AGENDA
CITY OF SHERIDAN
SEPTEMBER 11, 2023
STUDY SESSION COUNCIL MEETING START 5:30 P.M.

1. Discussion of Blue Sky Court Petition - Streets Superintendant Mike Kuzara

2. Discussion of PL-23-30, Resolution 45-23, Teal Spring Subdivision PUD - Public Works Director Hanns Mercer

3. Discussion of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision - Public Works Director Hanns Mercer

4. Discussion of Award to Aero-Graphics Geospatial Services for the City of Sheridan Updated Aerial Imagery in the Amount of $39,650 - City Engineer Thomas Morneau

5. Discussion of Bid Award to CMI-TECO in the amount of $342,318.00 for the purchase of One (1) Solid Waste Recycling Front Load Truck - Utilities Director Dan Roberts

6. Discussion of Resolution 48-23 Authorizing an Amendment to Increase the Amount of the WWDC Grant for the NE Transmission Main Project for a Total of $2,660,570 - Utilities Director Dan Roberts

7. Discussion of Sliding Plant Investment Fees (PIF) Scale - Utilities Director Dan Roberts

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 Blue Sky Court Petition - Streets Superintendant Mike Kuzara
From:	
To:	Mayor and Council
CC:	
Date:	

Attachments

Petition Blue Sky Court

To Whom It May Concern:

Thank you for taking the time to read our petition. The following petition is from residents of Blue Sky Court, which is a cul- de- sac off of S. Sheridan Ave. This neighborhood was built for folks on low or fixed incomes. It still reflects that need today. We are a blend of mostly retired and elderly with a few families as well

It's a great area and we all are pretty close and interact with and help each other as needed.
However, the winters seem to be getting harder and last winter was especially brutal.

PETITION FOR SNOW REMOVAL ON BLUE SKY COURT

It was a real struggle just to keep sidewalks and driveways clear. The street presented an even worse dilemma, as we had no snow removal and so ice formed early on making it hazardous to even walk on the street. Residents were getting stuck or couldn't get out at all, including some with 4 wheel drive. Even the mail and delivery vehicles struggled.

Thus, we are reaching out to the City of Sheridan for any assistance available. Our budgets will be even more impacted this year because of higher property taxes. Therefore, any consideration you can give with snow removal will be appreciated.

We have attached a list of those needing assistance.

Thanks again
Sincerely
Residents of Blue Sky Court

Unit	Name	Signature	Contact Info
464	Mary Ann Frazer	Mary Ann Frazer	763-2112
464	John Frazer	John Frazer	763-2206
~~453~~			wyofrazer@gmail.com
453	Cheryl Sinclair	Cheryl Sinclair	chryl sinclair@yahoo.com
466	JAMES BOBINCHAK	James Bobinchak	james.bobinchak@gmail.com
454	Fay Bisbee		Fay.bisbee@gmail.com
475	Cindy Dunham		cindy.dunham@wyo4life.net
443	Clara Ilgen	Clara Ilgen	751-7322
474	Mary Ellen McWilliams Molly Frazer	Mary Ellen McWilliams Molly Frazer	mcmcwilli@gmail.com frazermolly@gmail.com
456	DAN FRAZER		461-2319
463	Margaret Holm	Margaret Holm	751-0156
476	Tom Schwerr	T Schwerr	307-621-0540
476	Pat Schwerr	Patricia Schwerr	307-621-0313
494	Skylar SLOTT	Skylar Slott	307-217-1227
	Fabian Muñoz - Jedway		(406) 478-9120
496	Gabrielle Parsons		307 752-7451
495	PATRICIA A. MOORE	Patricia A. Moore	307-752-9225
485			
483	Edith Knapp	Edith Knapp	307) 752-4115
484	Mike Franks		307-851-0153
484	Bridget Franks	Bridget Franks	307-851-0153
445	Joan Roberts (Jody)	Joan Roberts	307-256-8767
486	Corthi Castellow	Corthi Castellow	307-683-7074
493	Hannah Hunter	Hannah Hunter	937-750-2338
444	Dan & Becky Faustina	Becky Faustina	307-672-6270

Unit	Name	Signature	Contact Info
465	LARRY DAVIS	Larry Davis	752-6079
~~[illegible]~~			
455	Jim Alden	Jim Alden	751-3483

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-23-30, Resolution 45-23, Teal Spring Subdivision PUD - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	08/29/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding approval of PL-23-30, Resolution 45-23. The applicant, FP Little Goose LLC, is requesting approval of Teal Spring Subdivision PUD, Planned Unit Development, to subdivide 64.99 acres from 1 tract and 1 lot to 59 lots, 6 outlots, and 2 tracts. Located on Wetlands Dr., from Brundage Ave to 3060 Coffeen Ave. (PIN 55840221100500 and 55840232101000).

Background:

The Applicant is requesting to subdivide 64.99 acres into 59 buildable lots, 6 non-buildable outlots, and 2 additional tracts (to remain open space). The proposed PUD subdivision is located between Coffeen Avenue and Little Goose Creek, immediately across Coffeen Ave from Sheridan College (PINs 55840221100500 and 55840232101000).

Discussion:

Easement Vacations

The PUD Final Plat includes a declaration extinguishing pre-existing utility and street easements. Existing utilities placed in previously recorded easements will continue to be protected by easements or roads as shown on the Final Plat. A pre-existing 15-foot-wide pathway easement will be realigned through this PUD Final Plat.

PUD Regulations

Per the Sheridan Municipal Code, PUDs are intended to provide flexibility in planning and development projects by permitting a combination of uses. PUDs are also expected to apply flexible and diversified land development standards, encourage new techniques for community development, and create quality neighborhoods of lasting value. They should be economical in development, maintenance, street systems, and utility networks; create usable spaces; and provide appropriate vehicular and non-motorized travel.

Development Specifics

Lot Sizes

Lot	Size (SF)	Lot	Size (SF)	Lot	Size (SF)
1 *(zoned B1)*	63156	21	11,520	41	13,424
2	18,912	22	13,404	42	16,888

3	18,912	23	14,857	43	17,295
4	18,912	24	47,533	44	17,500
5	17,596	25	26,592	45	17,500
6	17,461	26	23,184	46	17,500
7	21,678	27	25,490	47	17,500
8	16,795	28	27,691	48	17,500
9	15,260	29	25,680	49	17,500
10	14,813	30	22,935	50	17,500
11	14,659	31	22,475	51	17,500
12	13,808	32	24,813	52	17,233
13	17,015	33	26,383	**Outlot/Tract**	**Size (acres)**
14	16,871	34	22,785	A	6.86
15	16,704	35	15,661	B	2.15
16	15,324	36	21,933	C	6.27
17	15,137	37	18,651	D	1.32
18	14,256	38	50,609	E	0.38
19	17,864	39	18,755	F	5.55
20	12,897	40	17,491	Tract 1	6.64
				Tract 2	1.96

Proposed Lot Uses
Single-family homes built in the Teal Springs PUD will be up to two stories tall, between 2,500 and 4,000 square feet in size, and with full-sized finished garages. Homes will be slab-on-grade construction with no basements planned.

52 lots are noted on the Final Plat (the PUD Design Report cites creation of 57 single-family residential lots), ranging in size from 0.33 to 1.16 acres. Three commercial lots—Lot 1, Lot 52, and Tract 2—will be located at the subdivision's entryways. A future senior living community is planned for Tract 1. Six outlots will remain undeveloped, owned, and maintained by an HOA consisting of all members of the subdivision.

Roadways
The Applicant is proposing dedication of public rights-of-way through the PUD. Existing Wetlands Drive will be extended into the subdivision from the north, and Teal Spring Drive will provide access to the subdivision from Coffeen Avenue to the east. Four culs-de-sac will be created: Crane Dance Court, Swan Drift Court, and Heron Sedge Court, as well as the terminus of Teal Spring Drive. All rights-of-way will be 60' wide, while the culs-de sac will all have 60' radii.

Building Setbacks
Front Setbacks:

- Lots 2-23: 20' setback
- Lots 24-52: 25' setback
- Tract 1: 25' setback
- Tract 2: 25' setback

Rear Setbacks:

- Lots 2-3, 5-23, 35, 37-51: 20' setback
- Lots 4: 45' setback to prevent wetland encroachment
- Tract 1: 25' setback
- Tract 2: 30' setback

Side Setbacks:

- Lots 2-24, 35-38: 5’ setback
- Lots 39-51: 10’ setback
- Lot 52: 10’ east, 30’ west setback
- Tract 1: 10’ setback
- Tract 2: 10’ east, 20’ west setback

Structure Heights
Structure heights shall conform to the following:

- Single-family residential: not exceed two stories and 30’ maximum height
- Multi-family residential: not exceed 45’ or three stories
- Commercial: not exceed 45’, or four stories
- Senior Living Facility: a three-story, pitched roof apartment building 45’ high and one-story patio-style homes

Street Width
Streets will comply with the City of Sheridan’s local street standards of a 36’ back-of-curb width (31’ paved width). A small section of un-curbed rural-style roadway will be provided just after the entrance from Coffeen Avenue. Culs-de-sac and on-street parking restrictions provide improved emergency access capability.

Pedestrian Access
A 10’ wide shared-use pathway is planned for the east side of Teal Spring Drive, incorporated with connections to the existing Sheridan pathway system. The City of Sheridan will design and construct approximately 1,000’ of hard surface pathway—where soft-surface path already exists—along Wetlands Drive to connect this development.

At the south end of the property, the pathway will connect to the existing system on the Sheridan College property, with no pathway or sidewalk proposed on Teal Spring Drive at the Coffeen Avenue access. Unsurfaced, walking trail access within open-space areas will provide on-site access to environmental features like Dry Creek and Little Goose Creek.

Sewer Improvements
The Applicant is proposing utilization of city rights-of-way for installation of 8” PVC sewer mains to run within the development, connecting to an existing interceptor manhole to the northwest of the site via a 30’ easement. Commercial lots will be served by larger service lines as needed, and the senior living village will be serviced by an 8” line. Combined, all services are projecting a peak hour flow rate of 83.5 gpm. Downstream sewer lines have been designed for capacity to accommodate sewer demands from this development.

Open Space and Landscaping
All common open space in the development is proposed to be collectively owned by the residents and managed by the HOA. Landscaping is proposed to consist of irrigated grass and trees within the boulevard buffer area. Single-family residential lots will be the responsibility of individual homeowners. However, Lots 1 and 52—as well as Tracts 1 and 2—will be professionally landscaped.

Staff Comments

Staff sent out 17 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. Staff has not received any inquiries.
Staff has no further comments at this time.

Attachments

Final Plat

Aerial

Resolution 45-23

Easement Vacations

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±8.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, 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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, 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 SANITARY SEWERS, STORM SEWERS, WATER LINES, 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.

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT F: IS A DRAINAGE EASEMENT, IRRIGATION EASEMENT, OTHER EASEMENTS (AS SHOWN & DEFINED), AND A OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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 _____ , _____ .

FP LITTLE GOOSE, LLC
BY: _____
MATT FRISBIE, MEMBER

FP LITTLE GOOSE, LLC
BY: _____
SHARI FRISBIE, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MATT & SHARI FRISBIE BEFORE ME THIS _____ DAY OF _____ , _____ .

