



**AGENDA
CITY OF SHERIDAN
JULY 10, 2023
STUDY SESSION COUNCIL MEETING START 5:30 P.M.**

1. Discussion of PL-23-27, Resolution 38-23, Rising Ground Minor Subdivision - Public Works Director Hanns Mercer
2. Discussion of Bid Award to Hot Iron, Inc. for the Terra Turner Waterline Replacement Project in the Amount of \$1,775,951.19 - Project Engineer David Ford



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: Discussion of PL-23-27, Resolution 38-23, Rising Ground Minor Subdivision - Public Works
Name: Director Hanns Mercer
From: Hanns Mercer, Public Works Director
To: Mayor and Council
CC:
Date: 06/28/2023

Recommendation:

Staff recommends approval of PL-23-27, Resolution 38-23, Rising Ground Minor Subdivision. The applicants, Gateway Partners, LLC, are requesting to subdivide 33.56 acres from 1 tract into 2 tracts. Zoned GD Gateway District. Located at 3200 N. Main St. (PIN 56841520000102).

Background:

The applicants, Gateway Partners, LLC, are requesting to subdivide 33.51 acres from 1 tract into 2 tracts. Zoned MP - Master Plan/Gateway. Located at 3200 N Main St. (PIN 56841520000102).

The property is listed as Tract 1, The Headquarters.

Tract B will have access from Russell Drive via Real Bird Way and from N. Main Street using an existing WYDOT approach. Tract A will have access via a 60 foot access easement via N. Main Street using the same existing WYDOT approach as Tract B.

The surrounding properties are properties zoned MP - Master Plan/Gateway. The applicant is proposing to subdivide Tract 1 of the Headquarters subdivision into 2 tracts. The applicant is proposing the following commercial lot sizes:

- Tract A – 4.95 acres
- Tract B – 28.56 acres

Discussion:

Prior to approving the final plat, the City Council will need to make the following findings per Sheridan City Code Appendix B §202, staff offers the following comments on the 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.

This property falls completely within the city limits, so this condition does not apply.

The City shall not approve any proposed subdivision of land which is within one mile of the corporate limits of

Sheridan but not, at the time of submittal, eligible for annexation, unless the application is accompanied by a properly-acknowledged agreement not to contest future annexation proceedings.

Again, not applicable in this case, the property is within 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 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 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.

Future water and sewer will be connected to existing utilities in Russell Drive via Real Bird Way and N. Main Street and will be available to all the tracts.

Staff sent out 11 nearest neighbor notifications to property owners within 300 feet as part of this application. In addition, notifications were advertised in the press. Staff has no further comments at this time.

