AGENDA
CITY OF SHERIDAN
AUGUST 14, 2023
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of New Bar and Grill Liquor License Application for Wild West Hotel LLC DBA Historic Sheridan Inn - City Clerk Cecilia Good

2. Discussion of Bid Award to Simon Contractors for the City of Sheridan 2023 Pavement Maintenance Project in the Amount of $1,175,380 - City Engineer Thomas Morneau

3. Discussion of Award to CDG Engineers for the Design of the South Downtown Project - Public Works Director Hanns Mercer

4. Discussion of Award to Ayres Associates for the Downtown Development District Zoning & Architectural Standards in the Amount of $48,286 - Public Works Director Hanns Mercer

5. Discussion of PL-23-25, Resolution 43-23, Final Plat of the Whitney Project Subdivision - Public Works Director Hanns Mercer

6. Discussion of PL-23-28, Resolution 44-23, Final Plat of the Sheridan Hills Subdivision - Public Works Director Hanns Mercer

7. Discussion of Ordinance 2270 Amending City Ordinance 16-25 Prohibited to Park on Snow Routes - City Administrator Stuart McRae

8. Discussion of Resolution 42-23, Authorizing Submission of a Clean Water State Revolving Fund (CWSRF) Loan Application for the Sheridan Wastewater Treatment Plant Upgrades - Utilities Director Dan Roberts

9. Update on Passenger Rail - City Administrator Stuart McRae

10. Strategic Planning Update - City Administrator Stuart McRae

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 New Bar and Grill Liquor License Application for Wild West Hotel LLC DBA Historic Sheridan Inn - City Clerk Cecilia Good
From:	Cecilia Good, City Clerk
To:	Mayor and Council
CC:	City Administrator Stuart McRae
Date:	08/14/2023

Background:

See the attached application from Wild West Hotel LLC for a Bar and Grill Liquor License.

Discussion:

The applicant has submitted an application for one of the six available Bar and Grill Liquor Licenses. Per Resolution #27-23 approved on June 19, 2023, each of the six currently available Bar and Grill licenses will be reviewed and rated on a 1-5 scale (see attached scoring sheet).

Attachments

Historic Sheridan Inn Business Plan

Wild West Hotel Sheridan Inn Application

Score Sheet for the Historic Sheridan Inn Liquor License Application

BUSINESS PLAN

HISTORIC SHERIDAN INN

FOOD & BEVERAGE



Introduction

The Historic Sheridan Inn is one of Wyoming's most iconic and well-known buildings; We are confident that an innovative well executed concept and operating plan will result in a popular and profitable food and beverage operation.

Open Range

With the historic Buffalo Bill bar as a backdrop, Open Range is a Wyoming themed restaurant. The existing space has "OR" logo in many places and we will retain this as our brand symbol on signage, printed material, and plates etc.

Food

The menu will be guided by the following standards along with flexibility to deviate when needed.

- Seasonal ingredients and cooking methods.
- Menu items made from scratch as much as possible. Core menu items served year-round with seasonal variations in preparation.
- Desserts made from scratch, three to four.
- Cooking will rely on quality ingredients prepared simply and elegantly using traditional methods.
- The menu will be limited to approximately 15 items. This may change depending on the availability of qualified kitchen staff.

Bar

The Original BUFFALO BILL BAR 1893 will feature a mix of traditional and contemporary cocktails with a limited selection of Wyoming produced liquor and beer if available, along with a selection of standard and premium brands. The wine list will feature approximately 20 varietals of white and reds.

Service

Open Range will offer a "Wyoming themed casual, fine-dining" experience. Both kitchen and dining room team members will wear uniforms and present a clean, well-groomed appearance. Service procedures will be standardized and efficient while retaining a friendly, casual presentation to our guests. Regular training and constant evolution of procedures and standards will be ongoing for all team members.

Meetings and Banquets

The plan for Sheridan Inn includes converting one of the meeting rooms to a more contemporary multi-functional space as described below. Once we have opened the restaurant, perfected our systems and have a solid team, we will expand into meetings, catering and an ongoing schedule of special events.

Renovations

Wyoming Room

Renovate the Wyoming Room built in 1962 (currently in process). Convert to a multi-use space. The project goal is to convert the newer meeting room into a multi-function space with a small, built-in serving area for coffee and alcoholic beverages. The following uses should be considered for design planning.

- Breakfast seating area for hotel guests
- Pre-function area for banquets seated in the east room as well as an extension of the east room when more seating is needed.
- Self-contained meeting space that can be used for less formal events.
- A seating area for events that are setup in the east meeting room such as live music or dance nights, etc.

Sales Projections

The mix is projected to be 70% food and 30% alcoholic beverages.

Total annual sales volume is projected to expand over time as we extend the restaurant opening hours and add catering and events.

Team Member Plan

The initial plan for hiring is as follows:

Kitchen – 8

Bar and Dining Room – 11

Future increases in employment will depend on availability of employees and the timeline for expanding restaurant operating hours and adding catering and event services.

(2/22)

NEW OR TRANSFER LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Trf from:		
Reviewer:	Initials	Date
Agent:		/ /
Mgr:		/ /

To be completed by City/County Clerk

Local License #: 5

License Fees

Annual Fee: $ 3500.00

Prorated Fee: $ _____

Transfer Fee: $ _____

Publishing Fee: $ 90.00

Publishing Fee Direct Billed to Applicant: ☐

Date filed with clerk: 7 / 24 / 2023

Advertising Dates: (2 Weeks) 8/2/2023 & 8/9/2023

Hearing Date: 8 / 21 / 2023

License Term: 8 / 22 / 2023 (Month / Day / Year) Through 12 / 31 / 2023 (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: Wild West Hotel LLC

Trade/Business Name (dba): Historic Sheridan Inn

Building to be licensed/Building Address: 856 Broadway Street (Number & Street) Sheridan (City) WY (State) 82801 (Zip) Sheridan (County)

Local Mailing Address: 612 N Main Street (Number & Street or P.O. Box) Sheridan (City) WY (State) 82801 (Zip)

Local Business Telephone Number: 307 675 1092 Fax Number: ( )

Business E-Mail Address: bwadmin@sheridancenter.com

FILING FOR

☒ NEW LICENSE

☐ TRANSFER OF LOCATION

FILING IN (CHOOSE ONLY ONE)

☒ CITY OF: Sheridan

☐ COUNTY OF: _____

FILING AS (CHOOSE ONLY ONE)

☐ INDIVIDUAL
☐ PARTNERSHIP
☐ LP/LLP
☒ LLC
☐ CORPORATION
☐ LTD PARTNERSHIP
☐ ORGANIZATION
☐ OTHER _____

☐ TRANSFER OWNERSHIP ☐ ASSIGNMENT LETTER ATTACHED

FORMERLY HELD BY: _____

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
☒ BAR AND GRILL LIQUOR LICENSE
☐ RESORT LIQUOR LICENSE

LIMITED RETAIL LIQUOR LICENSE(CLUB)
☐ VETERANS CLUB
☐ FRATERNAL CLUB
☐ GOLF CLUB
☐ SOCIAL CLUB

☐ MICROBREWERY PERMIT
☐ WINERY PERMIT
☐ DISTILLERY SATELLITE PERMIT
☐ WINERY SATELLITE PERMIT
☐ COUNTY MALT BEVERAGE PERMIT
☐ SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS (CHOOSE ONLY ONE)

☐ GOLF CLUB ☐ GUEST RANCH ☐ RESORT

To 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 Wed to Sunday
☐ NON-OPERATIONAL/PARKED	HOURS OF OPERATION (e.g. 10a - 2a)	from 5pm to 9pm

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: _____

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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

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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

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7. **MICROBREWERY LICENSE:**

   (a) Do you self distribute your products? W.S. 12-2-201(a) ☐ YES ☐ NO
   (Requires wholesale malt beverage license with the Liquor Division)

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8. **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

9. 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

10. 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

11. 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

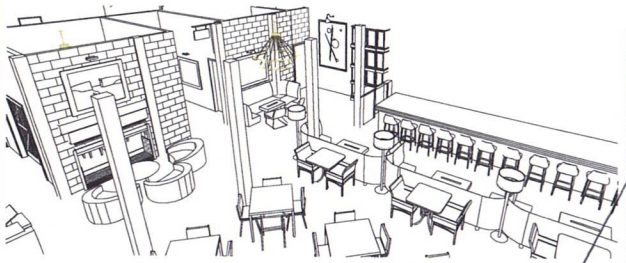
12. If applicant is filing as an Individual, Partnership or Club: W.S. 12-4-102(a)(ii) & (iii)

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 ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

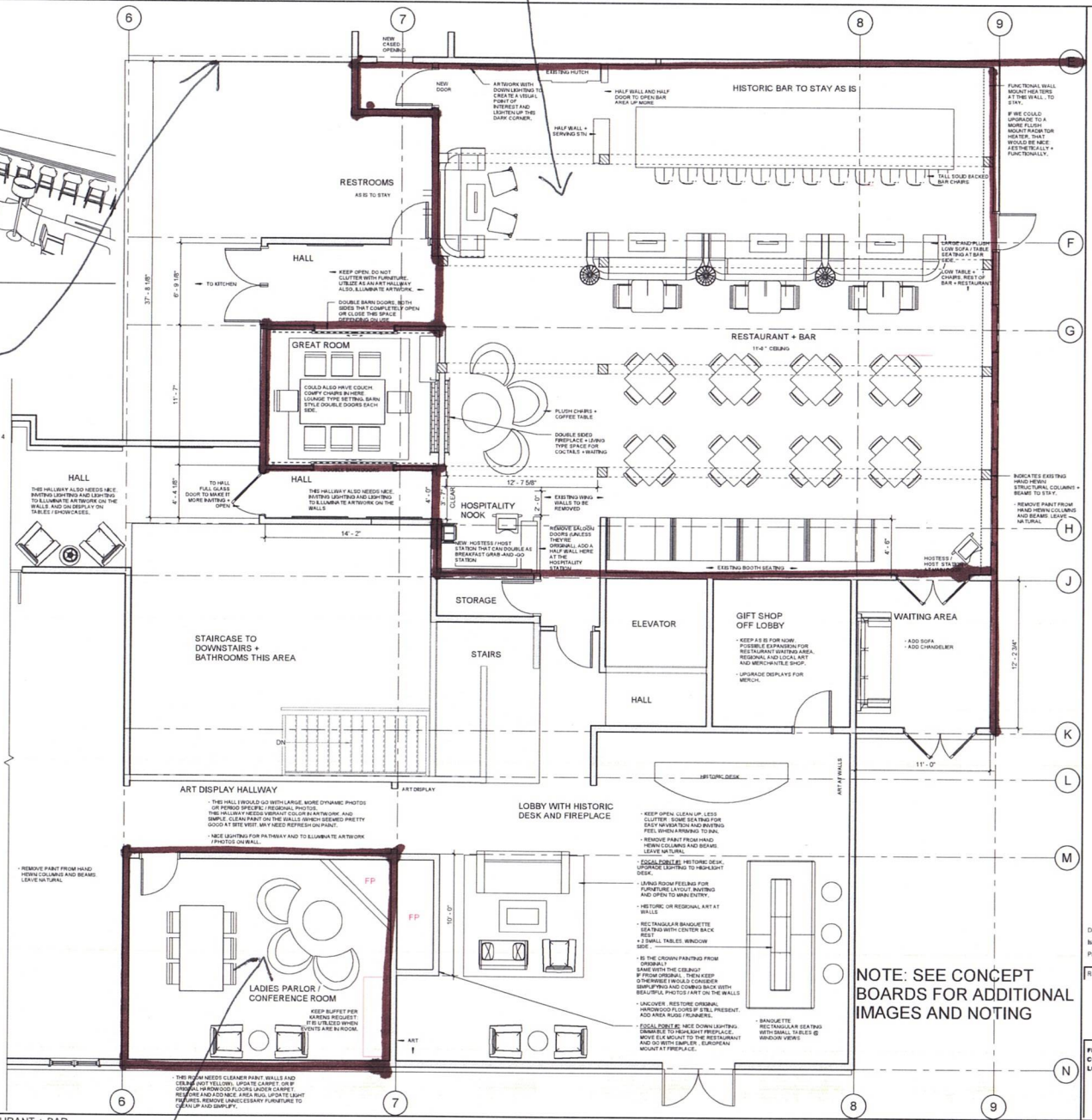
(If more information is required, list on a separate piece of paper and attach to this application.)

Restaurant Serving Area



BIRDSEYE @ RESTAURANT + BAR
SCALE:

liquor Storage in a secured room next to server station



BAR AERIAL 2
SCALE:

MAIN FLOOR PLAN - RESTAURANT + BAR
SCALE: 1/4" = 1'-0"

Small meeting Room

NOTE: SEE CONCEPT BOARDS FOR ADDITIONAL IMAGES AND NOTING

MC2 DESIGN
902 N. MAIN STREET
SHERIDAN WY 82801
307.673.7350
mc2engineering.com

NOT FOR CONSTRUCTION

SHERIDAN INN CONCEPT

Date DATE
Issue SUBMITTAL
Project Number 2022
Revisions

FLOOR PLAN - MAIN CONCEPT - RESTAURANT + LOBBY

A0

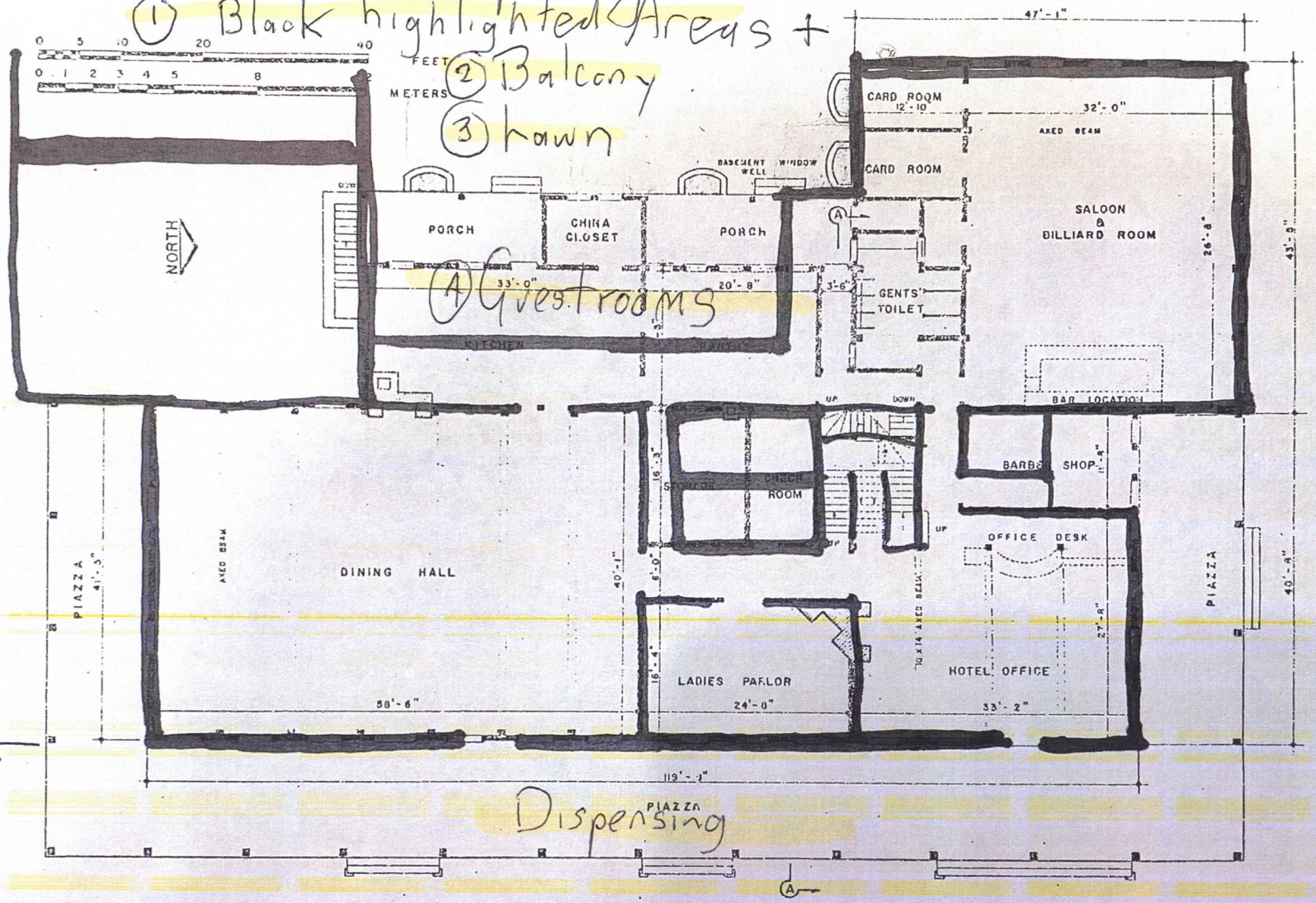
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Sheridan Inn - Dispensing Area

① Black highlighted Areas +

② Balcony

③ lawn



lawn

Dispensing

lawn

FIRST FLOOR PLAN

DRAWN BY: CHARLES S. GOLDY, JR.