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER: _____

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 (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.
4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

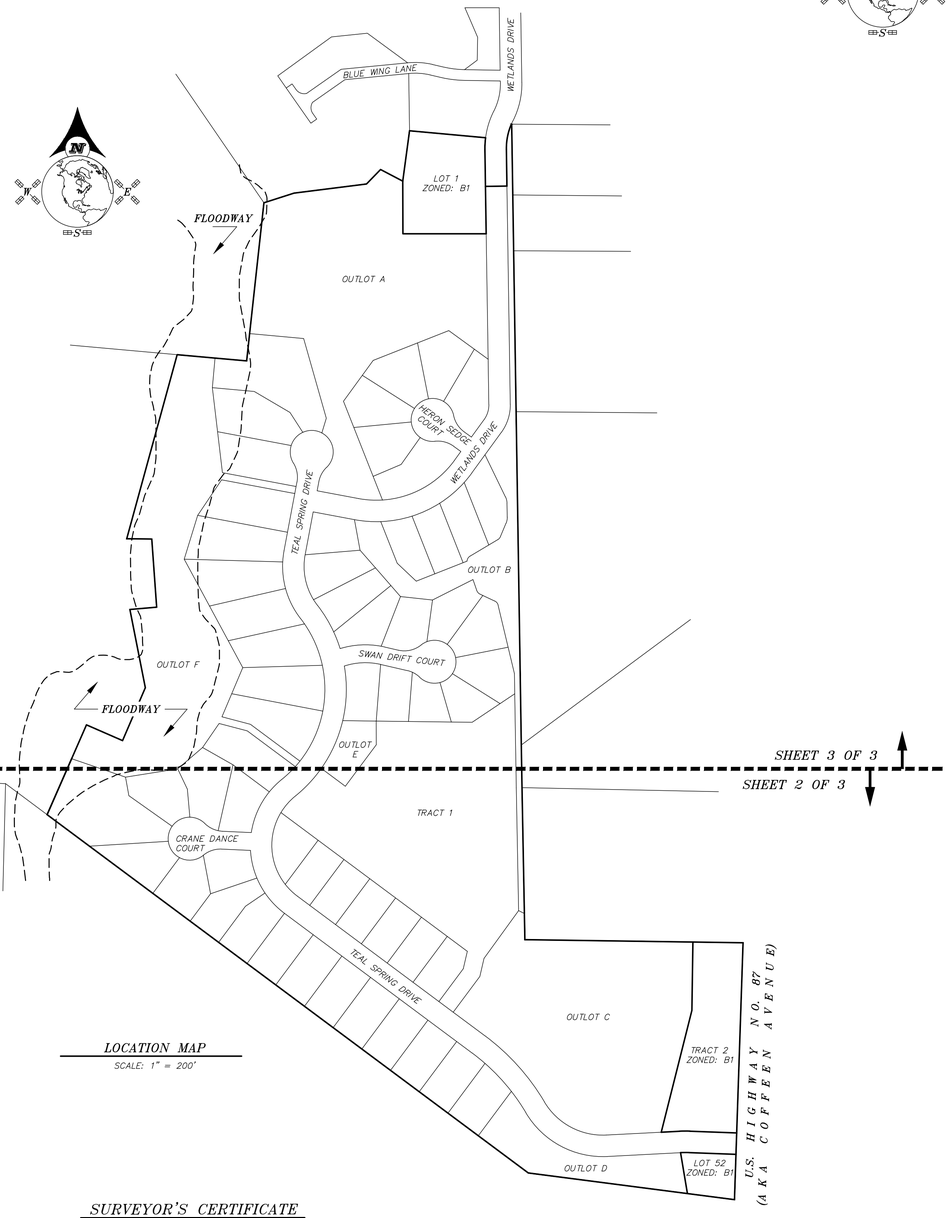
_____ ATTEST: VICE-CHAIRMAN
_____ CHAIRMAN

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

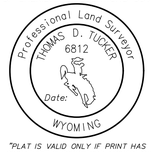


LOCATION MAP
SCALE: 1" = 200'

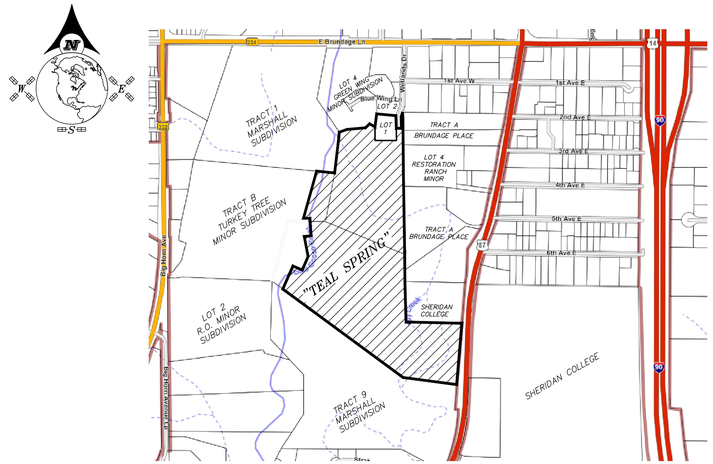
SURVEYOR'S CERTIFICATE

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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT,** 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.



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



LOCATION MAP
NO TRUE SCALE

NOTE:

STRUCTURES BUILT WITHIN THE 100 TO 500-YEAR FLOODPLAIN WILL BE REQUIRED TO ACQUIRE A CERTIFIED ELEVATION CERTIFICATE AND TO BUILD A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE).

NOTE:

LOT OWNERS IN THIS SUBDIVISION ARE PROHIBITED FROM FLOODWAY ENCROACHMENTS THAT INCREASE OR DECREASE BASE FLOOD ELEVATIONS OR ALTER FLOODWAY BOUNDARIES.

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 _____

_____ COUNTY CLERK
STAMP RECEIVING NUMBER _____

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

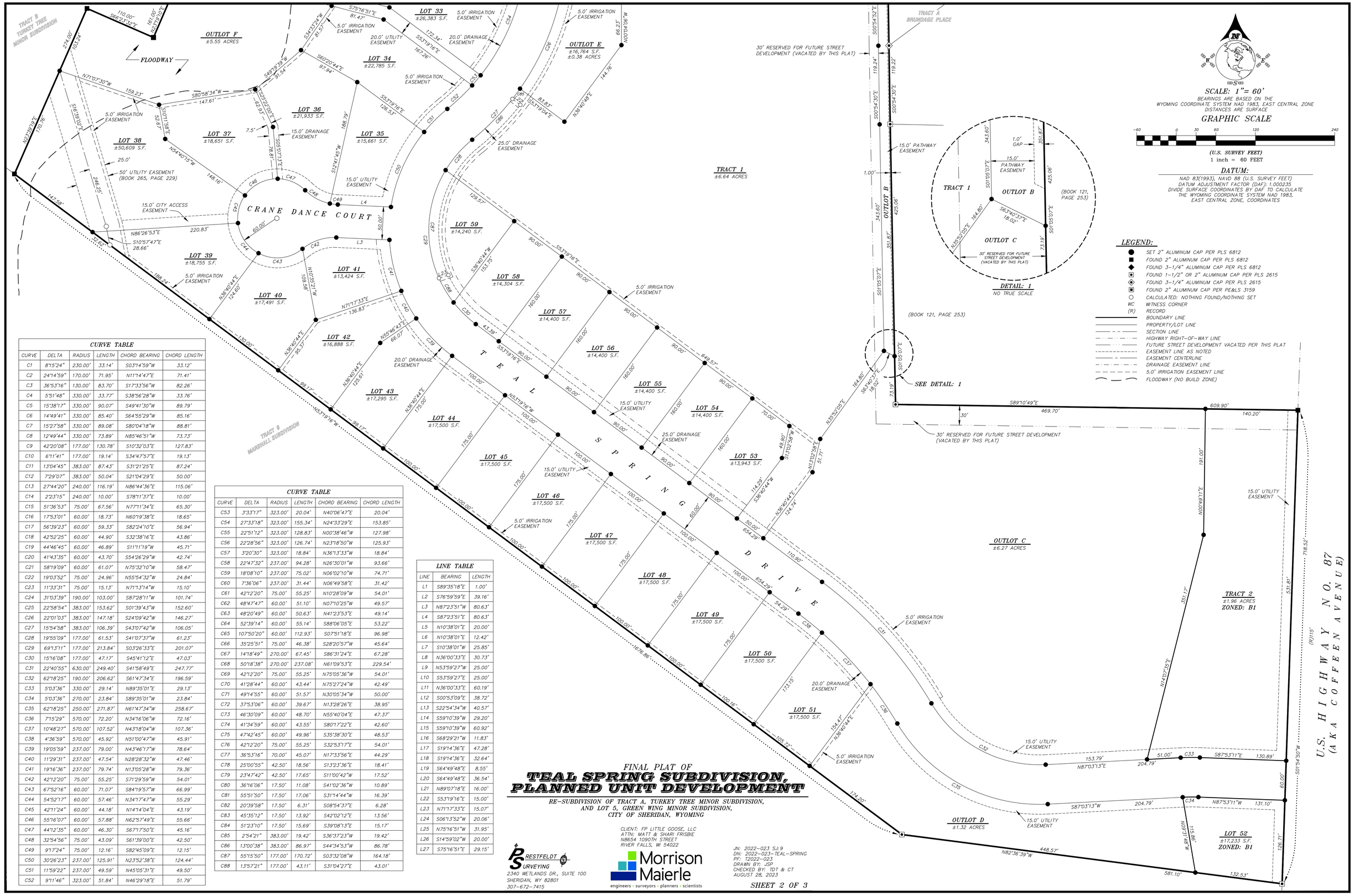
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2022-023 S.I.9
DN: 2022-023-TEAL-SPRING
PF: T2022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'59"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'56"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	15°38'17"	330.00'	90.07'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°55'29"W	85.16'
C7	15°27'58"	330.00'	89.08'	S80°04'18"W	88.81'
C8	12°49'44"	330.00'	73.89'	N85°46'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'29"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'36"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°36'53"	75.00'	67.56'	N77°11'34"E	65.30'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	56°39'23"	60.00'	59.33'	S82°24'10"E	56.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°43'35"	60.00'	43.70'	S54°26'29"W	42.74'
C21	58°19'09"	60.00'	61.07'	N75°32'10"W	58.47'
C22	19°03'52"	75.00'	24.96'	N55°54'32"W	24.84'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'39"	190.00'	103.00'	S87°28'11"W	101.74'
C25	22°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°54'58"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°55'09"	177.00'	61.53'	S41°07'37"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'08"	177.00'	47.17'	S45°41'12"E	47.03'
C31	22°40'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'25"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N89°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S89°35'01"W	23.84'
C35	62°18'25"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°15'29"	570.00'	72.20'	N34°16'06"W	72.16'
C37	10°48'27"	570.00'	107.52'	N43°18'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°00'47"W	45.91'
C39	19°05'59"	237.00'	79.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.54'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.36'
C42	42°12'20"	75.00'	55.25'	S71°29'59"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'57"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°14'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°54'56"	75.00'	43.09'	S61°39'00"E	42.50'
C49	9°17'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N23°52'38"E	124.44'
C51	11°59'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	9°11'46"	323.00'	51.84'	N46°29'18"E	51.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'17"	323.00'	20.04'	N40°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N24°33'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N00°38'46"W	127.98'
C56	22°28'56"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N26°30'01"W	93.66'
C59	18°08'10"	237.00'	75.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N06°49'58"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'25"W	49.57'
C63	48°20'49"	60.00'	50.63'	N41°23'53"E	49.14'
C64	52°39'14"	60.00'	55.14'	S88°06'05"E	53.22'
C65	107°50'20"	60.00'	112.93'	S07°51'18"E	96.98'
C66	35°25'51"	75.00'	46.38'	S28°20'57"W	45.64'
C67	14°18'49"	270.00'	67.45'	S86°31'24"E	67.28'
C68	50°18'38"	270.00'	237.08'	N61°09'53"E	229.54'
C69	42°12'20"	75.00'	55.25'	N75°05'36"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°14'55"	60.00'	51.57'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'09"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'59"	60.00'	43.55'	S80°17'22"E	42.60'
C75	47°42'45"	60.00'	49.96'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	25°00'55"	42.50'	18.56'	S13°23'36"E	18.41'
C79	23°47'42"	42.50'	17.65'	S11°00'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'58"	17.50'	6.31'	S08°54'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S39°08'13"E	15.17'
C85	2°54'21"	383.00'	19.42'	S36°37'23"W	19.42'
C86	13°00'38"	383.00'	86.97'	S44°34'53"W	86.78'
C87	55°15'50"	177.00'	170.72'	S03°32'08"W	164.18'
C88	13°57'21"	177.00'	43.11'	S31°04'27"E	43.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'18"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°38'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°38'01"W	25.85'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.19'
L12	S00°53'09"E	38.72'
L13	S22°54'34"W	40.57'
L14	S59°10'39"W	29.20'
L15	S59°10'39"W	60.92'
L16	S68°29'21"W	11.83'
L17	S19°14'36"E	47.28'
L18	S19°14'36"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°07'18"E	16.00'
L22	S53°19'16"E	15.00'
L23	N71°17'33"E	15.07'
L24	S06°13'52"W	20.06'
L25	N75°16'51"W	31.95'
L26	S14°59'02"W	20.00'
L27	S75°16'51"E	29.15'