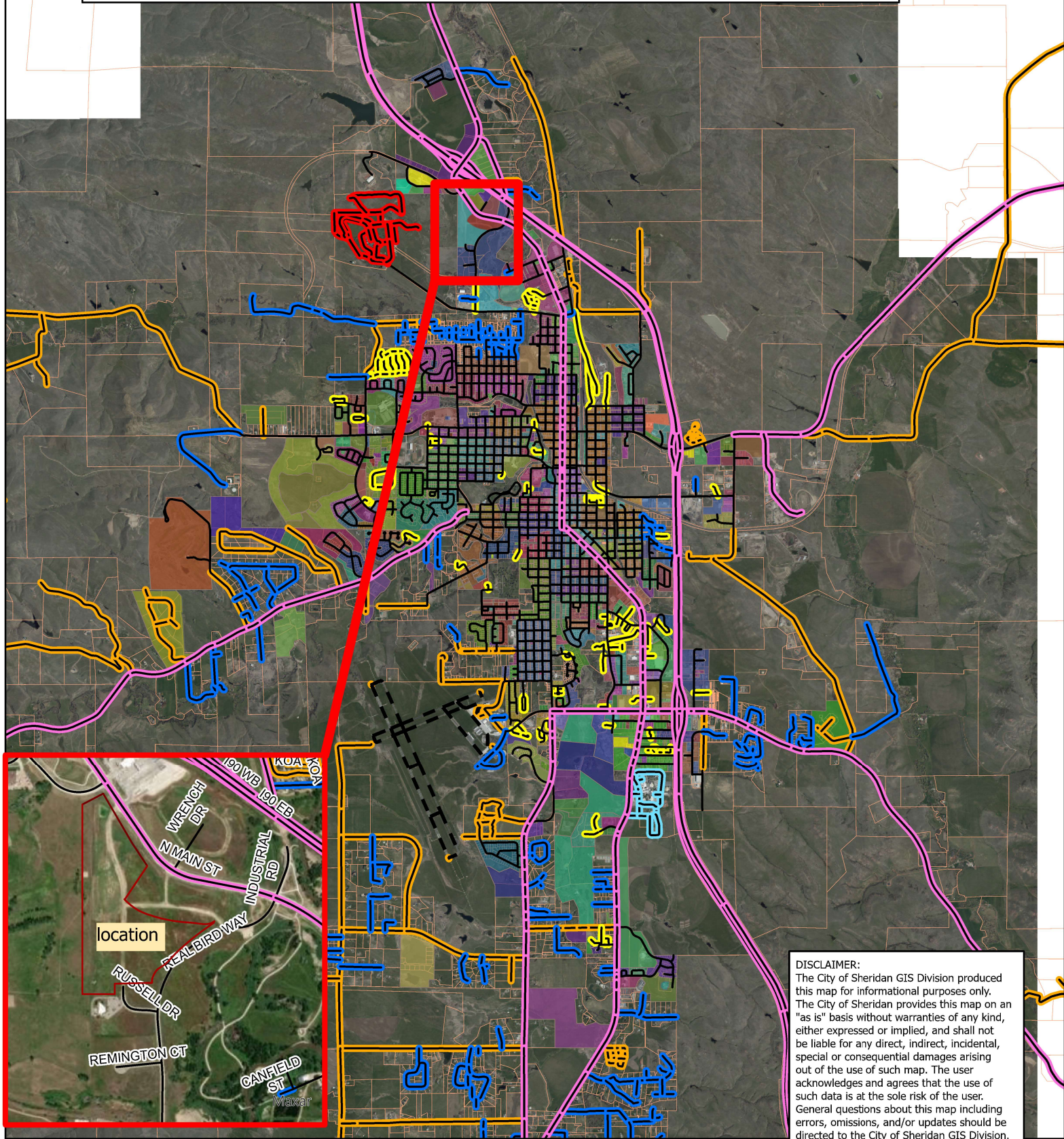
Attachments

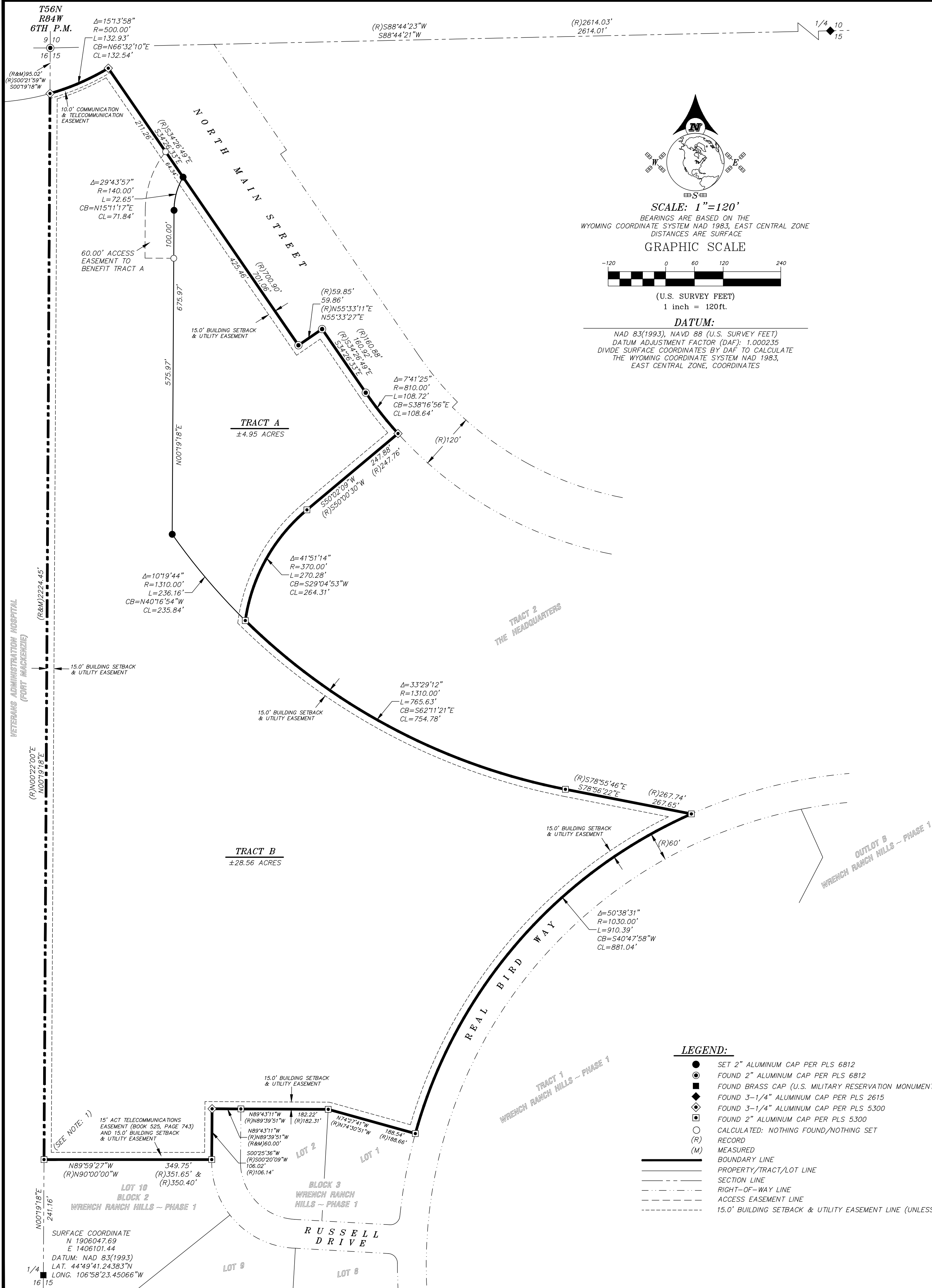
Aerial

Final Plat

Resolution 38-23

Rising Ground Minor Subdivision





FINAL PLAT
**RIISING GROUND
MINOR SUBDIVISION**

RE-SUBDIVISION OF TRACT 1, THE HEADQUARTERS,
TO THE CITY OF SHERIDAN, WYOMING
AREA OF 2 TRACTS: ±33.51 ACRES
TOTAL = (M)±33.51 ACRES (R)33.56 ACRES
ZONED: MP-MASTER PLAN "GATEWAY"

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY PARTNERS, LLC, BEING THE OWNER(S), PROPRIETOR(S) OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY STATE: THAT THE FOREGOING PLAT DESIGNATED AS **RIISING GROUND MINOR SUBDIVISION** BEING A RE-SUBDIVISION OF TRACT 1, THE HEADQUARTERS, TO THE CITY OF SHERIDAN, WYOMING;

SAID RIISING GROUND MINOR SUBDIVISION CONTAINS ±33.51 ACRES OF LAND, MORE OR LESS.

THE **RIISING GROUND MINOR SUBDIVISION** AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AND EASEMENTS AS SHOWN.