WESTERN OFFICE
SAN FRANCISCO, CALIFORNIA
UNDER DIRECTION OF THE NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

NAME AND LOCATION OF STRUCTURE
SHERIDAN INN
SHERIDAN, WYOMING

SURVEY NO. WYO 28

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 14 SHEETS

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza
Sheridan Wyoming 82801
(307) 675-4211
cgood@sheridanwy.gov

BAR & GRILL/RESTAURANT
LIQUOR LICENSE OPERATION PLAN

Name as it appears on license:	**Wild West Hotel LLC**
Common Name (doing business as):	**Historic Sheridan Inn**
Street Address:	**856 Broadway Street**
Phone #:	**(307) 674-2178**

Hours of Operation

Our planned hours of operation for Open Range Restaurant and Bar

Monday:	**Closed**
Tuesday:	**Closed**
Wednesday:	**5-9**
Thursday:	**5-9**
Friday:	**5-9**
Saturday:	**5-9**
Sunday:	**5-9**

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

Use of License

Please describe the characteristics of your operations, including any entertainment that will contribute to the 60% food sales/entertainment requirement if applying for a Bar & Grill license:

Open Range Restaurant and Bar, Meetings, Banquets, Weddings, and Special events located in three meeting rooms, the hotel outside balcony and lawn area.

CITY OF SHERIDAN, WYOMING

55 Grinnell Plaza
Sheridan Wyoming 82801
(307) 675-4211
cgood@sheridanwy.gov

- **Provide your dispensing building design referencing alcohol service and storage locations, including outside consumption areas***

Nature of Business:	Regular Events:	Special Events:	Other:
• Bar		Weddings	Dance nights
• Restaurant		Meetings	Wine Tastings
• Meeting/Banquet		Banquets	Live Music

Security/ Crowd Control/ Capacity Limits

The official occupancy limit for our business is:
Restaurant: 120, Ballroom: 157, Wyoming Room: 123, Lawn: Balcony:

To comply with our occupancy limits we shall:

Limit Restaurant seating capacity to no more than 120
Events booked for meeting rooms will conform with capacity limits and will be monitored by the manager or designee during the event.

We shall maintain peace and order in and around our business by (but not limited to):

- Requiring TIPS Training
- Reporting altercations or potential altercations to the Sheridan Police Department
- Follow all guidelines established by Chapter Four of Sheridan Municipal Code

Rules of the establishment shall be enforced by:

Designated management and/or we may hire temporary security services for events located on the balcony and lawn.

Rating Criteria	Score (1-5)
Staffing: Projected number of employees and position titles	
Location and Improvements: The area saturation of liquor licenses and the planned improvements to the location	
Business Plan: Estimated revenue generation, experience in the industry, marketing plan, recruitment strategy, and other applicant-provided materials	
Entertainment: The type of entertainment and the planned percentage of food and entertainment to make up the 60% sales requirement to offset alcohol sales (60% minimum food/entertainment sales and no greater than 40% alcohol sales)	
Timeline to Open to the Public: Construction plans if new or renovating - the business must be open within one year of the license award	

Score Descriptions:
1 – Doesn't Meet
2 – Deficient
3 – Adequate
4 – Exceeds
5 – Superior

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 Simon Contractors for the City of Sheridan 2023 Pavement Maintenance Project in the Amount of $1,175,380 - City Engineer Thomas Morneau
From:	Thomas Morneau, City Engineer
To:	Mayor and Council
CC:	
Date:	08/03/2023

Recommendation:

Staff recommends that the Mayor and City Council award the 2023 Pavement Maintenance Project to Simon Contractors, the lowest qualified bid, in the amount of $1,175,380.

Staff requests that for the 2023 Pavement Maintenance Project, the 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 2023 Pavement Maintenance Project includes ±9,600 SY of full-depth reclamation (initial pulverizing and cement mixing), ±10,200 SY of 3” & 5" thick hot plant mix bituminous pavement, ±250 SY of 6" thick concrete pavement, ±410 SY of 8" thick concrete commercial approaches, ±810 LF of isolated curb and gutter replacement, and various other concrete improvements.

This project was advertised in the Sheridan Press on July 26 and August 4 and bids were due on August 9. A pre-bid conference was held on August 3.

Bids Received

Simon Contractors $1,175,380

Funding:

This project is funded with CAP Tax, GPET, Water Utility Funds and Public Benefit.

Attachments

Exhibit A

Exhibit B


Florence Ave
Exeter Ave
Bellevue Ave
Dunnuck St
W 5th St
Burton St
Avon St
Lewis St
Laclede St
Victoria St
Pioneer Rd
Beaver St
W Loucks St
Smith St
W Brundage St
Highland Ave
Greystone Ave
Florence Ave
Exeter Ave
Delphi Ave
Clarendon Ave
Bellevue Ave
Adair Ave
Arlington Blvd
N Jefferson St
Big Goose Creek
Esther Ln
Amanda Ln
N Linden Ave
N Vale Ave
N Elk St
N Badger St
Swan St
Fox St
St Hwy 331
N


Sugarland Dr
Private
Sugar Ln
Coffeen Ave
Sugarland Dr
Terra Ave
Wong Trailer Ct
Sugar Ln
Sugar Ln
Sugarland Dr
Commercial Ave
St Hwy 87
Terra Ave
Riverside St
Coffeen Ave
Commercial Ave
Werco Ave
I-90 Ramp
I-90 Ramp
Commercial Ave
E Brundage Ln St Hwy 334
E Brundage Ln St Hwy 334
E Brundage Ln St Hwy 334
Interstate 90
1st Ave West
1st Ave East
1st Ave East
Coffeen Ave
I-90 Ramp
I-90 Ramp
2nd Ave East
2nd Ave East
St Hwy 87
Town House Pl
Heartland
N

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 Award to CDG Engineers for the Design of the South Downtown Project - Public Works Director Hanns Mercer
From:	Thomas Morneau, City Engineer
To:	Mayor and Council
CC:	
Date:	07/06/2023

Recommendation:

City staff recommends that the Mayor and City Council award the design of the South Downtown Project to CDG Engineers.
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 area is located south of downtown and consists of Whitney Street from Thurmond Street to Main Street, Perkins Street from Tschirgi Street to Main Street, Kilbourne Street from Thurmond Street to Main Street, College Avenue from Thurmond Street to Main Street, Tschirgi Street from College Avenue to Whitney Street, Brooks Street from College Avenue to Whitney Street, and South Main Street from College Avenue to Burkitt Street. The utilities and street surfaces in these locations are aging and showing signs of deterioration. The attached exhibit map shows the area to be included in this project design scope.

The Request for Proposals was advertised in the Sheridan Press on June 15, 24, and 29, 2023, and proposals were due on July 6, 2023.

Four firms submitted proposals:

- WWC Engineering
- Trihydro Corporation
- Engineering Associates
- CDG Engineers

A selection committee conducted evaluations based on the following criteria:

- Experience & Staff
- Approach
- Schedule
- References

Discussion:

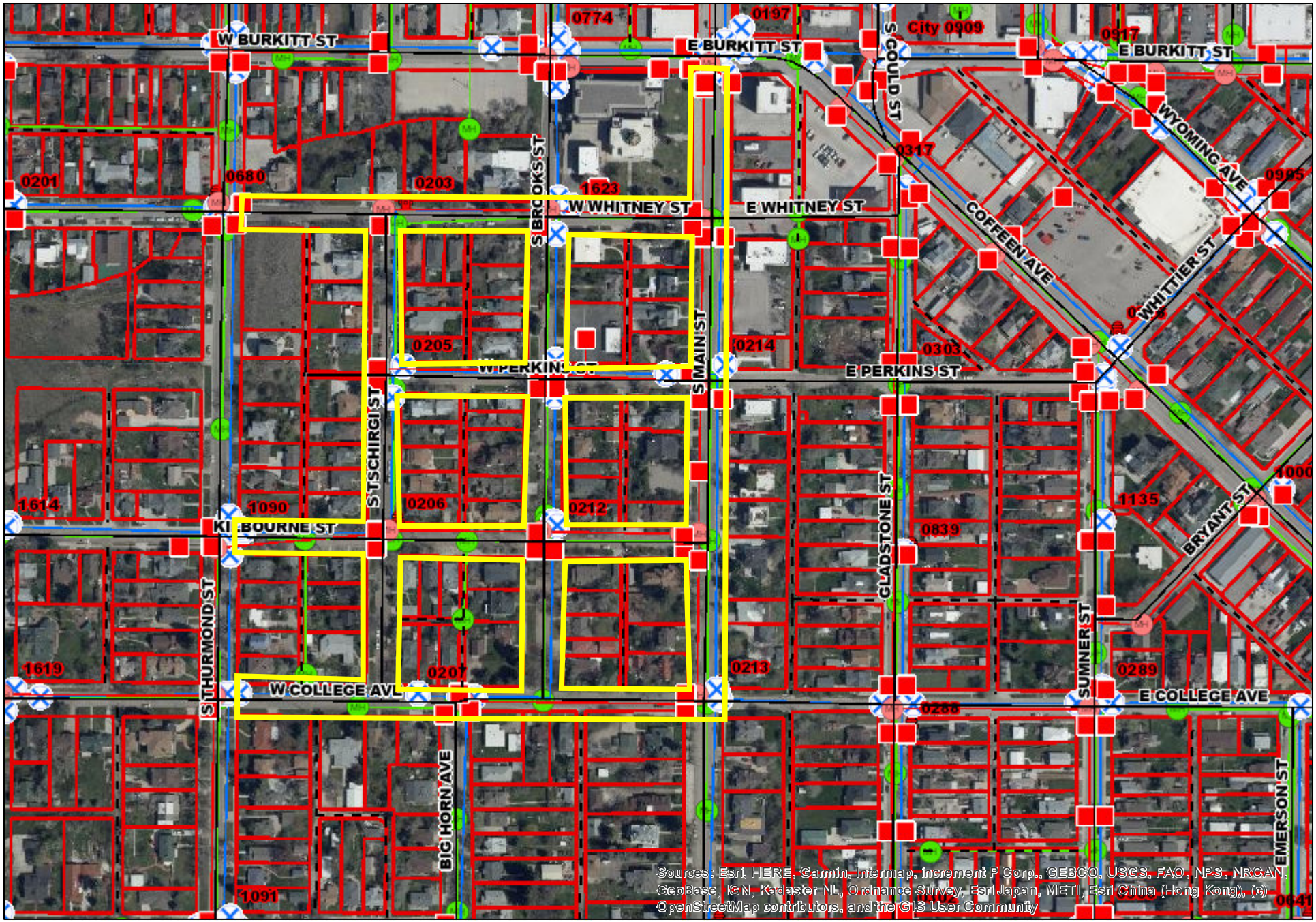
The object of this project is to develop a design that is suitable for the community's needs based on planned public involvement to beautify and improve the south downtown area. The estimated design cost for the entire project area is $680,000. Due to the size of this project, the design and construction will be completed in a phased approach. All phasing will not be awarded at once, but will be negotiated with addendums when phasing is better identified.

Funding:

This project is funded by CAP Tax, GPET, Water and Sewer funds.

Attachments

Exhibit



CITY OF Sheridan WYOMING

N W E S

SOUTH DOWNTOWN PROJECT

0 0.05 0.1 0.2 mi

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 Award to Ayres Associates for the Downtown Development District Zoning & Architectural Standards in the Amount of $48,286 - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	07/17/2023

Recommendation:

City staff recommends that the Mayor and City Council award the Downtown Development District Zoning & Architectural Standards to Ayres Associates in the amount of 48,286.
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 Sheridan Downtown Development District is shown on our GIS as the blue hatched overlay on the attached exhibit map. The object of this project is to develop written code for adoption and recommend to the City Governing Body, Ordinance changes to address the following:

1. Historical and cultural preservation necessary to ensure the long-term economic viability of the Sheridan Downtown.
2. Suggest what Building Code or Design Standard requirement or changes can be implemented to maintain the look and feel of downtown, such as, but not limited to, height regulations, area regulations, parking regulations, and architectural standards.
3. Identify what uses, including gambling, should not occur in the Sheridan Downtown.
4. Identify the process for proper public outreach, necessary professional assistance, and plan of implementation.
5. Identify whether any Ordinance changes would be limited to the Downtown.
6. Any other changes or modifications to code to support the preservation of downtown.

The Request for Proposals was advertised in the Sheridan Press on July 5, 12, and 17, 2023, and proposals were due on July 25, 2023.