FINAL PLAT OF
TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

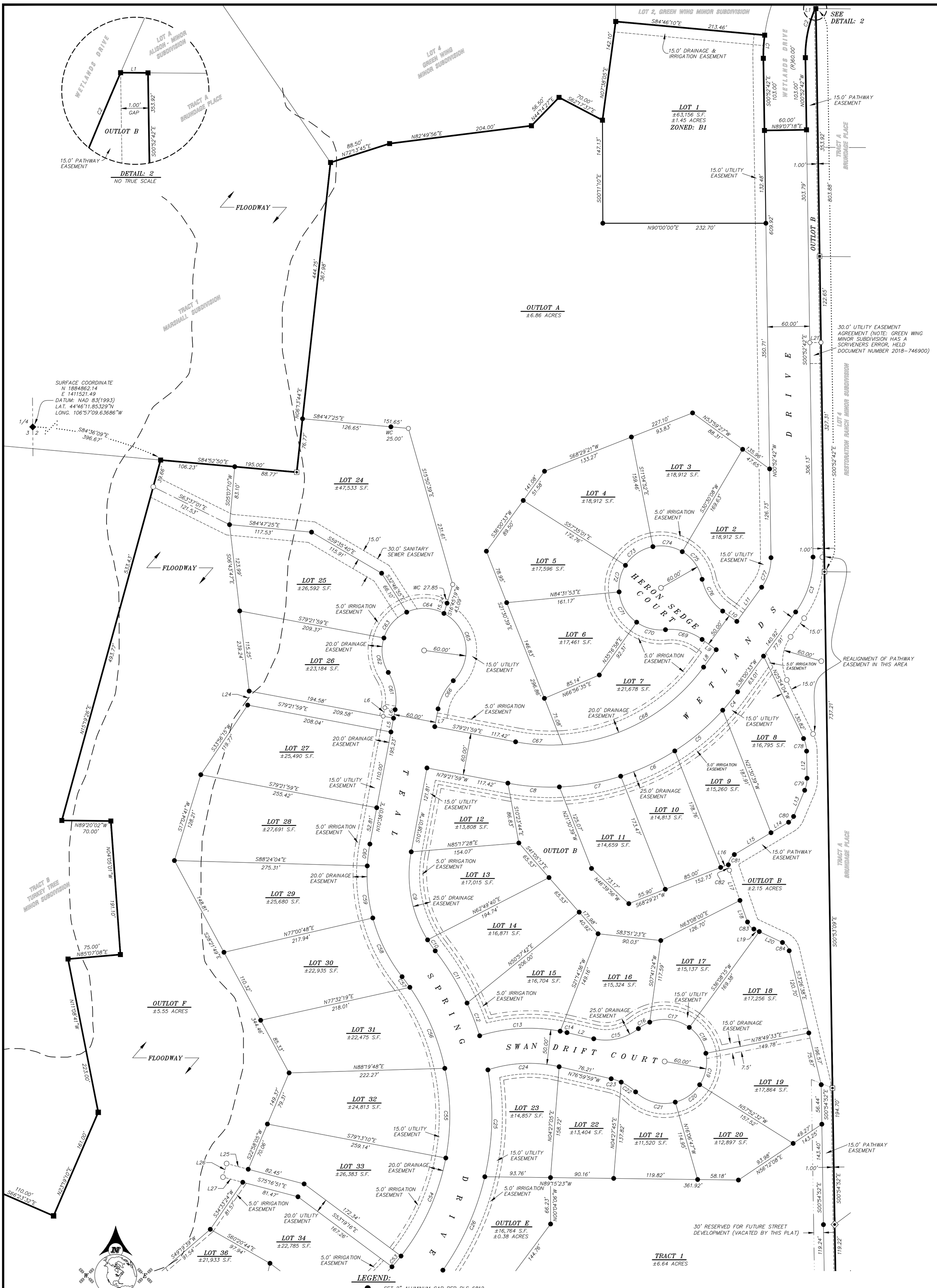
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 109OTH STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SJ:9
DN: 2022-023-TEAL-SPRING
PF: T2022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023



SCALE: 1"= 60'

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

GRAPHIC SCALE

-60 0 30 60 120 240

(U.S. SURVEY FEET)
1 inch = 60 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

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- 5.0' IRRIGATION EASEMENT LINE
- FLOODWAY (NO BUILD ZONE)

FINAL PLAT OF
TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION,
AND LOT 5, GREEN WING MINOR SUBDIVISION,
CITY OF SHERIDAN, WYOMING

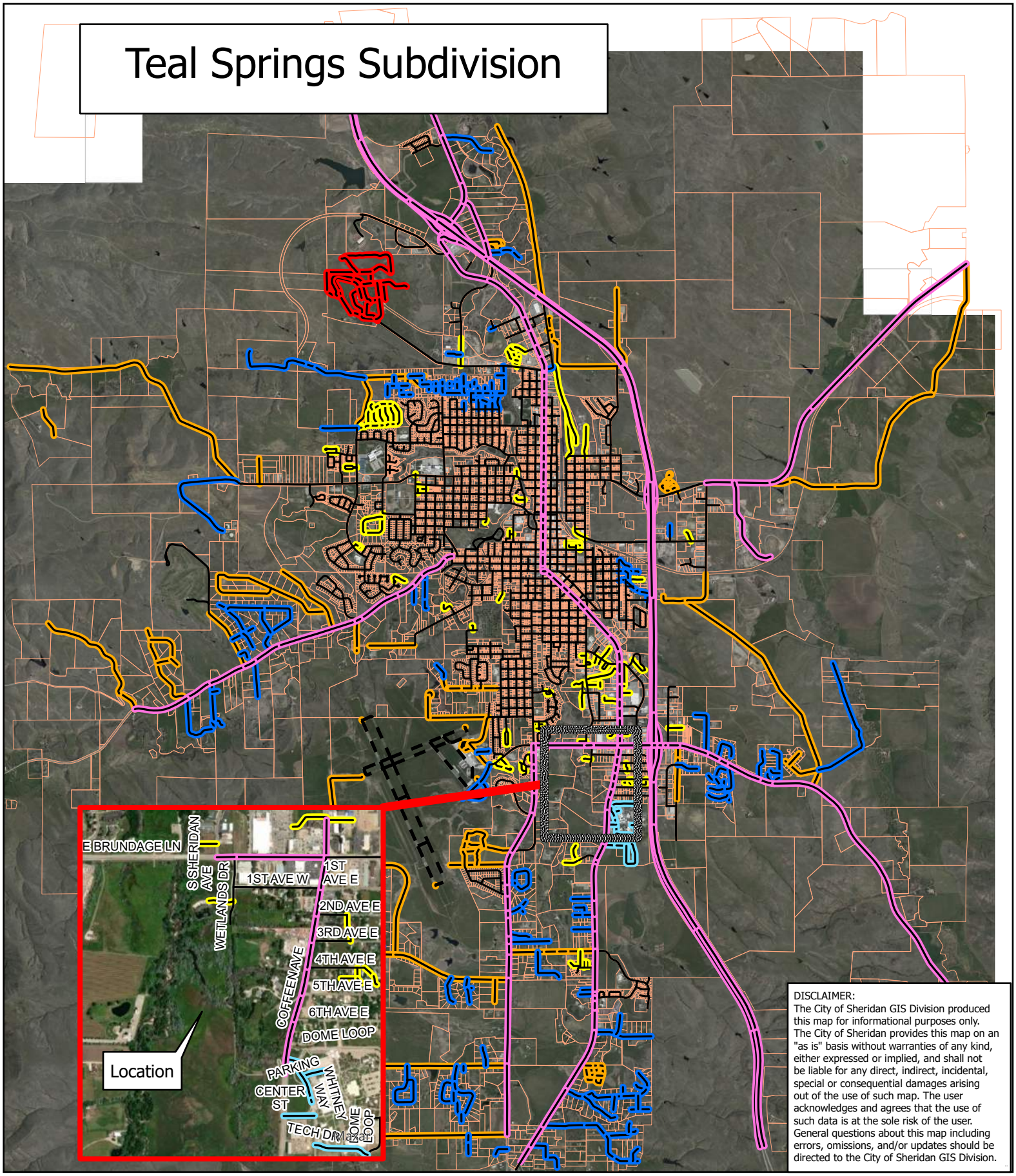
CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
N8654 1090TH STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers • surveyors • planners • scientists

JN: 2022-023 SJ: 9
DN: 2022-023-TEAL-SPRING
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DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 28, 2023

Teal Springs 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

City of Sheridan Imagery 2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

Miles 0 ¾ 1½

Date: 04/11/2023 11:18 AM User: sgoodman

CITY OF SHERIDAN
RESOLUTION 45-23

A RESOLUTION approving PL-23-30, the final plat of the Teal Spring Subdivision, Planned Unit Development, dividing 64.99 acres from 1 tract and 1 lot into 59 lots, 6 outlots and 2 tracts. Zoned PUD, Planned Unit Development. Located on Wetlands Dr to 3060 Coffeen Ave. PIN 55840221100500, 55840232101000.

WHEREAS, the minor plat of the Teal Spring Subdivision, Planned Unit Development, 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 Teal Spring Subdivision, Planned Unit Development, dividing 64.99 acres from 1 tract and 1 lot into 59 lots, 6 outlots and 2 tracts located on Wetlands Dr to 3060 Coffeen Ave. PIN 55840221100500, 55840232101000.

In approving the Teal Spring Subdivision, Planned Unit Development, the City Council finds the following as required by Sheridan City Code Appendix B §202:

A. The property is already within the corporate limits of the City and requires no further action as pertains to annexation.

B. The lots as platted conform to the requirements of the City Zoning Ordinance with the exception of the variances granted.

C. The subdivision falls outside of the Airport Influence Area.

D. As concluded by City Public Works staff, there is adequate long-term water supply to serve this subdivision as of the time of this resolution.

PASSED, APPROVED, AND ADOPTED this 18th of September 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

Teal Spring Subd Letter

Jordan, Brandon <Brandon.Jordan@mdu.com>

Thu 8/10/2023 11:53 AM

To:Tyson Markham <tmarkham@m-m.net>;Thomas Tucker <thomas@prestfeldt.com>

1 attachments (3 MB)

Teal Spring Subdivision PUD & Easement Vacation 8-9-23.LET.pdf;

Please see the attached letter. Let me know if you need anything further. Thanks;

Brandon Jordan
Engineer, Sr.
Montana-Dakota Utilities Co.
Rocky Mountain Region
Sheridan, WY 82801
(307)751-3885

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

8/9/23

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

Subject: Teal Spring Subdivision PUD & Easement Vacation

I have reviewed the final plat of Teal Spring Subdivision Planned Unit Development emailed to me on 8/9/23, located within the City of Sheridan, Wyoming. MDU does approve of the subdivision as presented, including the vacation of some existing easements from prior subdivisions. Easements indicated on the final plat are of adequate size and location to allow MDU to reasonably serve our customers, both within and outside of the subdivision.