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE OF ALL EASEMENTS WITHIN THE BOUNDARY LINES AS DESIGNATED ON THIS PLAT AND ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATERLINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, _____.

GATEWAY PARTNERS, LLC

BY: _____
DOUG CARLTON, MANAGING MEMBER

GATEWAY PARTNERS, LLC

BY: _____
JIM SPELL, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY DOUG CARLTON BEFORE ME THIS _____ DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JIM SPELL BEFORE ME THIS _____ DAY OF _____, _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

NOTARY PUBLIC

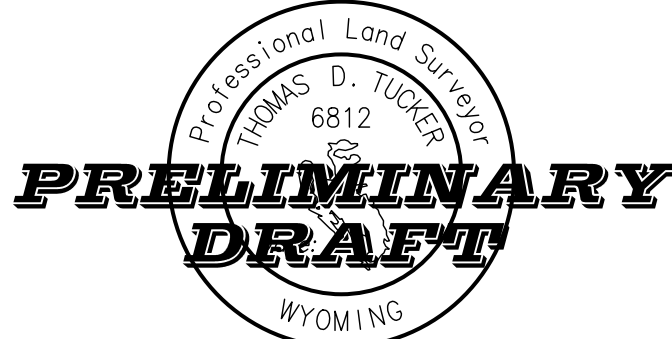
DECLARATION EXTINGUISHING A PORTION OF PREVIOUS PLAT

1) THIS PLAT IS THE RE-SUBDIVISION OF TRACT 1, THE HEADQUARTERS, TO THE CITY OF SHERIDAN, WYOMING, SAID PLAT IS FILED AT THE SHERIDAN COUNTY CLERK AND RECORDER OFFICE, SHERIDAN COUNTY COURTHOUSE, SHERIDAN, WYOMING; RECORDED IN DRAWER "H", PLAT NUMBER "68", DATED FEBRUARY 24TH, 2023. EASEMENTS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY PERPETUATED.