One firm submitted proposals:

- Ayres Associates

A selection committee conducted evaluations based on the following criteria:

- Experience & Qualifications
- Scope & Schedule
- Understanding of the Project Area
- Key-Staff

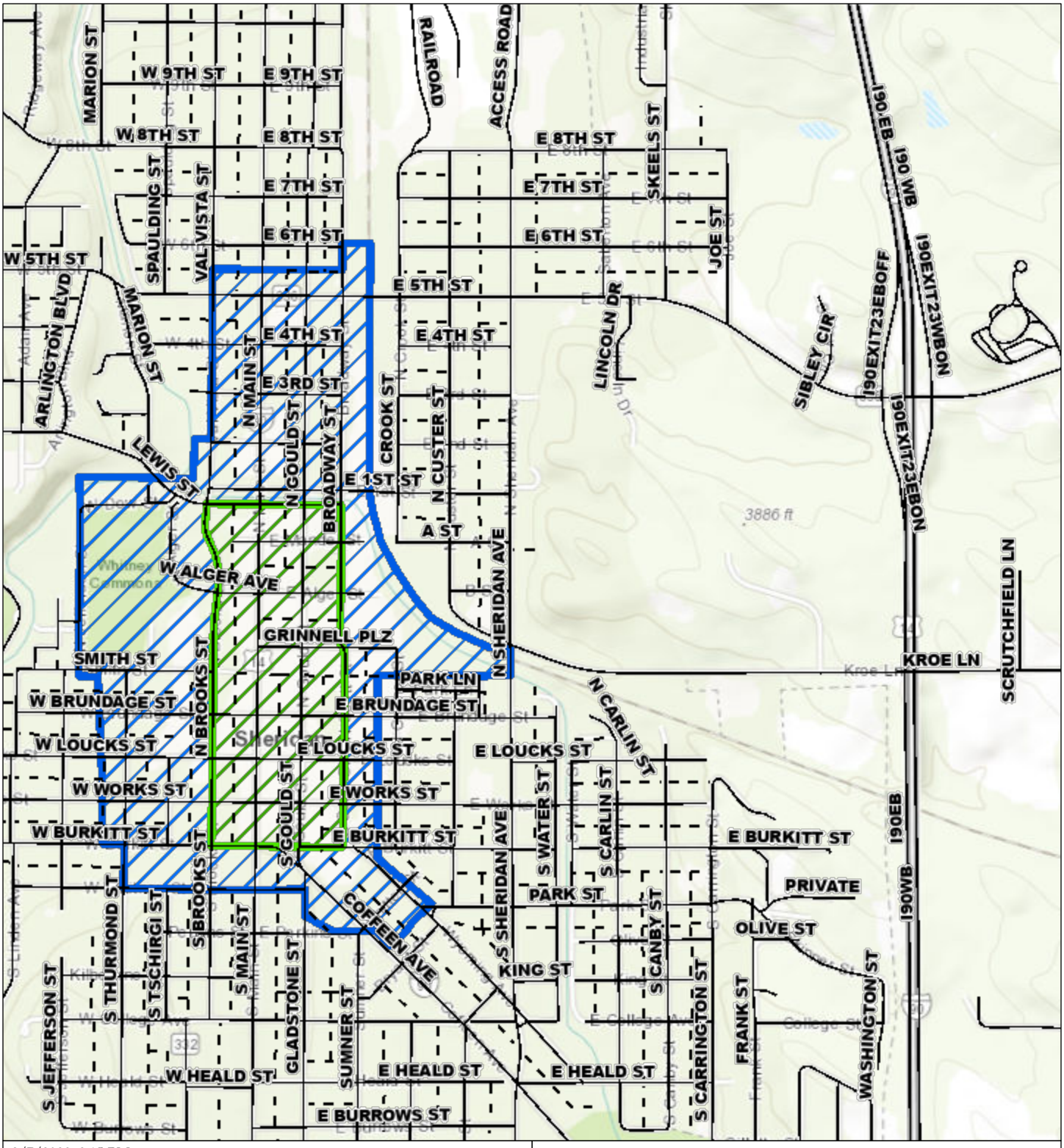
Funding:

This project is funded by the Engineering Professional Services budget.

Attachments

Exhibit Map

City of Sheridan, WY GIS Viewer



8/7/2023, 2:15 PM

Alley

Roads

Overlay Districts
DISTRICT

Downtown Business District

Downtown Development District

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries and the City of Sheridan's assets.

CITY OF Sheridan WYOMING

N

Scale: 1:18,056

0 0.1 0.2 mi

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

City of Sheridan, WY

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

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 PL-23-25, Resolution 43-23, Final Plat of the Whitney Project Subdivision - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	08/02/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding approval of PL-23-25, Resolution 43-23, final plat of the Whitney Project Subdivision. The applicants, Caro Land Co II LLC, Second Rung Wyoming LLC, Whitney Plaza Owner Association, and Whitney Benefits Inc., are requesting to subdivide .367 acres from 4 lots and 3 outlots into 16 lots and 2 outlots. Zoned PUD, Planned Unit Development. Located at 421 E. Brundage St., 107 and 139 N. Custer St. (PIN 56842630203925, 56842630000110, 56842630204925, 56842630000310, 56842630204025, 56842630000210).

Background:

The Planning Commission considered and approved the preliminary plat for the Whitney Project Subdivision at their May 8th meeting. At that time, the Commission did not place any particular conditions that would require revisions to the final plat, and the lot and configuration appear essentially unchanged from the preliminary plat.

To provide access to the 16 lots, the applicant is proposing that Outlot 1 (3,101 square feet) and Outlot 2 (504 square feet) as access and utility easements, with Outlot 1 being a 20' access and utility easement. Outlot 1 will be a private drive that is owned and maintained by the Homeowners Association (HOA) and will provide access to both Park Lane (Outlot F) and Brundage Street.

The property is .367 acres (15,986.52 square feet) of vacant property at the southwest corner of Brundage St. and Custer St. The property was previously platted and zoned as a Planned Unit Development (PUD). The East Side PUD Submittal dated March, 2007 allows attached residential land use options. The property was previously Lot 31, Outlot 1, Outlot F, and Lot 32 of the Whitney Plaza Subdivision and Lot 1, Outlot 2, Lot 2, and Outlot FF of the Whitney Plaza Two Subdivision.

Lot 1: A 715 square foot lot on the northwest corner of the property.
Lots 2-8: Are 676 square foot lots on the west side of the property between Lots 1 and 9.
Lot 9: A 716 square foot lot on the southwest corner of the property.
Lot 10: A 1072 square foot lot on the northeast corner of the property.
Lots 11-12: Are 818 square foot lots on the east side of the property between Lots 10 and 13.
Lots 13-15: Are 817 square foot lots on the east side of the property between Lots 12 and 16.
Lot 16: A 1077 square foot lot on the southeast corner of the property.

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.

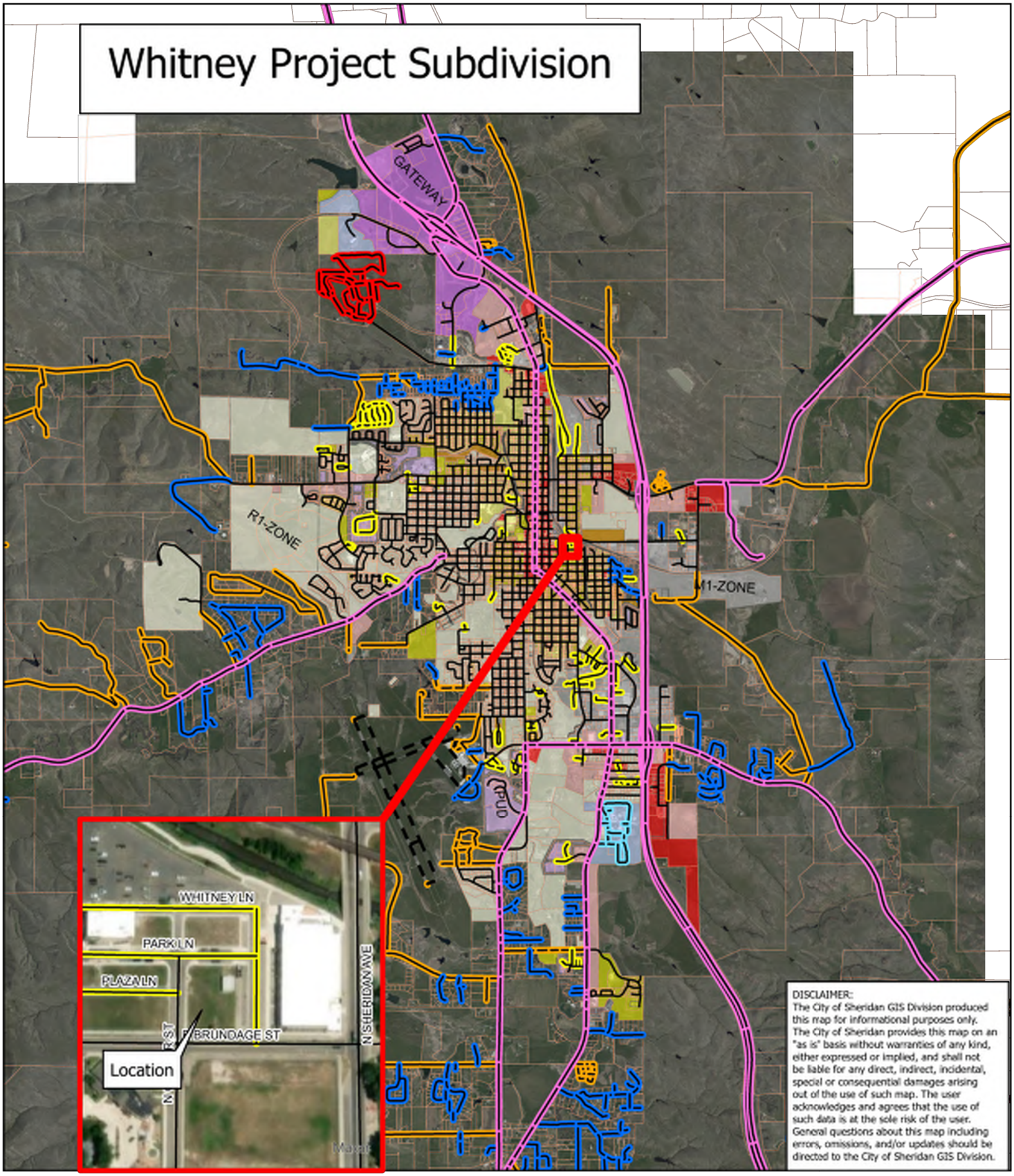
No subdivision shall be approved within the corporate limits of the City of Sheridan, or one mile thereof, unless City Public Works staff concludes that an adequate long-term water supply exists to support the proposed use and density of the subdivision in accordance with City adopted policy. City elected 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 will be connected to existing utilities in E. Brundage Lane and will be available to all lots. Future sewer will be connected to existing utilities in Park Lane and will be available to all lots. Staff sent out 23 nearest neighbor notifications as part of this application.

Attachments

Aerial
Final Plat
Resolution 43-23

Whitney Project Subdivision



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

CITY OF Sheridan WYOMING

Legend

Roads
- County Road
- Forest Service Road
- Private Road
- PUBLIC ROAD
- City of Sheridan Road
- Sheridan College Road
- Sheridan County Airport
- State of Wyoming Road
- VA Road
- Parcels

Zoning City
- R1 - Residence District
- R2 - Residence District
- R3 - Residence District
- R4 - Residence District
- B1 - Business District

N

Miles 0 ¾ 1½

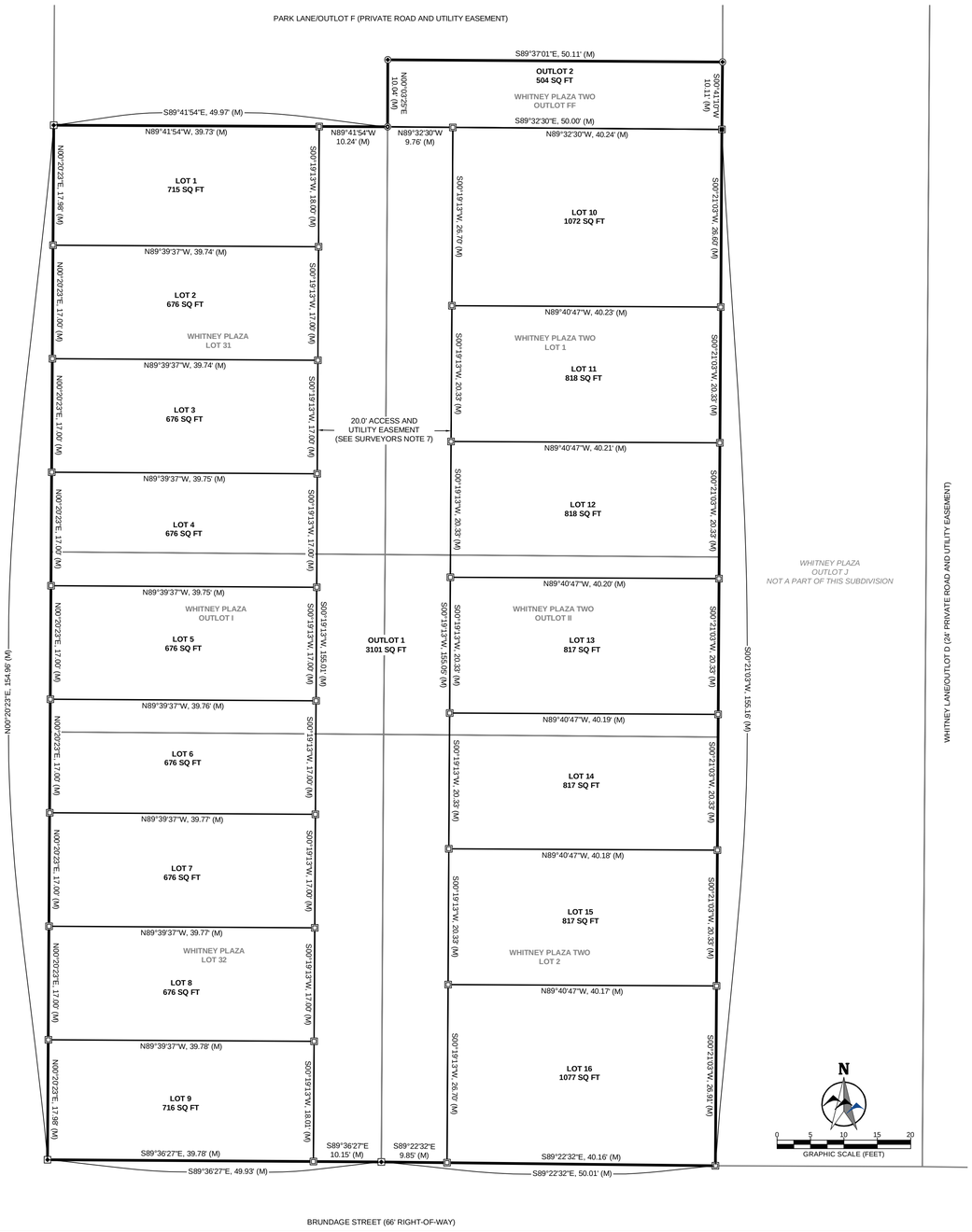
Date: 04/14/2023 10:35 AMUser: sgoodman

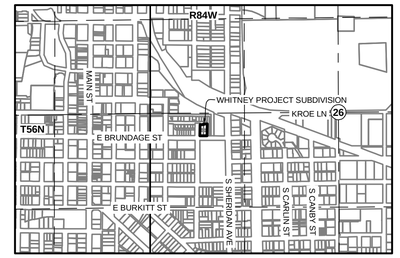
FINAL PLAT OF WHITNEY PROJECT SUBDIVISION

BEING LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO AND LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4 OF SECTION 26, T56N, R84W, 6TH P.M. CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LEGEND

- SET 2-1/2" ALUMINUM CAP PLS 14277
- FOUND 2" ALUMINUM CAP PLS 3864
- FOUND 2" ALUMINUM CAP PLS 3159
- FOUND REBAR
- FOUND MAG NAIL AND WASHER
- (M) MEASURED DISTANCE
- SUBDIVISION BOUNDARY





VICINITY MAP
1"=1000'

LANDOWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CARO LAND CO. II, LLC, SECOND RUNG WYOMING, LLC, WHITNEY PLAZA OWNER ASSOCIATION, AND WHITNEY BENEFITS, INC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS WHITNEY PROJECT SUBDIVISION IS LOCATED IN THE NW1/4SW1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND

LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN WITHIN THE NW1/4SW1/4, SECTION 26, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

AND CONTAINS AN AREA OF 0.367 ACRE, MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, 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, WATER LINES, 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.