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

Sincerely,

Brandon Jordan

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

cc: file

FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

AREA OF 59 LOTS ±26.73 ACRES
AREA OF 6 OUTLOTS ±22.53 ACRES
AREA OF 2 TRACTS ±0.60 ACRES
AREA OF ROADS ±7.13 ACRES
TOTAL = ±64.99 ACRES

ZONING: PLANNED UNIT DEVELOPMENT
LOT 1, ZONED B1

CERTIFICATE OF DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED FP LITTLE GOOSE, 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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, IS A RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.

SAID RE-SUBDIVISION CONTAINS **±64.99 ACRES** OF LAND, MORE OR LESS.

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT, 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 PROPRIETORS; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, OUTLOTS, STREETS AND EASEMENTS.

THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE INDICATED PURPOSES, ALL STREETS, 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 SANITARY SEWERS, STORM SEWERS, WATER LINES, 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.

OUTLOTS ARE DRAINAGE EASEMENTS, OTHER EASEMENTS (AS SHOWN & DEFINED), AND OPEN SPACES WHICH ARE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

OUTLOT F, IS A DRAINAGE EASEMENT, IRRIGATION EASEMENT, OTHER EASEMENTS (AS SHOWN & DEFINED), AND A OPEN SPACE WHICH IS OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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 _____, ____.

FP LITTLE GOOSE, LLC

BY: _____
MATT FRISBIE, MEMBER

FP LITTLE GOOSE, LLC

BY: _____
SHARI FRISBIE, MEMBER

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MATT & SHARI FRISBIE BEFORE ME THIS _____ DAY OF _____, ____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

SIGNED BY AFFIDAVIT

BY: FIRST NORTHERN BANK OF WYOMING
("LIEN HOLDER"), SEE AFFIDAVIT FILED
AT THE SHERIDAN COUNTY COURTHOUSE.
DOCUMENT NUMBER _____

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 (30' RESERVED FOR FUTURE STREET DEVELOPMENT) PER MARSHALL SUBDIVISION, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS HEREBY VACATED.

4) REALIGNMENT OF A 15.0' PATHWAY EASEMENT AS SHOWN ON SHEET 3 OF 3, ALONG WETLANDS DRIVE AND LOT 8.

CITY OF SHERIDAN CERTIFICATES OF APPROVAL

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

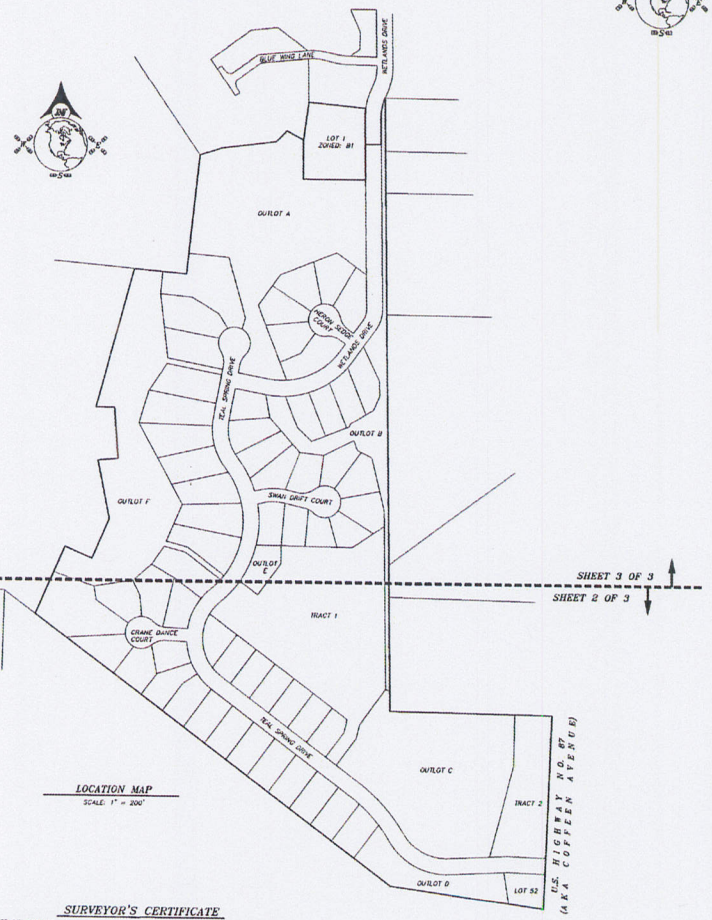
ATTEST: VICE-CHAIRMAN _____ CHAIRMAN _____

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

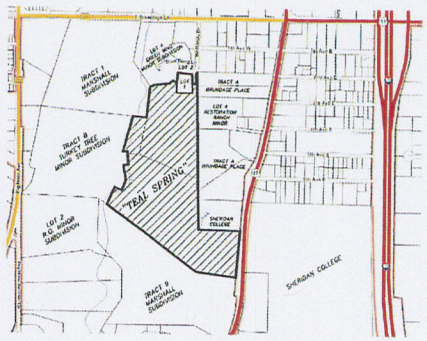
APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS ___ DAY OF _____, ____.

ATTEST: CITY CLERK _____ MAYOR _____



LOCATION MAP
SCALE: 1" = 200'

SHEET 3 OF 3
SHEET 2 OF 3



LOCATION MAP
NO TRUE SCALE

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 **TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT**, 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
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 OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

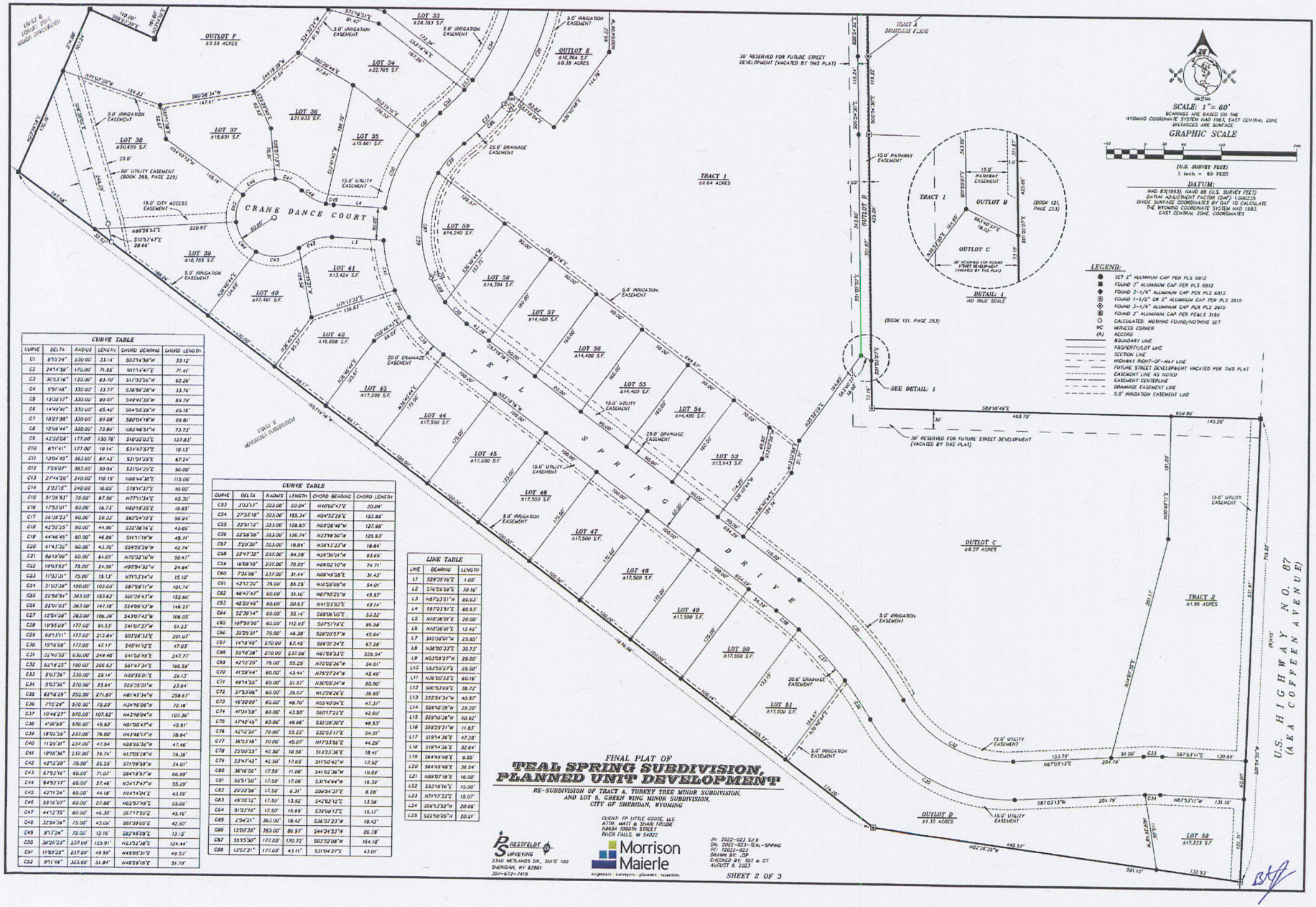
CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI FRISBIE
NINETH LOGAN STREET
RIVER FALLS, WI 54022

BESTFELDT SURVEYING
2340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SUB
DN: 2022-023-TEAL-SPRING
FP: 12022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 8, 2022