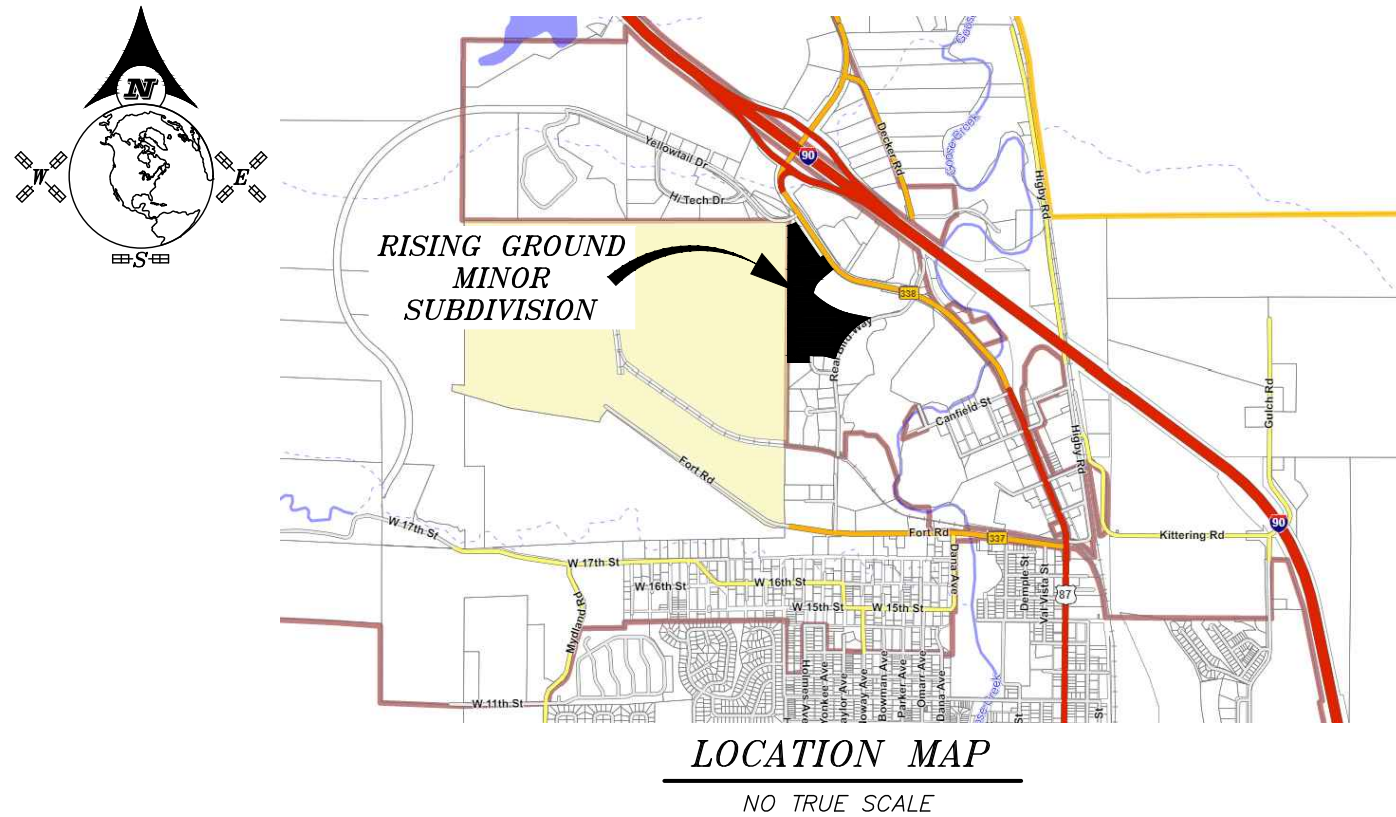
SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