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
CARO LAND CO. II, LLC, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
WHITNEY PLAZA OWNER ASSOCIATION, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
SECOND RUNG WYOMING, LLC, OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED THIS _____ DAY OF _____, 20_____, BY:

_____
WHITNEY BENEFITS, INC., OWNER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN BOOK _____, PAGE NO. _____, (OR AS PLAT NO. _____)

_____
COUNTY CLERK

MAYORAL CERTIFICATE OF APPROVAL

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

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATE OF CITY OF SHERIDAN PLANNING COMMISSION

REVIEWED BY THIS CITY OF SHERIDAN PLANNING COMMISSIONERS THIS_____ DAY OF _____, 20____.

ATTEST:

_____ _____
VICE-CHAIRMAN CHAIRMAN

PUBLIC WORKS CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS_____ DAY OF _____, 20____ BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

ATTEST:

_____
DIRECTOR OF PUBLIC WORKS

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RE-SUBDIVISION OF LOTS 1 & 2, OUTLOT II, AND OUTLOT FF, WHITNEY PLAZA TWO TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT 76, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ADDITIONALLY THIS PLAT IS THE RE-SUBDIVISION OF LOTS 31 & 32 AND OUTLOT I, BLOCK 2, WHITNEY PLAZA TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK W, PLAT #59, OF THE RECORDS OF THE SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, DIRK THOMPSON, 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 WHITNEY PROJECT SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20_____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

Professional Land Surveyor
DIRK THOMPSON
14277
Date
WYOMING

SURVEYORS NOTES

1. BASIS OF BEARING IS WYOMING STATE PLANE (EAST CENTRAL ZONE) (NAD83), GROUND DISTANCES. ELEVATION BASED ON NAVD88 DATUM.
2. LOTS ARE ZONED PUD.
3. SURVEY PERFORMED IN ACCORDANCE TO SHERIDAN CITY CODE APPENDIX B, SECTION 403.
4. RECORD OWNER: CARO LAND CO. II, LLC (WARRANTY DEED DOCUMENT #2021-771939), SECOND RUNG WYOMING, LLC (WARRANTY DEED DOCUMENT #2019-747653 AND WARRANTY DEED DOCUMENT #2021-771975), WHITNEY PLAZA OWNER ASSOCIATION (QUITCLAIM DEED DOCUMENT #605365) AND WHITNEY BENEFITS, INC. (WHITNEY PLAZA TWO RECORDED IN BOOK W, PAGE 76).
5. TOTAL ACREAGE OF SUBDIVISION = 0.367 ACRE.
6. TOTAL NUMBER OF LOTS = 18
7. OUTLOT 1 & 2 ARE DESIGNATED AS ACCESS AND UTILITY EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

WHITNEY PROJECT SUBDIVISION

PREPARED FOR:

INCLINE CIVIL, LLC.
101 EAST LOUCKS STREET #300
SHERIDAN, WY 82801

PREPARED BY:

WWC ENGINEERING
1849 TERRA AVENUE
SHERIDAN, WY 82801
(307) 672-0761
www.wwcengineering.com

NO.	REVISION	BY	DATE

SURVEYED BY: DCC
DRAWN BY: CJG
CHECKED BY: JPC
DATE: 5/11/2023

SHEET
1 of 1

CITY OF SHERIDAN
RESOLUTION 43-23

A RESOLUTION approving PL-23-25, the minor plat of the Whitney Project Subdivision, subdividing .367 acres from 4 lots and 3 outlots to 16 lots and 2 outlots. Zoned PUD Planned Unit Development. Located at 421 E Brundage St, 107 and 139 N Custer St.

WHEREAS, the minor plat of the Whitney Project 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 Whitney Project Subdivision, subdividing .367 acres from 4 lots and 3 outlots to 16 lots and 2 outlots, located at 421 E Brundage St, 107 and 139 N Custer St.

In approving the Whitney Project 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.

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 21st of August 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 PL-23-28, Resolution 44-23, Final Plat of the Sheridan Hills Subdivision - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	08/02/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding PL-23-28, Resolution 44-23, final plat of the Sheridan Hills Subdivision. The applicants, Gateway Partners, LLC, are requesting to subdivide 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD, Gateway District. Located at 2955 Real Bird Way. (PIN 56841532101925).

Background:

The applicant, Sheridan Hills LLC, is requesting to subdivide 10.39 acres of unplatted land into 84 lots and 4 outlots, zoned MP (Master Plan) Gateway District. Located at 2955 Real Bird Way (PIN 56841532101925).

The property is located to the east of Real Bird Way opposite Russell Drive, and to the west of Malcom Wallop Park. The property is zoned MP Gateway District.

The applicant is proposing an 84-lot subdivision with 4 outlots.

Lot #	Lot Type	Lot Size (Sq. Ft.)	Lot #	Lot Type	Lot Size (Sq. Ft.)
1	SF	4,500	21	SF	4,443
2	SF	4,298	22	SF	4,700
3	SF	4,298	23	SF	4,378
4	SF	4,298	24	SF	4,675
5	SF	4,298	25A	DUP	4,538
6	SF	4,298	25B	DUP	5,086
7	SF	4,298	26A	DUP	4,316
8	SF	4,298	26B	DUP	3,480
9	SF	4,298	27A	DUP	3,274
10	SF	4,298	27B	DUP	4,101
11	SF	4,298	28A	DUP	4,881
12	SF	4,298	28B	DUP	4,770
13	SF	4,500	29A	DUP	5,386
14A	DUP	3,225	29B	DUP	4600,
14B	DUP	3,062	30A	TH	1,458
15	SF	4,764	30B	TH	1,284
16	SF	4,394	30C	TH	1,284

17	SF	4,411	30D	TH	1,284
18	SF	4,699	30E	TH	1,284
19	SF	4,362	30F	TH	1,458
20	SF	4,382	31A	TH	1,194
Lot #	Lot Type	Lot Size (Sq. Ft.)	Lot #	Lot Type	Lot Size (Sq. Ft.)
31B	TH	1,194	36B	TH	1,356
31C	TH	1,194	36C	TH	1,356
31D	TH	1,194	36D	TH	1,540
31E	TH	1,194	37A	TH	1,540
32A	TH	1,270	37B	TH	1,356
32B	TH	1,270	37C	TH	1,540
32C	TH	1,228	38A	TH	1,540
32D	TH	1,133	38B	TH	1,356
32E	TH	1,039	38C	TH	1,540
33A	TH	1,540	39A	TH	1,540
33B	TH	1,356	39B	TH	1,356
33C	TH	1,356	39C	TH	1,356
33D	TH	1,540	39D	TH	1,540
34A	TH	1,540	40A	TH	1,512
34B	TH	1,356	40B	TH	1,332
34C	TH	1,540	40C	TH	1,332
35A	TH	1,540	40D	TH	1,512
35B	TH	1,356	41A	TH	1,512
35C	TH	1,356	41B	TH	1,332
35D	TH	1,540	41C	TH	1,332
36A	TH	1,540	41D	TH	1,512

Lot type: SF – single family, DUP – duplex-style, TH – townhome-style

Per Appendix B, Article 505 of the Sheridan Municipal Code, Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street. The applicant is requesting the following width variances for the following lots:

Lot # Width at Front Setback
25B 22.6’
28A 21.9’
28B 20.8’
29A 22.5’

Per the Wrench Ranch Master Plan Phase 1, the mixed use planning area should have a rear yard setback of 15'. The applicant is requesting the following rear yard setback for lots 35A to 41D to be reduced from 15' to 10' to allow for an additional 5' building envelope. This variance will allow the developer to incorporate an optional single-family lot option in Lots 35A-41D. As market conditions dictate, these lots may be re-platted in the future to provide for separate single-family homes, and a reduced setback can provide a larger building envelope and be more attractive to buyers. This variance, put in place now, reduces the effort for this to an Administrative Replat per City Code, in lieu of requiring a complete Major Subdivision for this area.

A “limited exception” request is being sought based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Master Plan zoning criteria is meant to support mixed-use home varieties. However, in a townhome-style scheme, the intent is to provide lots that encompass the building footprint and leave no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and while keeping within the height restrictions of the plan, viewshed impacts from the site neighboring

properties/roadways will be limited to non-existent.

STREETS
The property will be accessed via Real Bird Way. Internal circulation will be via Pine Hills Drive and Russell Loop. All proposed right-of-ways (ROW) will have a 50-foot width and will be privately owned and maintained by the Home Owner's Association (HOA).

Street Name Lots Accessed

Pine Hills Drive 1-13, 14A/B, 15-24
Russell Loop 30-41 (All Units)
Real Bird Way (circle drive) 25A/B – 29A/B

UTILITIES
Water and sewer lines exist along Real Bird Way and a water main extends through the site. The applicant is proposing extensions of these lines into the development for their use.

EASEMENTS
The applicant is proposing a 10-foot utility easement along the front of each lot adjacent to the street ROW. The applicant is also proposing 30-foot utility easements and a 20-foot water easement within the site to extend water and sewer to townhome lots.

OPENSPACE
Per the Wrench Ranch Phase 1 Master Plan, 17% of the area must be dedicated as open space. The proposed layout provides +/- 32% open space.

Discussion:

Prior to approving the final plat, the Planning Commission 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 official acting as Council representatives on other boards or committees that review development shall likewise consider long-range water supply in making any determination.

Water and sewer lines already run along Real Bird Way. Internal water and sewer lines will be installed under the proposed street network. Individual homes will be connected to these lines, providing service to each individual lot.

Staff has no further comments at this time.

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 and a sign posted on the property.

Attachments

Aerial
Utility Letters
Final Plat
Resolution 44-23
Variance Letter

Sheridan Hills Subdivision



GATEWAY

R1-ZONE

M1-ZONE

PUD

DISCLAIMER:
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CITY OF Sheridan WYOMING

N

Miles 0 ¾ 1½

Date: 05/02/2023 2:47 PM

User: sgoodman

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

August 1, 2023

John E Rice and Sons
PO Box 4039
Sheridan, WY 82801

CERTIFIED MAIL
TRACKING NO:
70223330000049329377

Re: 2nd Notice - Proposed Easement Vacation
Tract 1, Wrench Ranch Hills ~ Phase 1

To Whom it May Concern:

In accordance with City of Sheridan Municipal Code Appendix B, Section 205 (c), this letter serves to request acknowledgment that there is no issue with vacating existing underground irrigation easements situated in Tract 1, Wrench Ranch Hills ~ Phase 1 in Sheridan, Wyoming (highlighted in yellow on the attached plat).

Our research indicates the existing easement highlighted in yellow on said plat DO NOT have active facilities and water rights within the area have been detached.

If you have any questions concerning the proposed easement vacation, please contact me at 307-675-7716. Please respond in writing, email preferred to tmarkham@m-m.net by 8/10/23.

Thanks for your time.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Highlighted Plat – Wrench Ranch Hills ~ Phase 1

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

July 13, 2023

John E Rice and Sons
PO Box 4039
Sheridan, WY 82801

Re: Proposed Easement Vacation
Tract 1, Wrench Ranch Hills ~ Phase 1

To Whom it May Concern:

In accordance with City of Sheridan Municipal Code Appendix B, Section 205 (c), this letter serves to request acknowledgment that there is no issue with vacating existing underground irrigation easements situated in Tract 1, Wrench Ranch Hills ~ Phase 1 in Sheridan, Wyoming (highlighted in yellow on the attached plat).

Utility locates indicate the existing easement highlighted in yellow on said plat DO NOT have active facilities and water rights within the area have been detached.

If you have any questions concerning the proposed easement vacation, please contact me at 307-675-7716. Please respond in writing, email preferred to tmarkham@m-m.net by 7/21/23.

Thanks for your time.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Highlighted Plat – Wrench Ranch Hills ~ Phase 1

FINAL PLAT
WRENCH RANCH HILLS ~ PHASE 1
LOCATED IN A PORTION OF THE W1/2, SECTION 15, T56N, R84W, 6TH P.M., SHERIDAN WYOMING

CERTIFICATE OF OWNER

Know by all men by these presents that the undersigned John E. Rice & Sons, Inc., being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Wrench Ranch Hills ~ Phase One, is located in a part of W½, Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

BEGINNING at a point which is located South 00°20'09" West a distance of 2319.44 feet from the Southeast Corner of Section 9, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;
Thence North 90°00'00" East 350.40 feet;
Thence North 00°20'09" East 106.14 feet;
Thence South 89°39'51" East 60.00 feet;
Thence South 89°39'51" East 182.31 feet;
Thence South 74°30'51" East 188.66 feet;
Thence with a non-tangent curve to the right with an arc length of 1287.97 feet, a radius of 1030.00 feet, a delta angle of 71°38'45", a chord bearing of North 51°18'32" East and a chord length of 1205.68 feet;
Thence with a reverse curve to the left with an arc length of 358.43 feet, a radius of 270.00 feet, a delta angle of 76°03'40", a chord bearing of North 49°06'04" East and a chord length of 332.68 feet;
Thence North 11°04'14" East 62.52 feet;
Thence with a curve to the left with an arc length of 31.42 feet, a radius of 20.00 feet, a delta angle of 90°00'00", a chord bearing of North 33°55'46" West and a chord length of 28.28 feet;
Thence North 11°04'14" East 120.00 feet;
Thence North 78°55'46" West 379.72 feet;
Thence North 11°04'14" East 42.17 feet;
Thence North 65°23'00" East 106.12 feet;
Thence North 11°04'14" East 547.86 feet;
Thence North 14°29'45" West 187.12 feet to a point on the South Right-of-Way of Interstate 90;
Thence along said Right-of-Way South 53°45'27" East 464.48 feet to a Point on the West Right-of-Way of State Highway 338 (aka Decker Highway);
Thence along said Right-of-Way South 14°56'04" East 592.90 feet;
Thence continuing along said Right-of-Way with a curve to the left with an arc length of 373.01 feet, a radius of 761.61 feet, a delta angle of 28°03'42", a chord bearing of South 29°04'04" East and a chord length of 369.30 feet;
Thence leaving said Right-of-Way South 72°24'01" West 109.06 feet;
Thence South 03°39'08" East 323.67 feet;
Thence South 39°14'29" West 1100.62 feet;
Thence South 04°12'01" West 183.91 feet;
Thence South 64°27'22" East 217.23 feet;
Thence South 58°44'18" East 153.78 feet;
Thence South 78°04'17" East 86.48 feet;
Thence South 22°29'12" East 61.36 feet;
Thence South 67°30'48" West 40.00 feet;
Thence South 30°31'53" West 282.13 feet;
Thence South 20°02'04" East 55.00 feet;
Thence South 14°57'56" West 160.00 feet;
Thence South 10°57'56" West 360.00 feet;
Thence South 00°02'04" East 290.00 feet;
Thence South 15°52'17" West 93.52 feet;
Thence North 19°26'21" West 559.82 feet;
Thence North 42°09'56" West 252.66 feet;
Thence North 87°02'04" West 165.64 feet;
Thence North 57°15'04" West 69.12 feet;
Thence South 89°29'31" West 286.90 feet;
Thence South 00°45'50" West 394.13 feet;
Thence with a non-tangent curve to the left with an arc length of 126.82 feet, a radius of 1023.40 feet, a delta angle of 07°06'01", a chord bearing of North 59°55'06" West and a chord length of 126.74 feet;
Thence South 00°20'07" West 49.31 feet;
Thence with a non-tangent curve to the left with an arc length of 368.06 feet, a radius of 979.40 feet, a delta angle of 21°31'55", a chord bearing of North 72°57'39" West and a chord length of 365.90 feet;
Thence North 83°12'24" West 513.04 feet to a point on the West line of Section 15;
Thence along Said West line North 00°20'09" East 1115.21 feet;
Thence continuing along said West line North 00°20'09" East 241.50
to the point of BEGINNING, having an area of 94.99 Acres, more or less, and

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s); and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

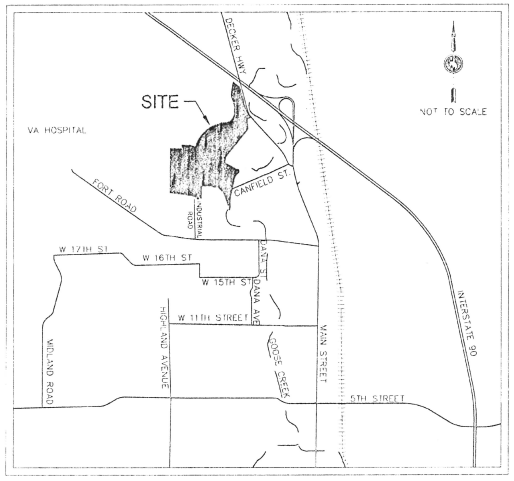
That the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City of Sheridan and its licensees for public use for the indicated purposes, all streets, alleys, easements and other public lanes within the boundary lines of the plat, as indicated, and not a reacy otherwise dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Sheridan and its licensees for public use for the purpose of installing, repairing, reinstaling, replacing and maintaining sewers, water lines, 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.