SHEET 1 OF 3



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°15'24"	230.00'	33.14'	S03°14'59"W	33.12'
C2	24°14'58"	170.00'	71.95'	N11°14'47"E	71.41'
C3	36°53'16"	130.00'	83.70'	S17°33'09"W	82.26'
C4	5°51'48"	330.00'	33.77'	S38°56'28"W	33.76'
C5	19°38'17"	330.00'	90.01'	S49°41'30"W	89.79'
C6	14°49'41"	330.00'	85.40'	S64°59'29"W	85.16'
C7	19°27'58"	330.00'	89.98'	S80°04'18"W	89.61'
C8	12°58'44"	330.00'	73.86'	N80°48'51"W	73.73'
C9	42°20'08"	177.00'	130.78'	S10°32'03"E	127.83'
C10	6°11'41"	177.00'	19.14'	S34°47'57"E	19.13'
C11	13°04'45"	383.00'	87.43'	S31°21'25"E	87.24'
C12	7°29'07"	383.00'	50.04'	S21°04'25"E	50.00'
C13	27°44'20"	240.00'	116.19'	N86°44'38"E	115.06'
C14	2°23'15"	240.00'	10.00'	S78°11'37"E	10.00'
C15	51°26'53"	75.00'	67.36'	N77°11'34"E	65.20'
C16	17°53'01"	60.00'	18.73'	N60°19'38"E	18.65'
C17	36°39'23"	60.00'	38.39'	S62°24'10"E	36.94'
C18	42°52'25"	60.00'	44.90'	S32°38'16"E	43.86'
C19	44°46'45"	60.00'	46.89'	S11°11'19"W	45.71'
C20	41°47'35"	60.00'	43.76'	S24°28'29"W	42.74'
C21	56°19'39"	60.00'	64.07'	N73°32'10"W	58.47'
C22	18°03'52"	75.00'	24.98'	N85°54'32"W	24.64'
C23	11°33'31"	75.00'	15.13'	N71°13'14"W	15.10'
C24	31°03'38"	190.00'	103.00'	S87°58'31"W	101.74'
C25	32°58'54"	383.00'	153.62'	S01°39'43"W	152.60'
C26	22°01'03"	383.00'	147.18'	S24°09'42"W	146.27'
C27	15°34'08"	383.00'	106.39'	S43°07'42"W	106.05'
C28	19°35'09"	177.00'	61.53'	S41°07'27"W	61.23'
C29	69°13'11"	177.00'	213.84'	S03°26'33"E	201.07'
C30	15°16'58"	177.00'	47.17'	S49°11'12"E	47.03'
C31	22°49'55"	630.00'	249.40'	S41°58'49"E	247.77'
C32	62°18'23"	190.00'	206.62'	S61°47'34"E	196.59'
C33	5°03'36"	330.00'	29.14'	N83°35'01"E	29.13'
C34	5°03'36"	270.00'	23.84'	S83°35'01"W	23.84'
C35	62°18'23"	250.00'	271.87'	N61°47'34"W	258.67'
C36	7°12'29"	370.00'	72.20'	N34°16'08"W	72.18'
C37	10°48'27"	370.00'	107.52'	N43°16'04"W	107.36'
C38	4°36'59"	570.00'	45.92'	N51°09'47"W	45.91'
C39	13°00'39"	237.00'	78.00'	N43°46'17"W	78.64'
C40	11°29'31"	237.00'	47.94'	N28°28'32"W	47.46'
C41	19°16'36"	237.00'	79.74'	N13°05'28"W	79.38'
C42	42°23'20"	75.00'	55.25'	S71°29'38"W	54.01'
C43	67°52'16"	60.00'	71.07'	S84°19'37"W	66.99'
C44	54°52'17"	60.00'	57.46'	N34°17'47"W	55.29'
C45	42°11'24"	60.00'	44.18'	N14°41'04"E	43.19'
C46	55°16'07"	60.00'	57.88'	N62°57'49"E	55.66'
C47	44°12'35"	60.00'	46.30'	S67°17'50"E	45.16'
C48	32°34'36"	75.00'	42.64'	S61°39'00"E	42.07'
C49	9°17'24"	75.00'	12.16'	S82°45'09"E	12.15'
C50	30°26'23"	237.00'	125.91'	N83°52'36"E	124.44'
C51	11°33'22"	237.00'	49.59'	N45°05'31"E	49.50'
C52	9°11'48"	323.00'	51.84'	N46°29'16"E	51.79'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C53	3°33'13"	323.00'	20.04'	N60°06'47"E	20.04'
C54	27°33'18"	323.00'	155.34'	N74°32'29"E	153.85'
C55	22°51'12"	323.00'	128.83'	N03°38'48"W	127.98'
C56	22°58'06"	323.00'	126.74'	N23°18'50"W	125.93'
C57	3°20'30"	323.00'	18.84'	N36°13'33"W	18.84'
C58	22°47'32"	237.00'	94.28'	N25°30'01"W	93.65'
C59	18°58'10"	237.00'	78.02'	N06°02'10"W	74.71'
C60	7°36'06"	237.00'	31.44'	N08°48'28"E	31.42'
C61	42°12'20"	75.00'	55.25'	N10°28'09"W	54.01'
C62	48°47'47"	60.00'	51.10'	N07°10'23"W	49.57'
C63	48°29'49"	60.00'	50.53'	N41°23'53"E	49.04'
C64	52°39'14"	60.00'	55.14'	S88°06'03"E	53.22'
C65	107°50'29"	60.00'	112.93'	S07°51'16"E	96.98'
C66	35°25'51"	75.00'	46.36'	S26°20'57"W	45.64'
C67	147°8'49"	270.00'	69.43'	S86°31'24"E	67.28'
C68	50°8'38"	270.00'	237.09'	N61°59'33"E	229.54'
C69	42°12'20"	75.00'	55.25'	N73°05'29"W	54.01'
C70	41°28'44"	60.00'	43.44'	N75°27'24"W	42.49'
C71	49°4'55"	60.00'	51.37'	N30°05'34"W	50.00'
C72	37°53'06"	60.00'	39.67'	N13°28'26"E	38.95'
C73	46°30'00"	60.00'	48.70'	N55°40'04"E	47.37'
C74	41°34'58"	60.00'	43.55'	S80°17'23"E	42.60'
C75	47°48'45"	60.00'	49.98'	S35°38'30"E	48.53'
C76	42°12'20"	75.00'	55.25'	S32°53'17"E	54.01'
C77	36°53'16"	70.00'	45.07'	N17°33'56"E	44.29'
C78	23°00'55"	42.50'	16.58'	S13°23'38"E	16.41'
C79	23°47'42"	42.50'	17.65'	S11°50'42"W	17.52'
C80	36°16'06"	17.50'	11.08'	S41°02'36"W	10.89'
C81	55°51'50"	17.50'	17.06'	S31°14'44"W	16.39'
C82	20°39'56"	17.50'	6.31'	S08°34'37"E	6.28'
C83	45°35'12"	17.50'	13.92'	S42°02'12"E	13.56'
C84	51°23'10"	17.50'	15.69'	S38°08'13"E	15.17'
C85	2°54'21"	383.00'	19.42'	S36°37'23"W	19.42'
C86	13°03'38"	383.00'	86.97'	S44°34'53"W	86.78'
C87	55°53'50"	177.00'	170.72'	S03°32'08"W	164.18'
C88	13°57'21"	177.00'	43.11'	S31°34'27"E	43.01'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'19"E	1.00'
L2	S76°59'59"E	39.16'
L3	N87°23'51"W	80.63'
L4	S87°23'51"E	80.63'
L5	N10°36'01"E	20.00'
L6	N10°38'01"E	12.42'
L7	S10°36'01"W	25.60'
L8	N36°00'33"E	30.73'
L9	N53°59'27"W	25.00'
L10	S53°59'27"E	25.00'
L11	N36°00'33"E	60.16'
L12	S00°53'08"E	38.72'
L13	S22°54'34"W	40.87'
L14	S89°30'28"W	29.20'
L15	S89°30'28"W	60.92'
L16	S68°23'21"W	11.83'
L17	S19°14'26"E	47.28'
L18	S19°14'26"E	32.64'
L19	S64°49'48"E	8.55'
L20	S64°49'48"E	36.54'
L21	N89°01'16"E	16.00'
L22	S53°19'16"E	15.00'
L23	N71°17'33"E	15.07'
L24	S06°13'32"W	20.08'
L25	S22°50'05"W	20.21'

FINAL PLAT OF
TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT
RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 5, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

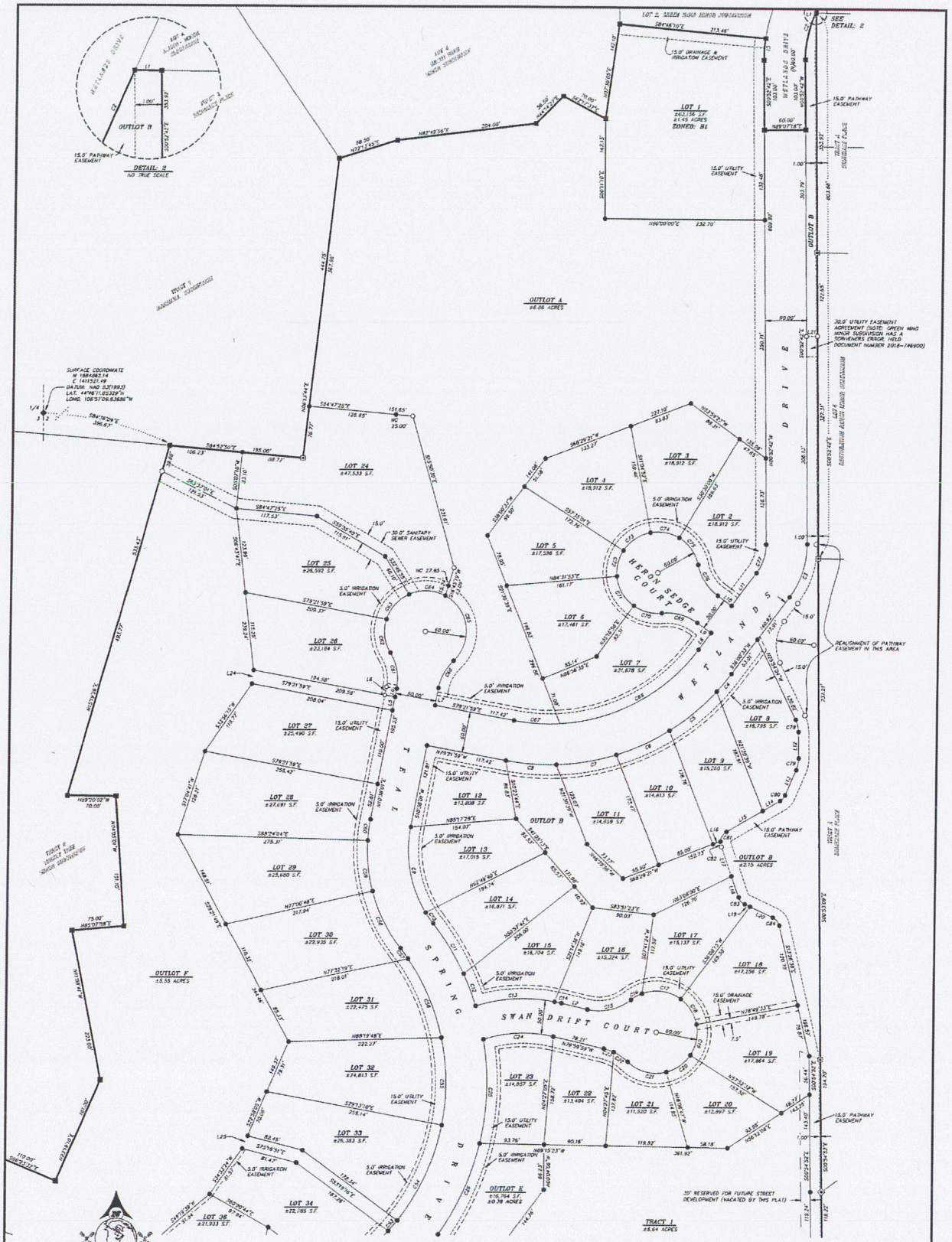
CLIENT: FP LITTLE GOOSE, LLC
ATTN: MATT & SHARI TRISBE
NINEH 1800N STREET
RIVER FALLS, WI 54022

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

Morrison Maierle
engineers · surveyors · planners · scientists

PP: 2022-023 S2.0
DN: 2022-023-TEAL-SPRING
PF: 12022-023
DRAWN BY: JSP
CHECKED BY: TDT & CT
AUGUST 9, 2023

SHEET 2 OF 3



FINAL PLAT OF

TEAL SPRING SUBDIVISION, PLANNED UNIT DEVELOPMENT

RE-SUBDIVISION OF TRACT A, TURKEY TREE MINOR SUBDIVISION, AND LOT 3, GREEN WING MINOR SUBDIVISION, CITY OF SHERIDAN, WYOMING

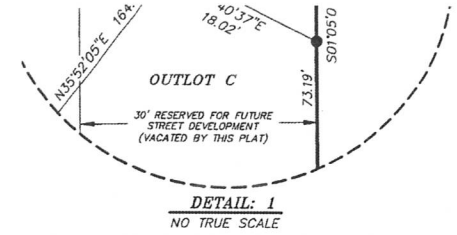
CLIENT: FP LITTLE GOOSE, LLC
ATTN: JANET & DAVID FIRSBIE
N6654 109OTH STREET
RIVER FALLS, WI 54022