I, THOMAS D. TUCKER DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **RIISING GROUND MINOR SUBDIVISION** AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL EASEMENTS, AND TRACTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



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



NOTES:

- 1) THE MONUMENT AT THE SOUTHWEST CORNER OF TRACT 1, THE HEADQUARTERS, TO THE CITY OF SHERIDAN, RECORDED IN DRAWER "H", PLAT NUMBER "68", WAS ADJUSTED BY PLS 5300 AND IS NO LONGER WEST OF THE WEST LINE OF SECTION 15. SAID MONUMENT AS SHOWN ON THE HEADQUARTERS PLAT AND WRENCH RANCH HILLS ~ PHASE 1 TO THE CITY OF SHERIDAN, RECORDED IN DRAWER "W", PLAT NUMBER "64" WAS NEVER INTENDED TO ENCUMBER THE PROPERTY TO THE WEST OF SAID SECTION LINE.
- 2) THE RECORD (R) ACREAGE OF TRACT 1, THE HEADQUARTERS IS 33.56 ACRES. DUE TO THE CORRECTION OF THE SOUTHWEST CORNER OF SAID TRACT 1, THE HEADQUARTERS ALSO BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 2, WRENCH RANCH HILLS ~ PHASE 1, AND EXISTING MONUMENTATION THE MEASURED (M) ACREAGE OF TRACT 1, THE HEADQUARTERS IS ±33.51 ACRES.
- 3) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS HAVE SENIOR RIGHTS AND ARE PROTECTED BY EASEMENTS SHOWN ON THIS PLAT.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

ATTEST: VICE-CHAIRMAN _____ CHAIRMAN _____

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

DIRECTOR OF PUBLIC WORKS

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

ATTEST: CITY CLERK _____ MAYOR _____

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN : ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ____M., THIS _____, DAY OF _____, 20_____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

COUNTY CLERK

STAMP RECEIVING NUMBER

FINAL PLAT
**RIISING GROUND
MINOR SUBDIVISION**

RE-SUBDIVISION OF TRACT 1, THE HEADQUARTERS,
TO THE CITY OF SHERIDAN, WYOMING

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

CLIENT: SHERIDAN HILLS, LLC
ATTN: DOUG CARLTON
P.O. BOX 708
BIG HORN, WY 82833

JN: 2022-062 S.t.8
DN: 2022-062-RG
TAB: SUBD
PF: 12022-062
DRAWN BY: TD
CHECKED BY: CT
JUNE 29, 2023

**CITY OF SHERIDAN
RESOLUTION 38-23**

A RESOLUTION approving PL-23-27, the minor plat of the Rising Ground Minor Subdivision, dividing 33.51 acres from 1 tract to 2 tracts. Zoned GD Gateway District. Located at 3200 N Main St.

WHEREAS, the minor plat of the Rising Ground Minor 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).

Be it resolved by the City Council of the City of Sheridan:

That the final plat of the Rising Ground Minor Subdivision, 33.51 acres from 1 tract to 2 tracts on the property located at 3200 N Main St.

In approving the Rising Ground Minor Subdivision, the City Council finds the following as required by Sheridan City Code Appendix B §202:

- A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.
- B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.
- C. The subdivision falls outside of the Airport Influence Area.
- D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 17th of July 2023.

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk



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 Hot Iron, Inc. for the Terra Turner Waterline Replacement Project in the Amount of \$1,775,951.19 - Project Engineer David Ford

From: Hanns Mercer, Public Works Director

To: Mayor and Council

CC:

Date: 07/06/2023

Recommendation:

Staff recommends that the Mayor and City Council award the Terra Turner Waterline Replacement Project to Hot Iron, Inc. for the bid amount of \$1,775,951.19.

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

Background:

The project consists of replacing approximately 4,100 LF of 8-inch and 12-inch water main, associated appurtenances, and street repairs along S. Sheridan Avenue, Turner Lane, Terra Avenue, and Riverside St.

This project was advertised on June 6, June 13, and June 20, and bids were due on June 28. A pre-bid conference was held on June 15.

Bids Received:

● Hot Iron, Inc.	\$1,775,951.19
● LJS Concrete & Excavating, LLC	\$2,025,569.35
● JR Civil, LLC	\$2,469,107.00
● Northern Underground, LLC	\$2,161,790.00

Funding:

This project is funded by a \$2,000,000 DWSRF loan.