Drainage easements, as designated on this plat and portions of Outlot A, Outlot B, and Outlot C are hereby dedicated to the City of Sheridan and its licensees for public use, to accommodate the drainage facilities, surface flow, and/or storage of storm waters. Drainage areas shall be kept free of all structures or other impediments not related to drainage.

Outlot A, Outlot B, and Outlot C, as designated on this plat, are hereby dedicated to the City of Sheridan as open space.

Tracts 2 and 3, as designated on this plat, are reserved by John E. Rice and Sons, Inc. as future open space and/or public right-of-way. Maintenance and interim use of said tracts by John E. Rice and Sons, Inc. per Wrench Ranch Phase I Master Plan.



Irrigation easements, both underground and ditch, as designated on this plat are hereby reserved by John E. Rice & Sons, Inc. and its licensees for private use, to accommodate the flow or storage of irrigation waters and shall be kept free of all structures or other impediments not related to irrigation.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 23 day of November, 2009.

By: Nettje, President

STATE OF WYOMING)
) ss.
SHERIDAN COUNTY)

The foregoing instrument was acknowledged before me on this 23 day of November, 2009, by Nettje

Witness my hand and official seal.

Notary Public

DIRECTOR OF PUBLIC WORKS CERTIFICATE OF APPROVAL

This plat has been prepared in accordance with the requirements and procedures outlined in the Subdivision Regulations of the City of Sheridan, and certified this 17 day of February, 2010, by the Director of Public Works of Sheridan, Wyoming.

Director of Public Works

CITY OF SHERIDAN PLANNING COMMISSION CERTIFICATE OF REVIEW

Reviewed by the City of Sheridan Planning Commission this 9 day of Nov. 2009.

Attest: Vice-Chairman

Chairman

CITY OF SHERIDAN CERTIFICATE OF APPROVAL

Approved by the City of Sheridan, Wyoming, this 18 day of February, 2009.

Attest: City Clerk

Mayor

CERTIFICATE OF RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 4:00 o'clock P. m., This 18 day of FEBRUARY, 2009. And is duly recorded in Book W 2010 Page No. 64.

County Clerk

DECLARATION VACATING PREVIOUS PLATTING

This plat is the re-subdivision of a part of Block 1, SUBURBAN HOMES COMPANY ADDITION, as recorded in Book "A" of Plats, Page 36, Plat S-36, of the records of the Sheridan County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

CERTIFICATE OF SURVEY

I, William E. Pugh, 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 Wrench Ranch Hills ~ Phase One, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my supervision and correctly shows the location and dimensions of all lots, easements and streets of said subdivision in compliance with City of Sheridan regulations governing the subdivision of land.

Professional Land Surveyor WILLIAM E. PUGH 5300 WYOMING

UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

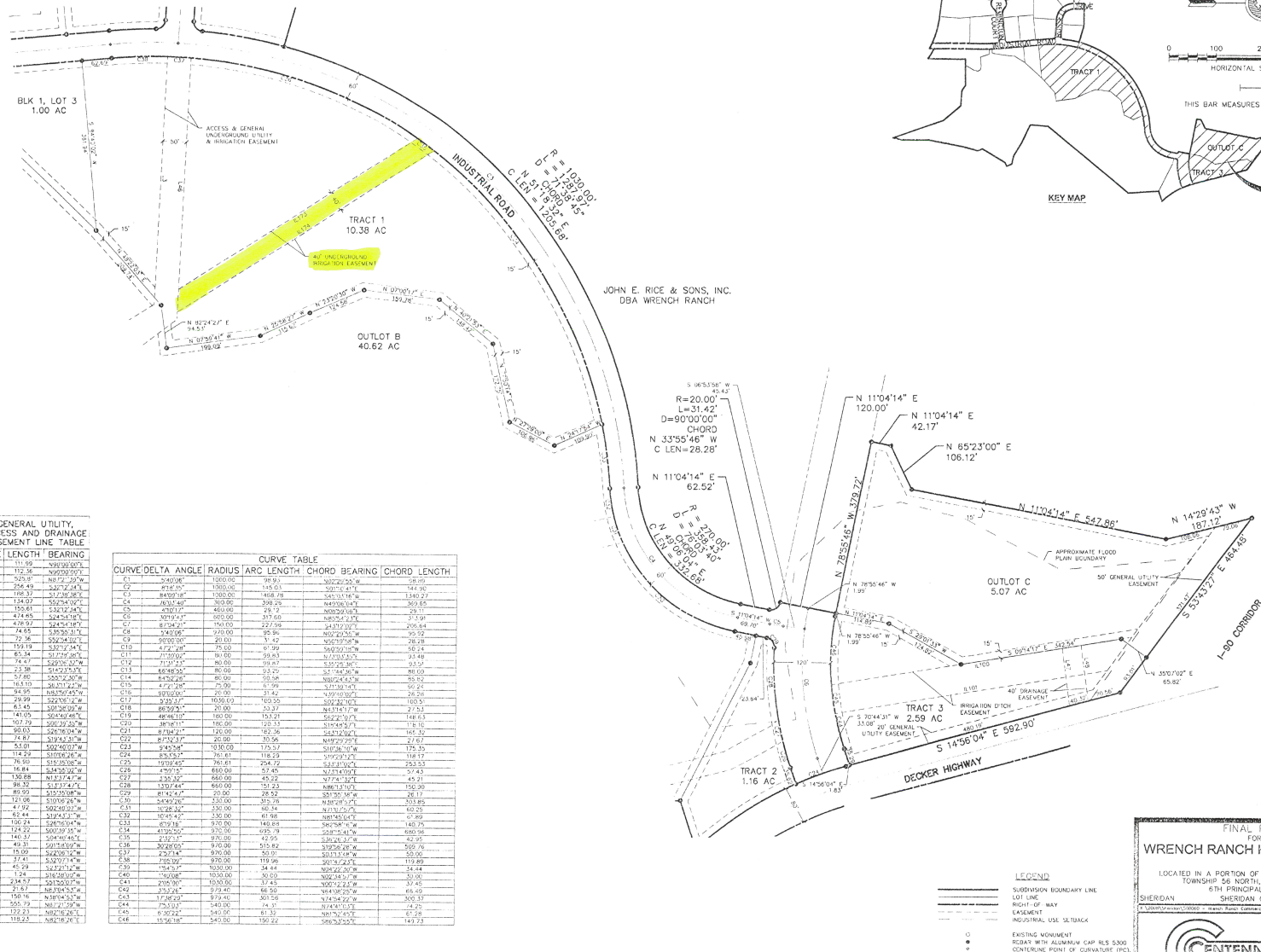
LOCATED IN A PORTION OF THE W1/2, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN
SHERIDAN SHERIDAN COUNTY WYOMING

X:\2007\Version\500000 - Wrench Ranch Commercial Subdivision\dwg\070500 - FINAL PLAT.dwg

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711

DATE 11/23/09 12:12 pm
SHEET 1 OF 4

W-644
1-4



IRRIGATION EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
IL100	642.79	S09°31'57"E
IL101	581.61	S09°14'17"E
IL102	23.64	S40°05'08"E
IL103	109.11	S27°47'51"E
IL104	171.60	S14°11'00"E
IL105	33.08	S53°52'28"W
IL106	126.25	S82°01'33"W
IL107	94.37	N84°00'30"W
IL108	124.51	S53°35'52"W
IL109	66.73	S73°47'35"W
IL110	86.54	S24°55'00"W
IL111	76.90	S15°55'09"W
IL112	114.29	S10°06'26"W
IL113	53.01	S02°40'07"W
IL114	74.87	S19°43'31"W
IL115	90.03	S26°16'04"W
IL116	107.79	S09°39'39"W
IL117	141.06	S04°40'46"E
IL118	63.45	S01°58'09"W
IL119	31.00	S22°06'12"W
IL120	38.97	S32°07'14"W
IL121	37.17	S23°27'17"W
IL122	42.62	S16°38'00"W
IL123	137.76	S6°31'21"W
IL124	103.90	S35°52'20"W
IL125	49.37	S40°46'25"W
IL126	58.76	S64°22'49"W
IL127	78.26	S45°34'09"W
IL128	124.02	S33°37'04"W
IL129	158.59	S17°52'35"W
IL130	71.51	S23°36'18"W
IL131	121.13	S18°21'25"E
IL132	69.28	S05°20'35"E
IL133	76.32	S28°17'18"W
IL134	139.45	S10°13'46"E
IL135	6.87	S42°05'08"E
IL136	118.19	S27°47'51"E
IL137	203.39	S14°11'00"E
IL138	70.12	S53°52'28"W
IL139	141.16	S62°01'33"W
IL140	83.75	N84°00'30"W
IL141	116.12	S53°35'52"W
IL142	59.74	S73°47'35"W
IL143	67.51	S24°55'00"W
IL144	66.16	S15°55'09"W
IL145	109.78	S10°06'26"W
IL146	56.41	S02°40'07"W
IL147	83.15	S19°43'31"W
IL148	83.23	S26°16'04"W
IL149	96.84	S09°39'39"W
IL150	141.51	S04°40'46"E
IL151	72.88	S01°58'09"W
IL152	41.61	S22°06'12"W
IL153	38.51	S32°07'14"W
IL154	31.75	S23°27'17"W
IL155	57.48	S16°38'00"W
IL156	152.18	S6°31'21"W
IL157	96.04	S35°52'20"W
IL158	52.66	S40°46'25"W
IL159	60.49	S64°22'49"W
IL160	67.31	S45°34'09"W
IL161	114.31	S33°37'04"W
IL162	154.99	S17°52'35"W
IL163	58.16	S23°36'18"W
IL164	110.61	S18°21'25"E
IL165	89.91	S06°20'35"E
IL166	74.57	S38°17'18"W
IL167	66.75	S10°13'46"E
IL168	2.22	N89°20'31"E
IL169	70.43	S5°10'04"E
IL170	171.52	S8°02'04"E
IL171	277.21	S42°08'36"E
IL172	506.99	S10°26'21"E
IL173	593.05	S32°12'34"E
IL174	636.53	S32°12'34"E

GENERAL UTILITY, ACCESS AND DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	111.99	N90°00'00"E
L2	112.36	N90°00'00"E
L3	525.8'	N87°22'39"W
L4	256.49	S32°12'34"E
L5	166.37	S12°08'38"E
L6	134.07	S52°54'09"E
L7	155.61	S32°12'34"E
L8	424.65	S24°54'18"E
L9	428.97	S24°54'18"E
L10	74.65	S35°55'31"E
L11	72.36	S52°54'09"E
L12	159.19	S32°12'34"E
L13	65.34	S17°59'36"E
L14	74.47	S29°06'36"E
L15	23.38	S14°23'53"E
L16	57.80	S55°22'50"W
L17	163.10	S8°31'22"W
L18	94.95	N83°56'45"W
L19	29.99	S22°58'12"W
L20	63.45	S01°58'09"W
L21	141.05	S04°40'46"E
L22	107.79	S09°39'39"W
L23	90.03	S26°16'04"W
L24	74.87	S19°43'31"W
L25	53.01	S02°40'07"W
L26	114.29	S10°06'26"W
L27	76.90	S15°55'09"W
L28	16.84	S34°53'09"W
L29	130.88	N13°37'47"W
L30	98.32	S12°37'47"E
L31	89.99	S15°55'09"W
L32	121.06	S10°06'26"W
L33	47.92	S02°40'07"W
L34	62.44	S19°43'31"W
L35	100.24	S26°16'04"W
L36	124.22	S09°39'39"W
L37	140.37	S04°40'46"E
L38	49.31	S01°58'09"W
L39	15.09	S82°06'12"W
L40	37.41	S32°07'14"W
L41	45.29	S23°27'17"W
L42	1.24	S16°38'00"W
L43	234.57	S61°50'07"W
L44	21.67	N87°04'53"W
L45	150.16	N38°04'53"W
L46	555.79	N82°21'09"W
L47	122.23	N82°18'26"E
L48	119.23	N82°18'26"E

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°40'08"	1000.00	98.92	N00°22'50"W	98.88
C2	8°38'05"	1000.00	145.03	S01°10'41"E	144.90
C3	84°03'16"	1000.00	1468.28	S45°13'16"W	1340.27
C4	76°30'46"	300.00	398.76	N49°08'04"E	369.65
C5	4°50'17"	400.00	29.72	N08°29'08"E	29.71
C6	50°11'39"	400.00	317.60	N30°54'23"E	307.69
C7	87°04'21"	150.00	227.98	S43°37'05"E	206.64
C8	5°40'08"	970.00	95.96	N00°22'50"W	95.92
C9	90°00'00"	20.00	31.42	N56°10'54"W	28.28
C10	67°21'28"	75.00	81.99	S60°50'10"W	50.24
C11	21°00'02"	80.00	29.83	N33°03'53"E	29.48
C12	71°31'13"	80.00	99.87	S35°05'36"E	93.51
C13	86°48'50"	80.00	93.20	S21°44'36"W	88.09
C14	84°52'26"	80.00	98.96	N80°24'43"W	90.82
C15	47°27'28"	75.00	61.99	S71°10'14"E	60.24
C16	90°00'00"	20.00	31.42	N39°10'09"E	28.28
C17	5°35'17"	1030.00	100.50	S00°32'10"E	100.51
C18	86°39'51"	20.00	30.37	N43°14'17"W	27.63
C19	48°46'10"	180.00	153.21	S62°22'30"E	148.63
C20	38°14'11"	180.00	120.13	S18°45'53"E	118.00
C21	8°04'21"	120.00	182.36	S45°12'09"E	165.32
C22	87°32'37"	20.00	30.56	N49°20'39"E	27.67
C23	9°45'08"	1030.00	175.37	S10°36'10"W	175.15
C24	85°57'27"	761.61	118.29	S19°29'12"E	118.17
C25	19°09'45"	761.61	254.72	S33°31'50"E	253.53
C26	8°14'22"	680.00	57.45	N75°14'09"E	57.43
C27	4°36'32"	660.00	45.22	N77°41'32"E	45.21
C28	13°07'44"	660.00	151.23	N86°13'10"E	150.90
C29	81°43'52"	20.00	28.52	S51°55'38"W	26.17
C30	54°49'26"	330.00	315.76	N38°28'57"E	303.85
C31	10°28'32"	330.00	60.34	N70°10'42"E	60.25
C32	10°45'42"	330.00	61.98	N81°49'04"E	61.89
C33	6°19'16"	970.00	146.84	S82°58'16"W	146.71
C34	41°35'50"	970.00	695.78	S58°15'41"W	680.98
C35	2°12'11"	970.00	42.95	S36°26'37"W	42.95
C36	30°26'05"	970.00	515.82	S19°56'28"W	509.76
C37	2°32'14"	970.00	50.01	S03°13'54"W	50.00
C38	7°05'09"	970.00	119.96	S01°47'23"E	119.89
C39	1°54'57"	1030.00	34.44	N04°22'30"W	34.44
C40	1°40'08"	1030.00	30.00	N02°36'57"W	30.00
C41	2°05'06"	1030.00	37.45	N00°42'23"W	37.45
C42	3°57'26"	979.40	66.50	N64°08'26"W	66.49
C43	17°58'29"	979.40	301.56	N74°54'22"W	300.37
C44	7°53'03"	540.00	74.31	N74°41'03"E	74.25
C45	6°30'22"	540.00	61.32	N67°57'45"E	61.28
C46	15°36'18"	540.00	150.22	S69°53'55"E	149.73

