: community parks, athletic fields, swimming pools, amphitheaters, multi-use courts, playground equipment, and gazebos.

(C) Open Space Designation

(1) Subject to the provisions herein, any subdivisions of lands within the City which are zoned for residential purposes, when such subdivision is classified as a Major Subdivision as defined in Section 111(E), shall provide for development of parks or open spaces by one of the methods listed below.

(a) A tract(s) of suitable park land or open space may be dedicated in accordance with the following table, computed as a percentage of the gross area of the subdivision:

Zone	Percentage Area
R-1	8%
R-2	10%
R-3	17%
R-4	10%

(2) Except as otherwise provided herein, the plats of all subdivisions of lands within the City which are zoned for commercial (B) or industrial (M) purposes are exempted from parkland or open space dedication. Provided, if 50% or more of the use is residential, the corresponding pertinent residential district parkland or open space requirements shall apply.

(a) Proposed open space or parkland shall be reviewed by the City Public Work's Director or delegated official. The City Public Work's Director or delegated official shall recommend to the Planning Commission and City Governing Body, respectively, whether the proposed open space meets the intent of this Article.

(D) Payment in lieu. Payment in lieu of dedication shall be made to a fund to be known as the Park Land Dedication Fund, which shall be used only for acquisition of park land or open space facilities, and/or park land or open space facilities improvements.

- (1) A certified payment must be made prior to recording of the subdivision plat. The payment in lieu is computed at the fair market value of the property at the time of final plat approval reflecting the proposed lots and infrastructure as opposed to the value of undeveloped land, or as established by the City Governing Body.

(E) Park or Open Space Dedication. No open space shall be deemed a Park as defined by W.S. § 15-7-301 unless specifically designated as such by Resolution or adopted Final Plat of the Governing Body. Open space shall be maintained by the Developer or future Home Owners Association unless the Governing Body has specifically accepted the dedication of open space to the City by Resolution or per the Final Plat.

- (1) Parks or Open Space shall be shown adequately on a sketch plat prior as part of the preliminary plat application. Sufficient information shall be given to allow the Planning Commission to make an informed decision as to whether the acceptance of such lands is in the best interest of the City, and whether the potential value of such lands as an integrated part of the City's Master Plan is of equal value to the park land which would otherwise be required.
- (2) The Planning Commission's recommendation regarding the final plat shall be forwarded to the City Governing Body. The Governing Body may reject the proposed open space or parkland designation for failing meet the goals described in this Article.

(F) Park Size. Minimum park size shall be twenty thousand square feet with no dimension less than one hundred feet and the average dimension not less than one hundred forty feet. Area calculated shall begin at a point twenty feet from any building wall on adjoining property. Park areas shall be accessible from a public street meeting current improvement standards. Utilities in the above street or streets will be installed by the subdivider in the same manner as other streets in the subdivision and as approved by the City.

(1) Areas occupied by drainage channels, draws, cliffs, easements and land areas with grades in excess of six percent (6%) shall not be suitable for park land dedication. Such areas may be accepted in combination with suitable adjacent land provided the adjacent land area has a grade of six percent (6%) or less and a width of at least one hundred feet in its least dimension, and in all other respects complies with this article. In no case shall the unsuitable portion of the dedicated lands comprise more than fifty percent (50%) of the required park area.

(G) Additional Dedications. Where it is determined that a greater amount of land is required for parks or open spaces, or where it is determined that land is required for any other type of public facilities, the subdivider at the time of filing the final plat must offer to sell such additional lands to the City at fair market value within one year immediately following the recording of the final plat. If any of such additional lands have not been purchased by the City within one year after the recording of the final plat, such lands may be subdivided by the subdivider in accordance with the requirements of this Ordinance, and the City shall waive any and all application and review fees for the subdivision.

(H) Payment and Filing. When final plat as filed it shall clearly show the amount and location of any park lands or open space. The amount of any certified payments due shall be included in the subdivider agreement.

Appendix B Article 805.5 shall be amended to read as follows:

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 Governing Body 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.
- (C) Park Dedication. No open space shall be deemed a Park as defined by W.S. § 15-7-301 unless specifically designated as such by Resolution or adopted PUD Master Plan by the Governing Body. Open space shall be maintained by the Developer or future Home Owners Association unless the Governing Body has specifically accepted the dedication of open space to the City by Resolution or per the PUD Master Plan.

Appendix A. Article 9(C)(A) shall be amended to read:

A. Purpose. To create a mixed use district that constitutes a natural social and economic part of the community and encourages development that preserves community character, natural space, and scenic vistas of gateway areas by requiring adequate *open space*, context sensitive design, and appropriate land use. The Gateway District may be applied to any land located along or near a major entrance into the City of Sheridan, primarily I-90, Main Street, 5th Street, Brundage Lane, Big Horn or Coffeen Avenue.

- 1. Park Dedication. No open space shall be deemed a Park as defined by W.S. § 15-7-301 unless specifically designated as such by Resolution or adopted Final Plat by the Governing Body. Open space shall be maintained by the Developer or future Home Owners Association unless the Governing Body has specifically accepted the dedication of open space to the City by Resolution or per the Final Plat.

WHEREUPON, a motion was passed and this Ordinance and was declared adopted this _____ day of _____, 2022.

CITY OF SHERIDAN, WYOMING

Mayor

ATTEST:

City Clerk

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

PUBLISHED: _____

EFFECTIVE THE DAY OF , 2022.