WESTERFELDT SURVEYING
3340 METLANDS DR., SUITE 100
SHERIDAN, WY 82801
307-672-7415

Morrison Maierle
engineers · surveyors · planners · scientists

JN: 2022-023 SUB
DW: 2022-023-TEAL-SPRING
FP: 12022-023
DRAWN BY: JDP
CHECKED BY: TDT & CT
AUGUST 3, 2023

SHEET 3 OF 3



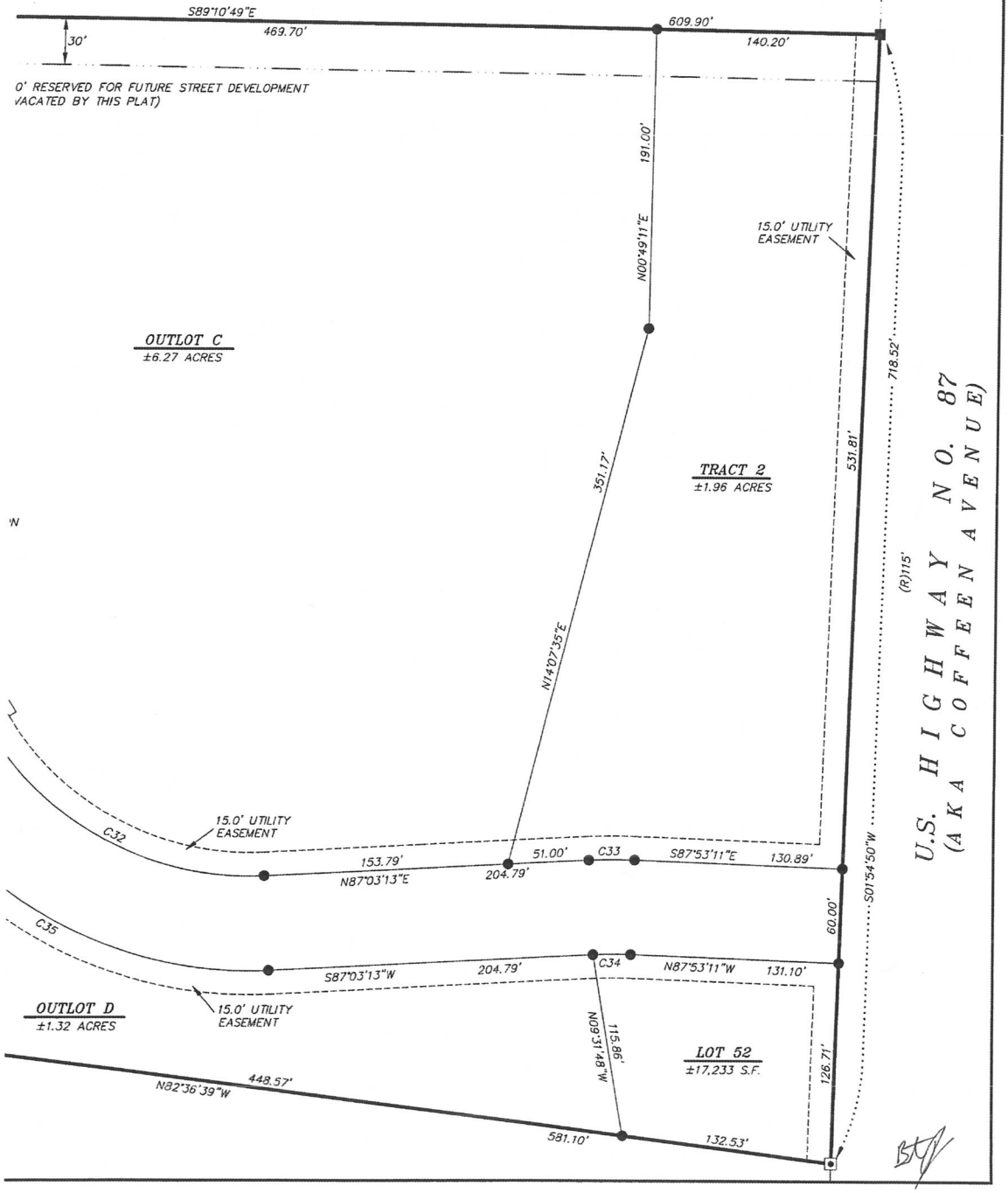
DETAIL: 1
NO TRUE SCALE

PAGE 253)

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- FUTURE STREET DEVELOPMENT VACATED PER THIS PLAT
- EASEMENT LINE AS NOTED
- EASEMENT CENTERLINE
- DRAINAGE EASEMENT LINE
- 5.0' IRRIGATION EASEMENT LINE

TAIL: 1



LUMEN

July 19, 2023

Prestfeldt Surveying, LLC
Attn Thomas Tucker, PLS

Re: Teal Spring Subd PUD 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

Thomas Tucker

From: Allen, Shelby <Shelby.Allen@lumen.com>
Sent: Wednesday, July 19, 2023 10:38 AM
To: Thomas Tucker
Subject: RE: Vacation of Platted Easements (Teal Spring)
Attachments: teal-spring-vacation.pdf

Mr. Shelby Allen
OSP Engineering
Gillette Wyoming
Ph: 307-682-7241
Cell: 307-299-8468

LUMEN

From: Thomas Tucker <thomas@prestfeldt.com>
Sent: Wednesday, July 19, 2023 9:40 AM
To: Allen, Shelby <Shelby.Allen@lumen.com>; MDU: Chris Lawler (christopher.lawler@mdu.com) <christopher.lawler@mdu.com>; MDU: Brandon Jordan (brandon.jordan@mdu.com) <brandon.jordan@mdu.com>
Subject: FW: Vacation of Platted Easements (Teal Spring)

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Shelby, Chris & Brandon,
I'm following up on the request for vacation of platted Easements on the Turkey Tree Minor Subdivision for the proposed Teal Spring Subdivision.
See correspondence below.

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

From: Thomas Tucker
Sent: Thursday, July 6, 2023 4:31 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>; City:

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 A, Turkey Tree Minor Subdivision, Teal Spring Subdivision
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 A, Turkey Tree Minor Subdivision, and Teal Spring Subdivision as received by our office and dated July 6, 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

Thomas Tucker

From: Cindy Steinmetz <cindy.steinmetz@range.net>
Sent: Monday, July 10, 2023 11:12 AM
To: Thomas Tucker
Cc: Zjon May
Subject: Vacatiion Easements / Wrench Ranch and Turkey Tree Minor and Teal Spring Subdivisions
Attachments: Range Vacation letter for Presteldt Surveying Wrench Ranch Hills.docx; Range Vacation letter for Presteldt Surveying Tract A, Turkey Tree, and Teal Spring Subdivisions.docx

Hello Thomas,

Please find attached letters of Vacation Easement for Wrench Ranch Hills, Turkey Tree Minor, and Teal Springs Subdivisions.

If you should need anything else, please let us know.

Kind Regards,

RANGE

RANGE.NET

Cindy Steinmetz
FACILITIES & ENGINEERING CLERK

290 N Brooks St • Sheridan, WY 82801
O 307.6730910 • D 307.6750903

cindy.steinmetz@range.net

Thomas Tucker

From: Pierson, Nathan A <Nathan.Pierson@charter.com>
Sent: Friday, July 7, 2023 8:49 AM
To: Thomas Tucker
Subject: RE: Vacation of Platted Easements (Teal Spring)

Hello Thomas. Charter/Spectrum does not have any issues vacating existing utility easements situated in Tract A, Turkey Tree Minor Subdivision.

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

From: Thomas Tucker <thomas@prestfeldt.com>
Sent: Thursday, July 6, 2023 4:31 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>; City: Hanns Mercer (hmercer@sheridanwy.net) <hmercer@sheridanwy.net>; tmorneau@sheridanwy.gov
Cc: Tyson Markham <tmarkham@m-m.net>; jfeck@m-m.net
Subject: [EXTERNAL] Vacation of Platted Easements (Teal Spring)

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,

I would like to request an email letter acknowledging that you do not have an issue with vacating existing utility easements situated in Tract A, Turkey Tree Minor Subdivision (highlighted in yellow on the attached plat). The existing easements as highlighted in yellow on said plat DO NOT have utilities.
Sheet 1 of 3 (Teal Spring Subd., PUD) shows the approximate location of the easements that are requested to be vacated.
Sheet 2 of 3 and 3 of 3 (Teal Spring Subd., PUD) shows where the proposed easements will be placed which is a separate issue.
If you have any questions concerning the proposed easements, please contact Tyson as Morrison-Maierle.

A portion of the existing Pathway easement will be realigned (highlighted in pink on Sheet 3 of 3) which is a separate issue.

If you have any questions concerning the proposed realignment, please contact Tyson as Morrison-Maierle.

All easements in the Green Wing Minor Subdivision will either be absorbed within street rights-of-way or will not change as shown on the Teal Spring Subdivision, Planned Unit Development plat.

Let me know if you have any questions or concerns.
Thanks for your time,
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

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-23-31, Resolution 46-23, Cove Court Manor II Subdivision - Public Works Director Hanns Mercer
From:	Hanns Mercer, Public Works Director
To:	Mayor and Council
CC:	
Date:	08/29/2023

Recommendation:

Staff awaiting recommendation from the Planning Commission regarding approval of PL-23-31, Resolution 46-23, Cove Court Manor II Subdivision. The applicant, Cove Court manor LLC, is requesting to subdivide .17 acres from 1 lot into 3 lots, zoned R-3 Residence District. Located at 1342-1344 Cove Ct. (PIN 56842140100600).

Background:

The applicant, Ronald Elliott of Cove Court LLC, is requesting to subdivide .17 acres from 1 lots into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct. (PIN 56842140100600).
The property is listed as Lot 8, Block 1 of the Hill Pond Subdivision. The zoning is R-3 Residence District.

Variances being requested for the following:

- Depth to front ratio shall not exceed 2.5 to 1 per City Code - Appendix B - Article 5 - 505(C)(1)
  - Lot 5 - 2.65 to 1
  - Lot 6 - 3.75 to 1
  - Lot 7 - 4.08 to 1
- Access to a publicly dedicated street shall consist of frontage of at least 25 feet per City Code - Appendix B-Article 5 - 505(C)(5)
  - Lot 6 - 24.91’

The surrounding properties are single-family homes zoned R-3 per City zoning. The applicant is proposing to subdivide Lot 8 into 3 lots. The applicant is proposing the following residential lot sizes:

- Lot 5 – 2486 square feet
- Lot 6 – 1908 square feet
- Lot 7 – 2844 square feet

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 with the requested variances.

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.

Water and sewer lines already exist in the Cove Court right-of-way. Future water and sewer connections will tap into these lines.

Staff sent out 59 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. Staff has not received any inquiries.

Staff has no further comments at this time.

Attachments

Aerial
Variance Request
Resolution 46-23
Final Plat
Site Plan

Cove Court Manor II Subdivision



GATEWAY

R1-ZONE

B2-ZONE

M1-ZONE

PUD

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

N

Miles 0 ¾ 1½

Date: 8/28/2023 9:05 AM User: sgoodman

Aug 7, 2023

To: City of Sheridan
55 Grinnell Plaza
Sheridan, Wy 82801 Planning Division

Re: Variance application for
Lot 8 Block 1 Hillpond subdivision
1384, 1386, 1388 Cove Court

In an attempt to address the need for affordable housing, I am proposing a minor subdivision of lot 8 into thirds. Design will include 3 attached approximate 1700 sqft 3 bedroom townhome units. Each will include an attached single car garage. Surface drainage is carefully designed and allows for an expanded concrete driveway area in front of each unit providing 2 tandum parking spaces.

Sincerely,

Ronald M. Scott, Pres.
Cove Court Manor, LLC

SIGNATURE

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or final plat approval. I hereby authorize the listed agent to act on my behalf throughout the City review and approval process for this application and supporting documents. I understand that all communication regarding this application and supporting documents will be transmitted to my listed agent, unless I specify differently in writing.

Pres — Aug 7 2025
(Signature of Property Owner) (Date)

Cove Court Manor, LLC — Aug 7 2023
(Signature of Property Owner) (Date)

APPLICATION INFORMATION

Pre-application Conference

Pre-application conferences are recommended prior to submittal of variance applications. The purpose of these meetings is to discuss the requested variance, and to become familiar with city code requirements and procedures. Applicants are strongly encouraged to avail themselves of the City's Development Review Committee (DRC), which allows the applicant to speak with all City divisions that may review the variance application. Pre-application and DRC appointments can be scheduled by contacting Sue Goodman, Planning Technician, at (307) 675-4226 or by e-mail at sgoodman@sheridanwy.net.

Submission review

All applications are subject to completeness review prior to acceptance by the Planning Office for routing and review. The variance application checklist details the required number of copies and documents needed to complete the application submittal. In order to ensure clarity and efficiency in the review process, application submissions will be received **by appointment only**. The applicable checklist must be submitted with this application. Incomplete application submissions will not be accepted, and will be returned to the applicant.