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT
- INDUSTRIAL USE SETBACK
- EXISTING MONUMENT
- RCBAY WITH ALUMINUM CAP RLS 5300 CENTERLINE POINT OF CURVATURE (PCC), POINT OF TANGENCY (PT) OR POINT OF INTERSECTION (PI)

FINAL PLAT
FOR
WRENCH RANCH HILLS ~ PHASE 1

LOCATED IN A PORTION OF THE W1/2, SECTION 15, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN

SHERIDAN — SHERIDAN COUNTY — WYOMING

K:\2020\Drawings\20080 - Wrench Ranch Commercial Subdivision\dwg\20820 - FINAL PLAT.dwg

CENTENNIAL COLLABORATIVE
ARCHITECTS • ENGINEERS • SURVEYORS
237 North Main St. - Sheridan, WY 82801 - (307)672-1713
890 South Miller Ave. - Gillette, WY 82716 - (307)682-1141

DATE 11/23/09 11:11 am

SHEET 4 OF 4

W-64-4-4

Thomas Tucker

From: Pierson, Nathan A <Nathan.Pierson@charter.com>
Sent: Wednesday, July 5, 2023 3:55 PM
To: Thomas Tucker
Subject: RE: Vacation of Platted Easements

Hello Thomas. Charter/Spectrum has no issues with the vacation of easements in Tract 1, Wrench Ranch Hills - Phase 1.

Nathan Pierson
Construction Coordinator
Charter Communications
140 E Loucks St
Sheridan, WY 82801
(307)752-8900

From: Thomas Tucker <thomas@prestfeldt.com>
Sent: Wednesday, July 5, 2023 2:20 PM
To: MDU: Chris Lawler (christopher.lawler@mdu.com) <christopher.lawler@mdu.com>; MDU: Brandon Jordan (brandon.jordan@mdu.com) <brandon.jordan@mdu.com>; Allen, Shelby <Shelby.Allen@lumen.com>; Pierson, Nathan A <Nathan.Pierson@charter.com>; Zjon May <zjon.may@range.net>; Nathan Rager <nrager@sheridanwy.gov>
Subject: [EXTERNAL] Vacation of Platted Easements

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

To whom it may concern,
At the eleventh hour I'm tasked to reaching out concerning the Vacation of Easements in Tract 1, Wrench Ranch Hills ~ Phase 1.

If I can get an acceptance letter ASAP it would be "GRATLY APPRECIATED" as now this is the only thing holding up the Final Plat submittal.

If you have any questions, please let me know.

Thanks,
Thomas

PRESTFELDT SURVEYING, LLC
Thomas D. Tucker, PLS
2340 Wetlands Drive, Suite 100
Sheridan, WY 82801 USA
Phone (307)672-7415 Ext.3
thomas@prestfeldt.com
Registered in Wyoming,
Montana & Idaho

LUMEN

July 10, 2023

Prestfeldt Surveying, LLC
Attn Thomas Tucker, PLS

Re: Tract 1, Wrench Ranch Hills easement vacation

The above-mentioned Easement Vacation falls within CenturyLink's certified territory and can be provided telephone service under the Land Development Tariff on file with the Wyoming Public Service commission as of 1/28/2008. The easement shown on the proposed vacation is satisfactory for CenturyLink's purposes.

Please feel free to call me on 307-682-7241 if you have any questions or need more specific information.

Sincerely,

Shelby Allen

Shelby Allen
Field Engineer
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468

MONTANA-DAKOTA
UTILITIES CO.
A Division of MDU Resources Group, Inc.

7/13/23

Thomas Tucker
Prestfeldt Surveying
2340 Wetlands Drive., Suite 100
PO Box 3082
Sheridan, WY 82801

Subject: Sheridan Hills Subdivision

I have reviewed the final plat of the proposed Sheridan Hills Subdivision, located within Sheridan County, Wyoming. MDU currently has electric and natural gas utilities along Real Bird Way, placed in easements from the Wrench Ranch Hills Subdivision. All existing utilities must be protected within easements shown in the Sheridan Hills Subdivision plat. MDU does approve of the plat as provided to us. Indicated easements are of adequate size and location to allow MDU to reasonably serve the customers within the subdivision and the surrounding area.

If you need anything further from me, please don't hesitate to ask.

Sincerely,

Brandon Jordan
Electric Engineer, Sr.
Montana-Dakota Utilities Co.
Sheridan, WY
307-674-3546

cc: file

RANGE

July 10, 2023

Thomas D. Tucker, PLS
Prestfeldt Surveying, LLC
2340 Wetlands Drive, STE 100
Sheridan, WY 82801

RE: Vacation of Easement in Tract 1, Wrench Ranch Hills ~ Phase 1
Sheridan, WY 82801

Mr. Tucker;

This letter serves to notify all parties involved, that A.C.T. (Advanced Communications Technology), DBA Range, approves of the vacation request for Tract 1, Wrench Ranch Hills ~ Phase 1, as received by our office and dated July 5, 2023. We do not currently have facilities in these corridors.

If you have any questions or comments, please contact me at (307) 673-0910 or email zjon.may@range.net Thank you.

Sincerely,

Zjon May

Zjon May
Regional Engineering Manager
Sheridan

SCALE: 1"= 60

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

GRAPHIC SCALE

−60 0 30 60 120

(U.S. SURVEY FEET)

DATUM:

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

LOT #	TYPE	MINIMUM SETBACK REQUIREMENTS (FT) FRONT	REAR	SIDE	*SIDE OR *REAR
1 & 13	COR	15	15	5	N−A
2−12	INT	15	15	5	N−A
14A & 14B	DUP	15	15	5	0
15−24	INT	15	15	5	N−A
25A−29B	DUP	15	15	5	0
30A−41D	TH	SEE NOTE BELOW			0
35A−41D	INT	15	10	5	N−A

* APPLIES WHERE BUILDINGS SHARE A COMMON WALL
** APPLIES TO ANY FUTURE REPLAT TO SINGLE−FAMILY HOME

COR − INDICATES: CORNER SINGLE−FAMILY HOME LOTS. SIDE YARD IS ADJACENT TO ADJOINING LOT.

INT − INDICATES: INTERIOR SINGLE−FAMILY HOME LOTS

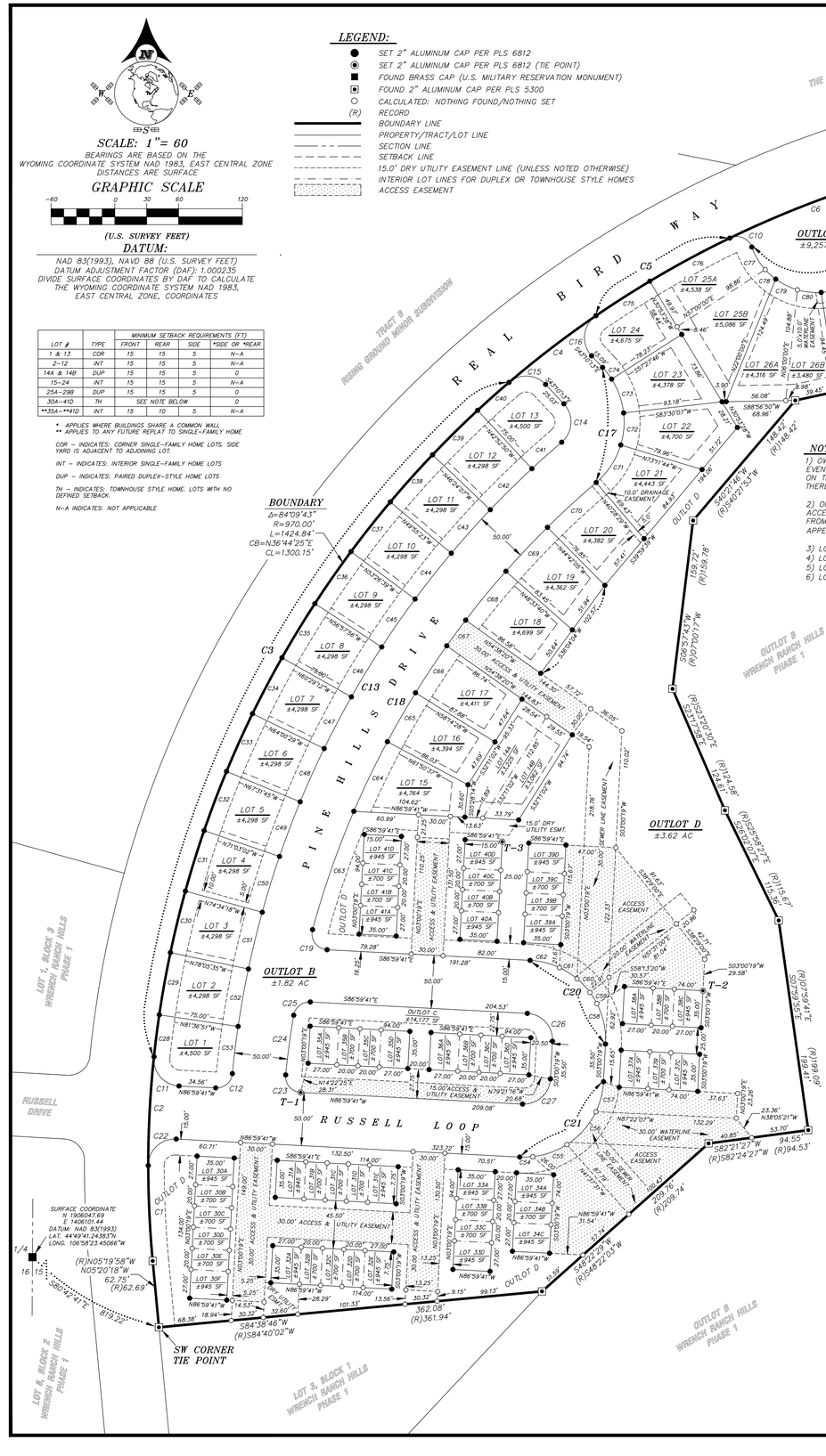
DUP − INDICATES: PAIRED DUPLEX−STYLE HOME LOTS

TH − INDICATES: TOWNHOUSE STYLE HOME; LOTS WITH NO DEFINED SETBACK.

N−A INDICATES: NOT APPLICABLE

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812 (TIE POINT)
- FOUND BRASS CAP (U.S. MILITARY RESERVATION MONUMENT)
- FOUND 2" ALUMINUM CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/TRACT/LOT LINE
- SECTION LINE
- SETBACK LINE
- 15.0' DRY UTILITY EASEMENT LINE (UNLESS NOTED OTHERWISE)
- INTERIOR LOT LINES FOR DUPLEX OR TOWNHOUSE STYLE HOMES
- ACCESS EASEMENT



NOTES:

1) OWNERS OF THE PAIRED DUPLEX OR TOWNHOUSE STYLE HOMES AGREE THAT IN AN EVENT THERE IS A DISCREPANCY IN THE LOCATION OF ANY INTERIOR LOT LINE SET OUT ON THE SHERIDAN HILLS SUBDIVISION PLAT AND THE ACTUAL PHYSICAL LOCATION THEREOF, THE PHYSICAL LOCATION SHALL SUPERSEDE THE DEPICTION OF THE LOCATION.

2) OUTLOT D AND ALL LOTS ADJOINING REAL BIRD WAY ARE RESTRICTED FROM DIRECT ACCESS TO SAID REAL BIRD WAY AND SHALL NOT BE GRANTED AN ACCESS PERMIT FROM THE CITY OF SHERIDAN WHICH IS PROHIBITED BY SHERIDAN MUNICIPAL CODE APPENDIX B, SECTION 505(C)(4).

3) LOT 1 SHALL ACCESS FROM PINE HILLS DRIVE WITHIN CURVE #53 (C53).
4) LOT 13 SHALL ACCESS FROM PINE HILLS DRIVE WITHIN CURVE #41 (C41).
5) LOT 24 SHALL ACCESS FROM PINE HILLS DRIVE SOUTHEAST OF CURVE #16 (C16).
6) LOTS 29A THRU 29B SHALL BE GRANTED INGRESS AND EGRESS THROUGH OUTLOT A.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	5°18'47"	970.00'	89.95'	N02°41'03"W	89.92'
C2	6°03'57"	970.00'	102.69'	N03°00'19"E	102.65'
C3	43°24'57"	970.00'	735.02'	N27°44'46"E	717.56'
C4	6°05'45"	970.00'	103.20'	N52°30'07"E	103.15'
C5	8°36'40"	970.00'	145.78'	N59°51'19"E	145.65'
C6	9°36'31"	970.00'	162.67'	N68°57'54"E	162.48'
C7	5°03'07"	970.00'	85.53'	N76°17'43"E	85.50'
C8	95°58'56"	15.00'	25.13'	S25°46'41"W	22.29'
C9	182°21'22"	65.00'	206.88'	S68°57'54"W	129.97'
C10	95°58'56"	15.00'	25.13'	N67°50'53"W	22.29'
C11	9°31'59"	25.00'	40.59'	N40°28'42"W	36.28'
C12	87°28'56"	15.00'	22.90'	S49°15'53"W	20.74'
C13	44°00'03"	895.00'	687.32'	S27°31'30"W	670.56'
C14	92°41'44"	25.00'	40.45'	S03°10'39"W	36.18'
C15	87°22'33"	25.00'	38.12'	S86°51'29"E	34.54'
C16	98°43'12"	25.00'	43.07'	S06°11'23"W	37.94'
C17	92°41'44"	75.00'	121.34'	S03°10'39"W	108.53'
C18	34°18'47"	845.00'	506.05'	S32°22'08"W	498.52'
C19	102°12'26"	15.00'	26.76'	S35°53'29"E	23.35'
C20	90°00'00"	75.00'	117.81'	S41°59'41"E	106.07'
C21	90°00'00"	75.00'	117.81'	S48°00'19"W	106.07'
C22	93°01'59"	25.00'	40.59'	S46°29'19"W	36.28'
C23	92°45'44"	15.00'	24.29'	N40°36'49"W	21.72'
C24	3°50'41"	845.00'	56.70'	N07°41'24"E	56.69'
C25	83°23'34"	15.00'	21.83'	N51°18'31"E	19.96'
C26	90°00'00"	25.00'	39.27'	S41°59'41"E	35.36'
C27	90°00'00"	25.00'	39.27'	S48°00'19"W	35.36'
C28	2°20'52"	970.00'	39.74'	N07°12'43"E	39.74'
C29	3°31'16"	970.00'	59.61'	N10°08'47"E	59.60'
C30	3°31'16"	970.00'	59.61'	N13°40'03"E	59.60'
C31	3°31'16"	970.00'	59.61'	N17°11'20"E	59.60'
C32	3°31'16"	970.00'	59.61'	N20°42'36"E	59.60'
C33	3°31'16"	970.00'	59.61'	N24°13'53"E	59.60'
C34	3°31'16"	970.00'	59.61'	N27°45'09"E	59.60'
C35	3°31'16"	970.00'	59.61'	N31°16'26"E	59.60'
C36	3°31'16"	970.00'	59.61'	N34°47'42"E	59.60'
C37	3°31'16"	970.00'	59.61'	N38°18'59"E	59.60'
C38	3°31'16"	970.00'	59.61'	N41°50'15"E	59.60'
C39	3°31'16"	970.00'	59.61'	N45°21'32"E	59.60'
C40	2°20'04"	970.00'	39.52'	N48°17'12"E	39.52'
C41	2°24'21"	895.00'	37.58'	S48°19'21"W	37.58'
C42	3°31'16"	895.00'	55.00'	S45°21'32"W	55.00'
C43	3°31'16"	895.00'	55.00'	S41°50'15"W	55.00'
C44	3°31'16"	895.00'	55.00'	S38°18'59"W	55.00'
C45	3°31'16"	895.00'	55.00'	S34°47'42"W	55.00'
C46	3°31'16"	895.00'	55.00'	S31°16'26"W	55.00'
C47	3°31'16"	895.00'	55.00'	S27°45'09"W	55.00'
C48	3°31'16"	895.00'	55.00'	S24°13'53"W	55.00'
C49	3°31'16"	895.00'	55.00'	S20°42'36"W	55.00'
C50	3°31'16"	895.00'	55.00'	S17°11'20"W	55.00'
C51	3°31'16"	895.00'	55.00'	S13°40'03"W	55.00'
C52	3°31'16"	895.00'	55.00'	S10°08'47"W	55.00'
C53	2°51'41"	895.00'	44.70'	S06°57'18"W	44.69'
C54	9°24'03"	75.00'	12.31'	S88°18'17"W	12.29'
C55	26°13'38"	75.00'	34.33'	S70°29'26"W	34.03'
C56	31°57'42"	75.00'	41.84'	S41°23'46"W	41.30'
C57	22°24'36"	75.00'	29.33'	S14°12'37"W	29.15'
C58	30°05'12"	75.00'	39.38'	S12°02'17"E	38.93'
C59	9°27'11"	75.00'	12.37'	S31°48'29"E	12.36'
C60	13°35'25"	75.00'	17.79'	S43°19'47"E	17.75'

TIE TABLE FROM SW CORNER

TIE	BEARING	DISTANCE
T−1	N31°05'15"E	258.29'
T−2	N58°14'07"E	602.19'
T−3	N35°14'25"E	559.93'

FINAL PLAT

SHERIDAN HILLS SUBDIVISION

RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING

AREA OF 84 LOTS: ±4.53 ACRES
AREA OF OUTLOTS C & D: ±3.83 ACRES
AREA OF OUTLOTS A & B − ROADS: ±2.03 ACRES
TOTAL = ±10.39 ACRES

ZONED: GD "GATEWAY"

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY PARTNERS, LLC BEING THE OWNER(S), PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY STATE:

THAT THE FOREGOING PLAT DESIGNATED AS **SHERIDAN HILLS SUBDIVISION** IS A RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1, TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE−SUBDIVISION CONTAINS **±10.39 ACRES** OF LAND, MORE OR LESS.

SHERIDAN HILLS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, PRIVATE STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL EASEMENTS AND OTHER PUBLIC LANDS, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THE PLAT, ARE HEREBY GRANTED TO THE CITY OF SHERIDAN AND IT'S LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING WATERLINES, SANITARY SEWERS, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINE, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS. THE STREETS, ROADS AND PARKING AREAS SHALL BE ACCESSIBLE FOR PUBLIC AND PRIVATE SERVICES, PUBLIC PARKING, GUESTS AND LOT OWNERS OF SHERIDAN HILLS SUBDIVISION AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

NO PUBLIC MAINTENANCE OF STREETS, ROADS OR PARKING AREAS: OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE PRIVATE ROADS AND EASEMENTS TO BE DEDICATED FOR PUBLIC INGRESS, EGRESS AND SERVICE TO BENEFIT SHERIDAN HILLS SUBDIVISION. OUTLOT A (DRIVEWAY APPROACH) & OUTLOT B (PINE HILLS DRIVE & RUSSELL LOOP) ARE ALSO UTILITY, DRAINAGE, SANITATION ACCESS AND EMERGENCY VEHICLES EASEMENTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT C & OUTLOT D ARE DRAINAGE EASEMENTS, AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WHO HAS THE AUTHORITY OF GRANTING EASEMENTS, ENCUMBRANCES, AND LEGAL ADJUSTMENTS.

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

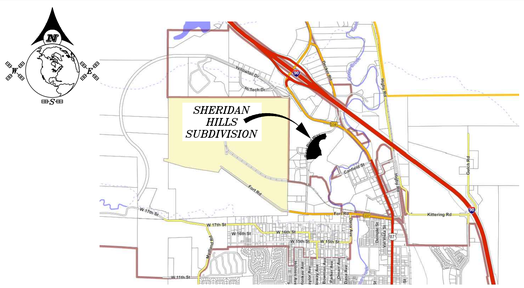
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JIM SPELL BEFORE ME THIS_____DAY OF _____, _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C61	14°56'55"	75.00'	19.57'	S57°35'57"E	19.51'
C62	21°55'17"	75.00'	28.69'	S76°10'03"E	28.52'
C63	8°00'32"	845.00'	118.12'	S19°13'00"W	118.02'
C64	4°56'06"	845.00'	72.78'	S25°41'20"W	72.76'
C65	3°36'08"	845.00'	53.13'	S29°57'27"W	53.12'
C66	3°36'08"	845.00'	53.13'	S33°33'36"W	53.12'
C67	2°02'05"	845.00'	30.01'	S36°22'42"W	30.00'
C68	4°02'36"	845.00'	59.63'	S39°25'02"W	59.62'
C69	3°51'35"	845.00'	56.93'	S43°22'08"W	56.91'
C70	4°13'36"	845.00'	62.33'	S47°24'43"W	62.32'
C71	32°43'15"	75.00'	42.83'	S33°09'54"W	42.25'
C72	23°18'09"	75.00'	30.50'	S05°09'12"W	30.29'
C73	26°02'21"	75.00'	34.09'	S19°31'03"E	33.79'
C74	10°58'00"	75.00'	13.92'	S37°51'13"E	13.90'
C75	3°33'33"	970.00'	60.25'	N57°19'45"E	60.24'
C76	5°03'07"	970.00'	85.53'	N61°38'05"E	85.50'
C77	21°57'19"	65.00'	24.91'	N30°50'04"W	24.76'
C78	11°48'19"	65.00'	13.39'	N47°42'53"W	13.37'
C79	20°09'38"	65.00'	22.87'	N63°41'51"W	22.75'
C80	19°56'20"	65.00'	22.62'	N83°44'50"W	22.51'
C81	22°24'59"	65.00'	25.43'	S75°04'31"W	25.27'
C82	19°44'01"	65.00'	22.39'	S54°00'01"W	22.28'
C83	14°48'44"	65.00'	16.80'	S36°43'38"W	16.76'
C84	13°56'47"	65.00'	15.82'	S22°20'52"W	15.78'
C85	13°41'09"	65.00'	15.53'	S08°31'54"W	15.49'
C86	23°54'06"	65.00'	27.12'	S10°15'44"E	26.92'



LOCATION MAP
NO TRUE SCALE

DECLARATION EXTINGUISHING PREVIOUS EASEMENTS

1) ALL EARLIER EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY EXTINGUISHED UNLESS NOTED OTHERWISE.

2) EXISTING UTILITIES PLACED IN PREVIOUS RECORDED EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT HAVE SENIOR RIGHTS AND ARE NOW PROTECTED BY EASEMENTS OR ROADS AS SHOWN ON THIS PLAT.

3) A "40' UNDERGROUND IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) AN "ACCESS & GENERAL UNDERGROUND UTILITY & IRRIGATION EASEMENT" PER WRENCH RANCH HILLS ~ PHASE 1, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

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

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, DO HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **SHERIDAN HILLS 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 TRACTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
THOMAS D. TUCKER
6812
&
STATE OF WYOMING

PRELIMINARY DRAFT

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

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT_____ O'CLOCK ___M.,

THIS_____, DAY OF _____, 20_____, AND IS RECORDED IN PLAT BOOK _____, PAGE _____

_____ STAMP RECEIVING NUMBER _____
COUNTY CLERK

FINAL PLAT

SHERIDAN HILLS SUBDIVISION

RE−SUBDIVISION OF TRACT 1, WRENCH RANCH HILLS ~ PHASE 1,
CITY OF SHERIDAN, WYOMING

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

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

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2022−062 Sh 4 & 6
DN: 2022−062−SH
TAB: PLAT
PF: T2022−062
DRAWN BY: TDT
CHECKED BY: CT
AUGUST 9, 2023

CITY OF SHERIDAN
RESOLUTION 44-23

A RESOLUTION approving PL-23-28, the Sheridan Hills Subdivision, dividing 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way.

WHEREAS, the minor plat of the Sheridan Hills 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 Sheridan Hills Subdivision, dividing 10.39 acres from 1 tract into 84 lots and 4 outlots. Zoned GD Gateway District. Located at 2955 Real Bird Way.

In approving the Sheridan Hills 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.

In addition to approving the Sheridan Hills Subdivision, the City Council is also approving variances for the frontage requirement of 25 foot width extending to a public street for lots 25B, 28A, 28B and 29A, a rear yard setback requirement from 15 foot width to a 10 foot width for lots 35A to 41D, and a "limited exception" request for townhome-style scheme with no defined setbacks.

PASSED, APPROVED, AND ADOPTED this 21st of August 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists

1470 SUGARLAND DRIVE, SUITE 1 • SHERIDAN, WY 82801
307.672.9310 • www.m-m.net

August 4, 2023

Mr. Hanns Mercer, PE
Director of Public Works
City of Sheridan
P.O. Box 848
Sheridan, WY 82801

Re: Sheridan Hills Subdivision
M-M Project No. 10311.001

Dear Hanns:

This letter constitutes both a variance and "limited exception" request for consideration by the City of Sheridan Planning Commission on the above referenced project. The variance is for lot widths at the front yard setback line for the four lots listed below and as shown on the enclosed drawing of Sheridan Hills Subdivision.

Per Sheridan Municipal Code, Appendix B Subdivision Regulations, §505(5)(c), "Every platted lot shall have access to a publicly dedicated street or road. Such access shall consist of frontage of at least twenty-five feet on a public street or an unobstructed private easement or right-of-way of at least a twenty-five-foot width extending to a public street".

The table below presents the actual frontage width at the setback as proposed for the subdivision.

Lot #	Width at Front Setback
25B	22.6'
28A	21.9'
28B	20.8'
29A	22.5'

These A/B designated lots are intended to be duplex-style homes, with a shared wall and driveway. As such, a shared driveway will likely span between 20' to 24' of the nearly 50' of frontage that each dual frontage covers.

We feel the variance request is justified for the following reasons:

1. No undue hardship is created for the development of the four lots in question. These lots are meant to be shared, and they become larger as the lot moves further back to approximately double in width. These lot sizes are expected to be desirable to both buyers and builders.

2. We have discussed this variance request with City staff and believe it is consistent with previous approved subdivisions throughout the community.

The “limited exception” request is based on conversation with City staff and interpretation of the Gateway Zoning District and Wrench Ranch Phase 1 Master Plan. The Gateway District zoning criteria is meant to support mixed-use home varieties, however in a townhome-style scheme the intent is to provide lots that encompass the building footprint and leaving no defined setback, while much of the yard area surrounding each building is owned and maintained by the subdivision HOA. The current Master Plan does not address this, and we believe that while keeping within the height restrictions of the height and area restrictions of the plan, viewshed impacts from the site or neighboring properties/roadways will be limited to non-existent.

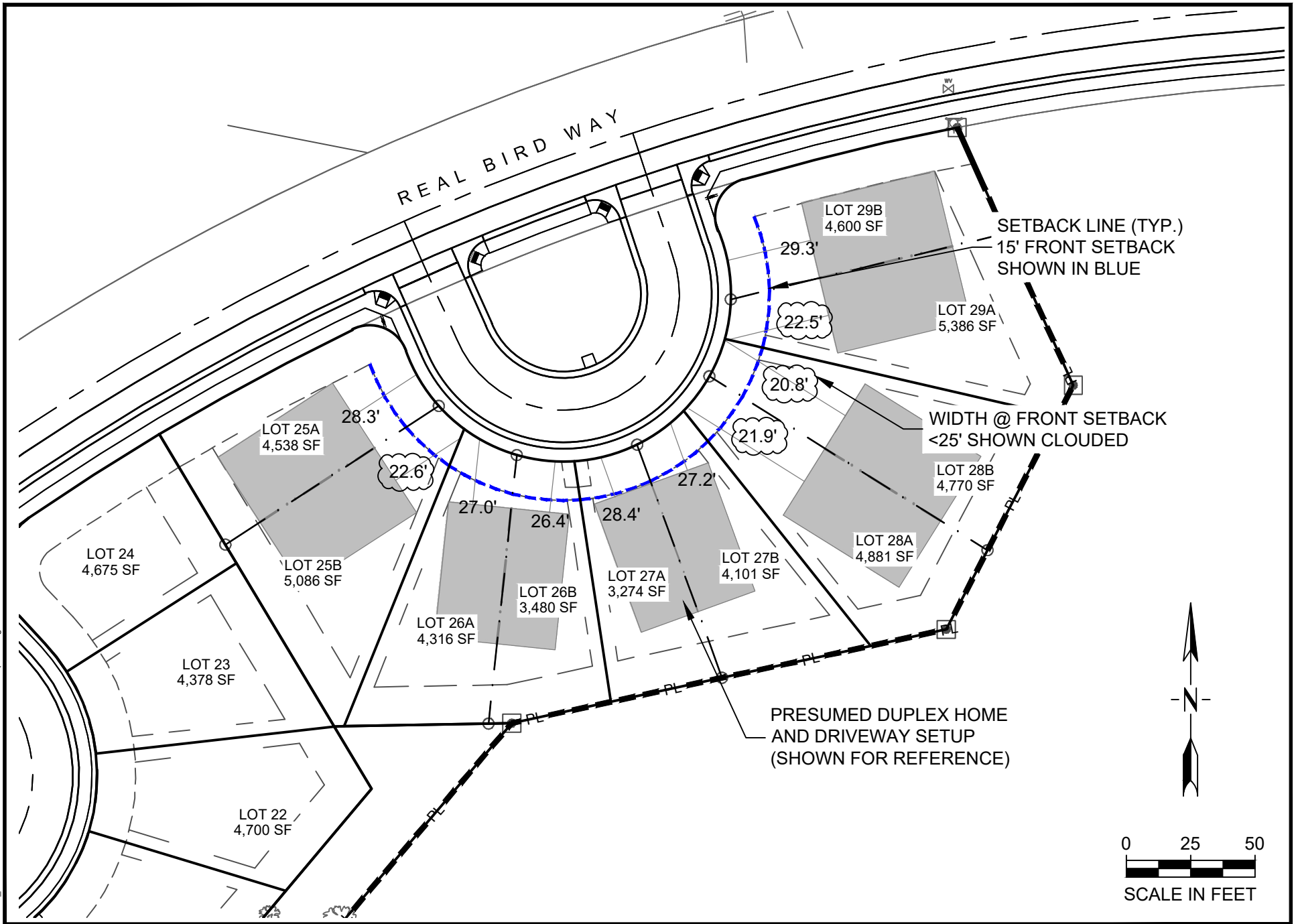
We welcome your feedback and consideration of this variance and limited exception. Please let us know if you have any questions.