Contested Case Hearings

Since Board of Adjustment meetings may involve appeals of City staff interpretations or enforcement of the Zoning Ordinance, a meeting may be conducted as a contested case hearing governed by the Board of Adjustment bylaws and state law. Contested cases require additional time and preparation on the part of City staff, as well as securing the services of a court reporter.

Public Hearings and Notice

Variance requests require a single hearing before the Board of Adjustment. Public hearings require notice through newspaper legal ads, nearby property mailings, and signs posted on the property. The City Planning Division will submit the ad for the paper and notify nearby property owners. Due to press and Board of Adjustment requirements, legal notification must be placed approximately three weeks prior to the public hearing. No public hearing will be scheduled until the application has been deemed complete, and staff review comments have been addressed.

CITY OF SHERIDAN
RESOLUTION 46-23

A RESOLUTION approving PL-23-31, the final plat of the Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots. Zoned R-3 Residence District. Located at 1342-1344 Cove Ct.

WHEREAS, the minor plat of the Cove Court Manor II 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 Cove Court Manor II Subdivision, dividing .17 acres from 1 lot into 3 lots on the property located at 1342-1344 Cove Ct.

In approving the Cove Court Manor II 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 Cove Court Manor II Subdivision, the City Council is also approving a depth-to-front ratio variance and a variance for the frontage. The depth-to-front ratio for Lot 5 of 2.65 to 1, Lot 6 of 3.75 to 1, and for Lot 7 of 4.08 to 1. The dedicated street frontage for Lot 6 will be 24.91 feet.

PASSED, APPROVED, AND ADOPTED this 18th of September 2023.

_____

Richard Bridger, Mayor

ATTEST:

_____

Cecilia Good, City Clerk

FINAL PLAT OF

COVE COURT MANOR II MINOR SUBDIVISION

THE SUBDIVISION OF LOT 8 OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, SHERIDAN COUNTY,
LOCATED IN NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING
TOTAL AREA: ±7238 SQ. FT (±0.17 ACRES)



LOCATION MAP
(NO TRUE SCALE)

LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- P.O.B. POINT OF BEGINNING
- UTILITY EASEMENT
- BOUNDARY OF THIS SUBDIVISION
- ADJOINING LOT LINE
- INTERIOR LOT LINE
- SETBACKS

N

0.0' 7.0' 14.0'

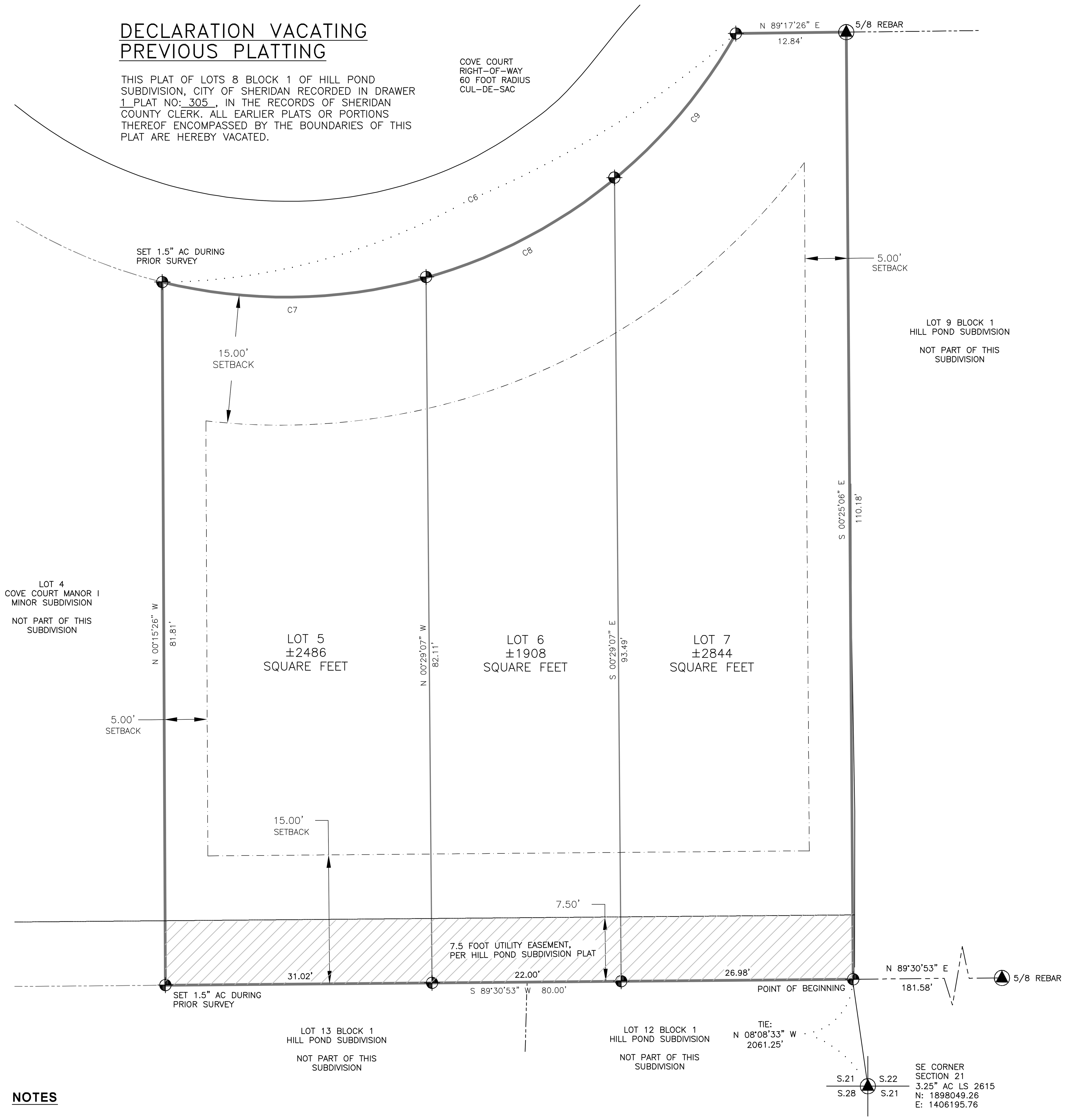
SCALE: 1"=7'

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	60.00'	78.12'	72.71'	N 66°34'25" E	74°35'44"
C7	59.90'	31.04'	30.69'	N 89°03'07" E	29°41'15"
C8	60.02'	24.91'	24.73'	N 62°20'22" E	23°46'42"
C9	60.18'	22.17'	22.04'	N 39°51'40" E	21°06'26"

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT OF LOTS 8 BLOCK 1 OF HILL POND SUBDIVISION, CITY OF SHERIDAN RECORDED IN DRAWER 1 PLAT NO: 305 , IN THE RECORDS OF SHERIDAN COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED COVE COURT MANNER LLC BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COVE COURT MANOR II MINOR SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼), SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING A SUBDIVISION OF LOT 8, OF BLOCK 1, HILL POND SUBDIVISION, CITY OF SHERIDAN, BEING LOCATED IN THE BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N 08°08'33" W, 2061.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8 SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89°30'53" W, 80.00 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 00°15'26" W, 81.81 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 78.12 FEET, A DELTA OF 74°35'44" AND A CHORD OF N 66°34'25" E, 72.71 FEET ALONG SAID SOUTH LINE OF COVE COURT RIGHT-OF-WAY; THENCE N 89°17'26" E, 12.84 FEET ALONG SAID COVE COURT RIGHT-OF-WAY TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S 00°25'06" E, 110.18 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINING ±7238 SQUARE FEET MORE OR LESS

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

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS 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 EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE. THIS__________, DAY OF__________, 2023

____
COVE COURT MANNER LLC
(MEMBER)

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ________ DAY OF __________________, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:________________.

____
NOTARY PUBLIC

THE UNDERSIGNED THE CHAD M. BRENT PROFIT SHARING, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS FILED 2022-776769, MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

____
(CHAD M. BRENT PROFIT SHARING)

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ________ DAY OF __________________, 2023.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:________________.

____

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 ____________, 2023, BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

____
DIRECTOR OF PUBLIC WORKS

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERDAN, WYOMING THIS______ DAY OF____________,2023.

______________________ ATTEST: CITY CLERK

______________________ MAYOR

CERTIFICATE OF APPROVAL CITY PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN, WYOMING PLANNING COMMISION THIS ____DAY OF__________, 2023.

______________________ CHAIRMAN

______________________ ATTEST: VICE CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN):ss

I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _______ O'CLOCK THIS ________ DAY OF __________________, 2023 AND IS DULY RECORDED IN PLAT BOOK _______ ON PAGE _______.

______________________ COUNTY CLERK

______________________ STAMP RECEIVING NUMBER

NOTES

1. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SHERIDAN STANDARDS REGULATIONS AND BUILDING PERMITS AND INSPECTIONS ARE REQUIRED.

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

4. NO EXISTING BUILDINGS (RAW LAND)

5. ALL LOTS ARE ZONED R-3

6. LOT 6 WILL SHARE A FIREWALL WITH TOWNHOMES ON LOT 5 AND LOT 7

CERTIFICATE OF SURVEYOR

I, CLAYTON ROSENLUND , do hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of COVE COURT MANOR II MINOR SUBDIVISION, as laid out, platted, dedicated and shown hereon, that this plat was made from an accurate survey of said property conducted by me or under my 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.

____
REGISTERED LAND SURVEYOR

NO. 14250 .

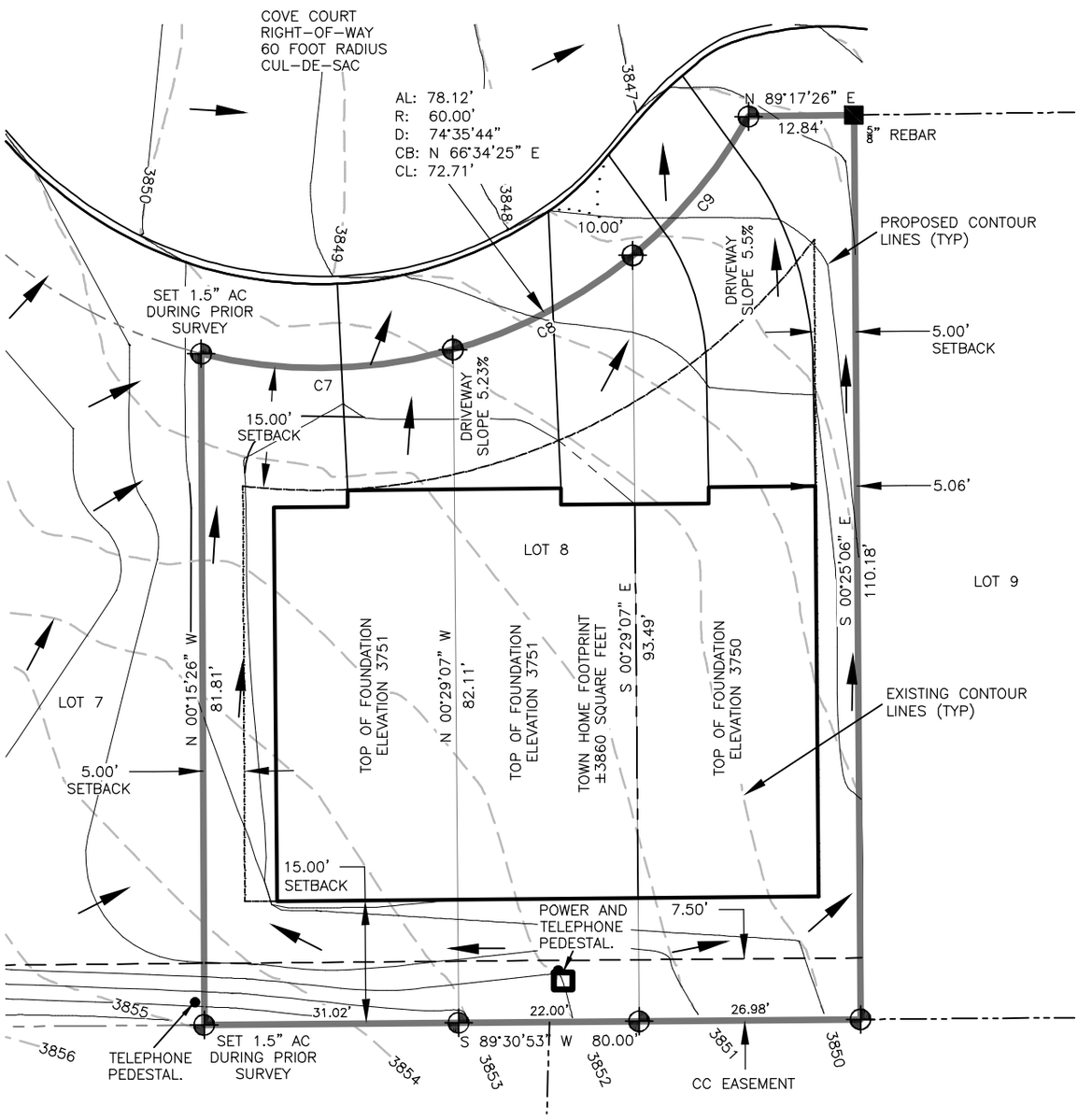
Cannon Consulting LLC
Making every shot count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

DATE OF PREPARATION: AUGUST 8, 2023 .