Sincerely,

Morrison-Maierle
Tyson Markham, PE
Project Engineer

Enc. Figure 1 - Variance Request

ec: Thomas Morneau, PE – City Engineer, City of Sheridan
Doug Carlton – Sheridan Hills, LLC



Morrison Maierle
engineers ▪ surveyors ▪ planners ▪ scientists
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Sheridan, WY 82801
307.672.9310
www.m-m.net

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DRAWN BY: TEM
DSGN. BY: TEM
APPR. BY: JMF
DATE: 04/2023

SHERIDAN HILLS SUBDIVISION
SHERIDAN WYOMING

VARIANCE REQUEST

PROJECT NO.
10311.001

FIGURE NUMBER
1

Plotted by tyson markham on Aug/4/2023

W:\10311 Sheridan Hills LLC\001_Sheridan Hills Ph1 Dev\ACAD\Exhibits\001-VarianceRequest.dwg

CITY OF SHERIDAN, WYOMING

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

City Administrator

MEMORANDUM

Project Name:	Discussion of Ordinance 2270 Amending City Ordinance 16-25 Prohibited to Park on Snow Routes - City Administrator Stuart McRae
From:	Stuart McRae, City Administrator
To:	Mayor and Council
CC:	
Date:	08/14/2023

Recommendation:

Staff recommends approval of Ordinance 2270 as updated pending Council discussion regarding feedback and individual consideration.

Background:

This Ordinance was originally presented on 22 May 2023 in order to provide Council with adequate time to consider the impacts and hear from community members on the topic.

Discussion:

This will be a facilitated discussion for the Governing Body to discuss approving Ordinance 2270 amending City Ordinance 16-25. This ordinance has been modified slightly to accommodate comments from the Council regarding how notification will take place, along with some simplifying of phrasing which will be explained during the agenda topic remarks.

Attachments

Ordinance No. 2270

ORDINANCE NO.

2270

AN ORDINANCE AMENDING CHAPTER 16, ARTICLE IV REGARDING PARKING ON SNOW ROUTES.

WHEREAS, the City of Sheridan Governing Body may adopt emergency snow route and snow removal policies in accordance with City ordinance; and

WHEREAS, the City of Sheridan Governing Body finds it necessary to allow for snow removal policies to be enacted within its jurisdiction.

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

The following sections of Chapter 16, in Article IV are hereby amended as stated below:

16-25 Prohibited to Ppark on Ssnow Rroutes.

The Ceity ~~council~~ Governing Body is authorized to establish ~~by~~ a snow and ice control policy upon any street within the Ceity. ~~emergency snow routes whereupon,~~

(a) W~~w~~hen ~~signs have been erected giving~~the City has given notice ~~thereof~~, it shall be~~is~~ unlawful for any person to stop, stand, park or leave unattended any motor vehicle upon such ~~snow route~~street or portion thereof as may be restricted by the Snow and Ice Control Policy, ~~immediately after a snow alert has been declared~~ until the snow has been plowed to the curb line.

WHEREUPON, a motion was passed and the Ordinance declared adopted this ____ day of_____, 2023.

CITY OF SHERIDAN, WYOMING

_____
Mayor, Richard Bridger

ATTEST:

_____
City Clerk

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

PUBLISHED: _____

EFFECTIVE THE DAY OF , 2023.

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CITY OF SHERIDAN, WYOMING

55 Grinnell Street, P.O. Box 848, Sheridan Wyoming 82801
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Utilities

MEMORANDUM

Project Name:	Discussion of Resolution 42-23, Authorizing Submission of a Clean Water State Revolving Fund (CWSRF) Loan Application for the Sheridan Wastewater Treatment Plant Upgrades - Utilities Director Dan Roberts
From:	Dan Roberts, Utilities Director
To:	Mayor and Council
CC:	City Administrator Stuart McRae
Date:	08/14/2023

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 42-23, authorizing the submission of a Clean Water State Revolving Fund (CWSRF) loan application in the amount of $7,800,000.00 for the Sheridan Wastewater Treatment Plant Upgrades.

Background:

Recently, on August 7, 2023, City Council adopted the Sheridan Wastewater System Master Plan (Master Plan) via Resolution 40-23. The Master Plan identifies several top priority improvements to the City's Wastewater Treatment Plant which are necessary to ensure it will continue to meet the treatment needs and operate in a safe, efficient, and reliable manner long into the foreseeable future (see attached map and estimates for top priority improvements).

Discussion:

The State Loan and Investment Board (SLIB) recently adopted new rules for the State Revolving Fund Loan Programs (SRF) which offer very favorable funding opportunities in the form of very low interest loans coupled with principal forgiveness. Now is the most opportune time to request funding through the Clean Water State Revolving Fund Loan Program (CWSRF) to address our top priority improvement needs for the City's Wastewater Treatment Plant.

The South Clarifier Rebuild is a top priority project which became very urgent and could not wait for this more favorable funding opportunity. Just last week, the City was approved for $1.2M in CWSRF funding for the South Clarifier Rebuild project and we are currently underway with the design. The remaining top priority projects total $7.8M based on estimates developed in the Master Plans. Resolution 42-23 will authorize the City to submit an application for a CWSRF Loan to fund these remaining top priority projects.

Funding:

The CWSRF loan being sought will be a $7,800,000 loan over a 30-year term with the request for 0% interest and principal forgiveness all contingent upon eligibility for these terms and SLIB Board approval.
The current, adopted rate plan for the sewer fund considers taking on this proposed debt service and paying for the debt service through the Sewer Enterprise Fund's rate revenues. As such, this loan for this project will not have an impact on rates beyond what has already been approved by City Council.

Attachments

Resolution 42-23
WWTP Map
Estimates WWTP Top Priorities

CITY OF SHERIDAN
RESOLUTION 42-23

A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE STATE LOAN AND INVESTMENT BOARD FOR A LOAN THROUGH THE STATE REVOLVING FUND ON BEHALF OF THE GOVERNING BODY FOR THE CITY OF SHERIDAN, WY FOR THE PURPOSE OF: ***Sheridan Wastewater Treatment Plant Upgrades (Project).***

WHEREAS, the City of Sheridan Wastewater System Master Plan (Master Plan) was finalized and adopted by the Governing Body in July 2023; and

WHEREAS, the Master Plan identified top priority improvements to the City's Wastewater Treatment Plant which are necessary to ensure its continued, reliable operation and that it will meet the treatment needs of the community long into the foreseeable future; and

WHEREAS, the Governing Body for the City of Sheridan, WY desires to move forward with the design and construction of the Master Plan's recommended top priority improvements; and

WHEREAS, in order to finance this project, the Governing Body for the City of Sheridan, WY desires to participate in the State Revolving Funds Program (SRF) through the approval and submittal of a prepared application; and

WHEREAS, the SRF program requires that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge the prepared application meets those criteria; and

WHEREAS, the Governing Body of the City of Sheridan, WY plans to repay the requested State Revolving Fund Loan from the following source(s): Sewer Fund Rate Revenues; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SHERIDAN, WY:

that a loan application in the amount of Seven-Million Eight-Hundred Thousand and 00/100 Dollars ($7,800,000.00) be submitted to the State Loan and Investment Board, for consideration at their next available meeting, to assist in funding the Sheridan Wastewater Treatment Plant Upgrades Project.

BE IT FURTHER RESOLVED, that Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, WY to act on behalf of the Governing Body on all matters relating to this loan application.

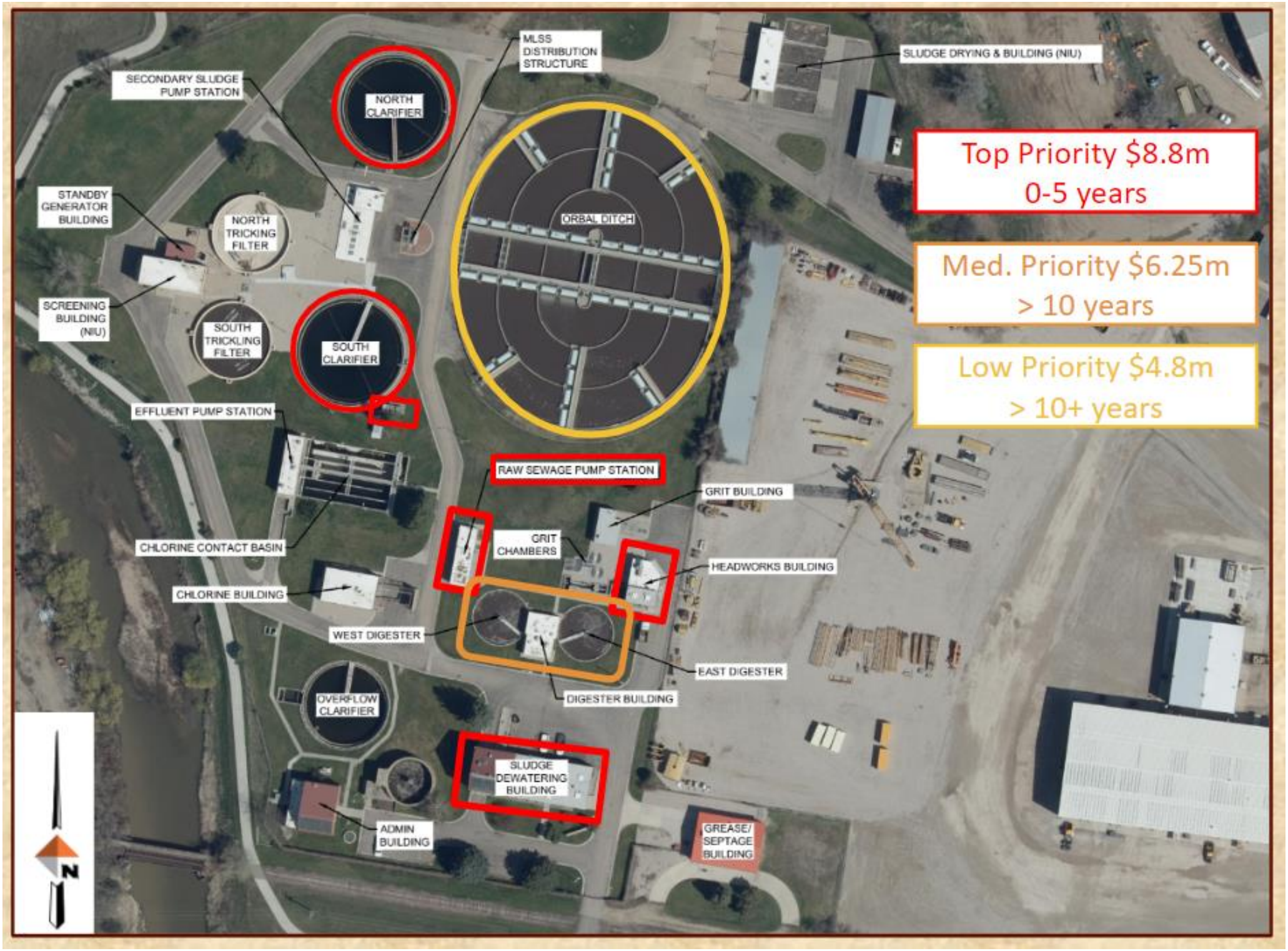
PASSED, APPROVED AND ADOPTED this 21st day of August, 2023.

City of Sheridan

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk


SECONDARY SLUDGE PUMP STATION
NORTH CLARIFIER
MLSS DISTRIBUTION STRUCTURE
SLUDGE DRYING & BUILDING (NIU)
STANDBY GENERATOR BUILDING
NORTH TRICKING FILTER
ORBAL DITCH
SCREENING BUILDING (NIU)
SOUTH TRICKLING FILTER
SOUTH CLARIFIER
EFFLUENT PUMP STATION
RAW SEWAGE PUMP STATION
GRIT BUILDING
GRIT CHAMBERS
HEADWORKS BUILDING
CHLORINE CONTACT BASIN
CHLORINE BUILDING
WEST DIGESTER
EAST DIGESTER
DIGESTER BUILDING
OVERFLOW CLARIFIER
SLUDGE DEWATERING BUILDING
ADMIN BUILDING
GREASE/ SEPTAGE BUILDING
N
Top Priority $8.8m
0-5 years
Med. Priority $6.25m
> 10 years
Low Priority $4.8m
> 10+ years

6.13 Summary of Recommended Facility Improvements

The following tables provide a summary of the estimated costs and qualitative evaluation of the recommended improvements with the top five key priority projects.

Table 6-42: Cost Summary of Recommended Improvements

Priority	Alternative	Total Estimated Cost	Running Total
1	Secondary Clarifier Upgrade (South)	$ 1,010,000	$ 1,010,000
2	Site Electrical Improvements	$ 1,602,000	$ 2,612,000
3	WWTP Facility Building Htg/Ventilation	$ 270,000	$ 2,882,000
4	RSPS Upgrades - Dry Well Pumps	$ 1,830,000	$ 4,712,000
5	Belt Filter Press #2 & Sludge Pumps	$ 1,574,000	$ 6,286,000
TBD	Secondary Clarifier Upgrade (North)	$ 1,011,000	$ 7,297,000
TBD	Headworks Alt 1. - Rebuild Extg.	$ 1,511,000	$ 8,808,000
TBD	Digester Alternative 2 - New Digesters & Convert Extg. To Sludge Holding Tanks	$ 6,244,000	$ 15,052,000
TBD	Secondary Sludge Pump Station - Misc.	$ 695,000	$ 15,747,000
TBD	Misc. Capital Improvement Projects	$ 388,000	$ 16,135,000
TBD	Oxidation Ditch - Alt 2; Upgrade to BNR	$ 4,817,000	$ 20,952,000

CITY OF SHERIDAN, WYOMING

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Ph (307) 674-6483 Fax (307) 674-2195

City Administrator

MEMORANDUM

Project Name:	Strategic Planning Update - City Administrator Stuart McRae
From:	Stuart McRae, City Administrator
To:	Mayor and Council
CC:	
Date:	08/14/23

Discussion:

This will be a presentation outlining our update on Strategic Planning.