RECORD OWNER: COVE COURT MANOR LLC
22 EAST LOUCKS ST, SHERIDAN, WY

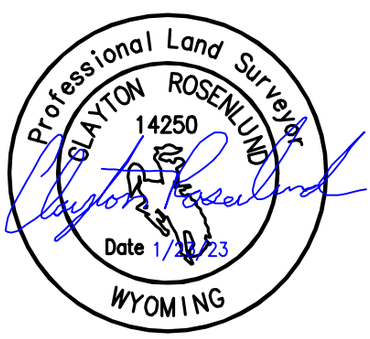
SITE PLAN

FOR LOT 8, BLOCK 1 OF HILL POND SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LOT 8 CONTAINING ±7238 SQUARE FEET (±.17 ACRES)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	59.90'	31.04'	30.69'	N 89°03'07" E	29°41'15"
C8	60.02'	24.91'	24.73'	N 62°20'22" E	23°46'42"
C9	60.18'	22.17'	22.04'	N 39°51'40" E	21°06'26"

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



LEGEND

- SET 1.5" AC LS 14250
- CALCULATED CORNER
- FOUND CORNER AS NOTED
- LOT LINE
- PROPOSED INTERIOR LOT LINES
- ADJOINING LOT LINES
- SETBACK LINES
- DIRECTION OF FLOW

N

SCALE: 1"=20'

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

PREPARED BY:
Cannon Consulting LLC
Making every shot count

Cannon Consulting LLC (307) 752-0109

FOR:
COVE COURT MANOR LLC.
SHERIDAN WYOMING, 82801

Date: 1/23/23

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 Aero-Graphics Geospatial Services for the City of Sheridan Updated Aerial Imagery in the Amount of $39,650 - City Engineer Thomas Morneau
From:	Thomas Morneau, City Engineer
To:	Mayor and Council
CC:	
Date:	08/29/2023

Recommendation:

City staff recommends that the Mayor and City Council award the updated aerial imagery to Aero-Graphics Geospatial Services in the amount of $39,650.
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 current City aerial imagery is from 2019. Due to time and the amount of development, updated imagery was planned and budgeted for this fiscal year.

The Request for Proposals was posted on QuestCDN, advertised in the Sheridan Press on August 7, 16, and 21, 2023, and proposals were due on August 29, 2023.

Eight firms submitted proposals:

- Aero-Graphics, Salt Lake City, UT - $39,650
- Ayres, Madison, WI - $49,860
- Fugro USA Land, Inc., Rapid City, SD - $71,950
- Kucera International, Inc., Willoughby, OH - $49,900
- NV5 Geospatial, Colorado Springs, CO - $75,377
- Owyhee Air Research (OAR), Nampa, ID - $64,485
- Millers Aerial Photography - $119,975
- Xeo Air Inc., St. Louis, MO - $197,500

A selection committee conducted evaluations based on the following criteria:

- Experience & Staff
- Schedule
- References

Discussion:

The general scope of this project is to produce a 3-inch high definition, 4-band color orthorectified imagery of the City of Sheridan and the Sheridan Area Water Service (SAWS) area in the fall of 2023, totaling approximately 120 square-miles. The imagery will be utilized in updating the aerial for the City of Sheridan GIS.

The selected Vendor, Aero-Graphics, has performed aerial mapping projects for multiple municipalities and counties in Wyoming, including Teton County, City of Rock Springs, Sublette County, City of Sheridan, and others. They are very familiar with the challenges associated with this project. Every effort will be made to insure a high-quality product is delivered on-time and to the City's satisfaction.

Aero-Graphics' large-formal UltraCam Eagle digital camera system offers superior image quality and one of the longest cross-track image formats available. Also, with multiple workstations and state-of-the-art orthorectification software, Aero-Graphics has the capacity to undertake large projects requiring prompt turnarounds.

Deliverables will include:

1. **RGBI Image Files:** delivered in uncompressed, 24-bit color TIFF format with associated .TFW word files.
2. **RGB Image Mosaic:** delivered in MrSID format for the Project Area.
3. **Flight Plan:** delivered in KMZ format.
4. **Ortho Tile Index:** delivered in PDF and Shape File format.
5. **Final Project Report:** detailing flight, control, and accuracy specifications in PDF format.

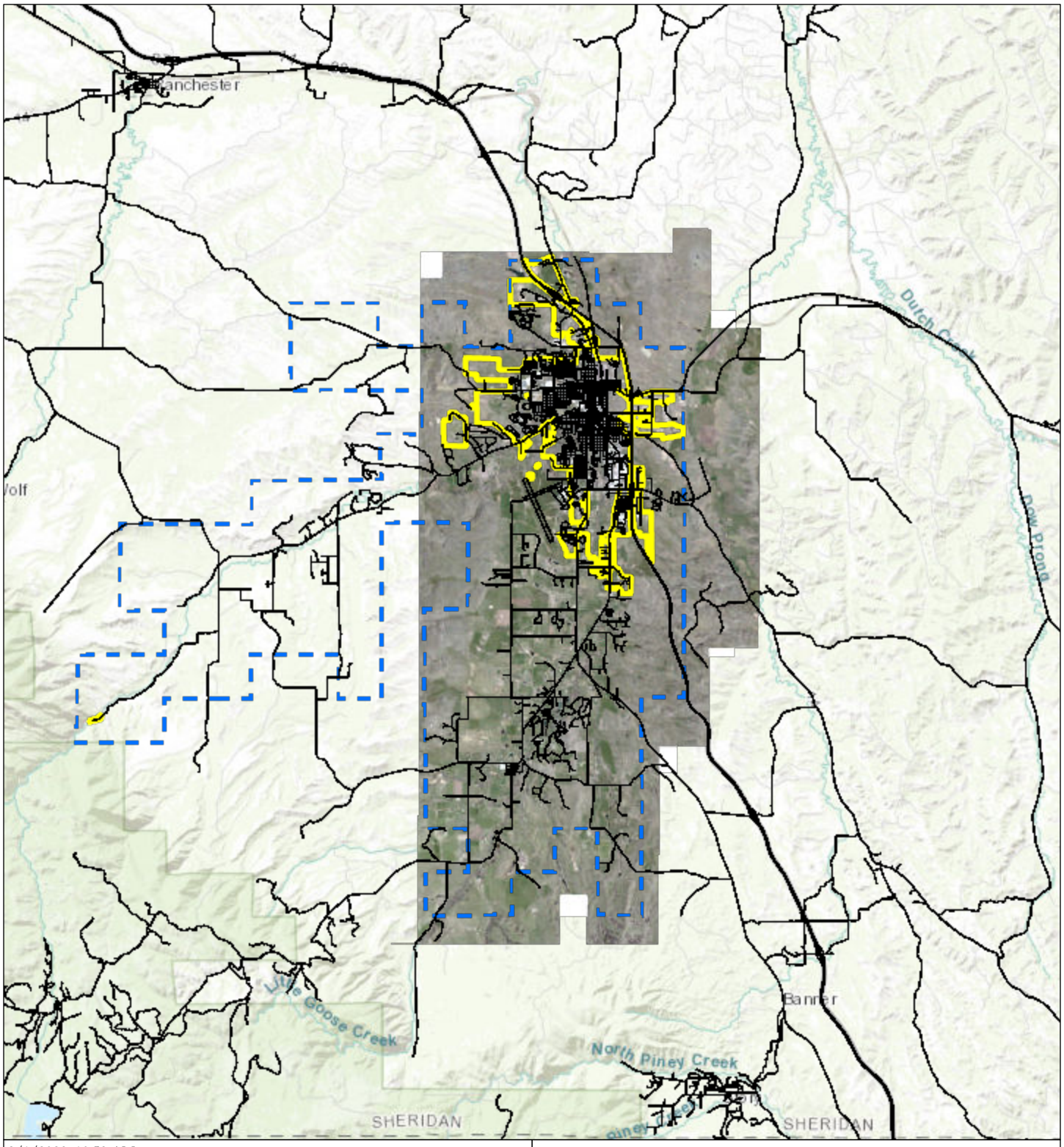
Funding:

This project is funded by Engineering, Water, and Sewer Contractual Professional Services budgets.

Attachments

Exhibit

City of Sheridan, WY GIS Viewer



8/1/2023, 10:59 AM

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-the-ground survey and represents only the approximate relative location of property boundaries and the City of Sheridan's assets.

Roads

SAWS Service Area

City of Sheridan Boundary

CITY OF Sheridan WYOMING

N

Scale: 1:288,895

0 1.75 3.5 mi

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

Project Name:	Discussion of Bid Award to CMI-TECO in the amount of $342,318.00 for the purchase of One (1) Solid Waste Recycling Front Load Truck - Utilities Director Dan Roberts
From:	Dan Roberts, Utilities Director
To:	Mayor and Council
CC:	City Administrator Stuart McRae
Date:	09/11/2023

Recommendation:

Staff recommends that the Mayor and City Council award a bid to CMI-TECO, in the amount of $342,318.00 for a Front-Load Truck for the Solid Waste Recycling Division.

Background:

The City has a fleet replacement plan which identifies a schedule and projected cost for replacing each of its vehicles on a prescribed basis. Some of the main criteria which establish a vehicle's schedule for replacement are utilization (mechanical hours of use), mileage, age and cost of maintenance. The main goal of the plan is to provide City operations with a dependable fleet of vehicles and equipment at the lowest "cost to own" for the City. For the Solid Waste/Recycling Division, the current 2008 Peterbilt Front-Load Truck is slated to be replaced during FY24 in accordance with the Vehicle (Fleet) Replacement Plan.

Discussion:

In an effort to purchase the Front-Load Truck, the Solid Waste Division solicited bids via the Sourcewell Cooperative Purchasing process. Bid pricing was solicited and received from Sourcewell vendors in compliance with Wyoming State Statutes for competitive bidding. Through the process, the City received six (6) Sourcewell bids, one of which was disqualified as they did not bid for the full specifications outlined.

FY24 Budget: $378,000

VENDOR	BID PRICE
CMI - TECO	$342, 318.00
CMI - TECO	$352,139.00
Kois Brothers Equip. Company	$353,686.50
CMI - TECO	$355,260.00
Elliott Equip. Company	$361,767.57
ATEC	Disqualified: Bid only for body, without chassis

CMI-TECO is a responsive, responsible bidder, as established by Sourcewell, with a bid that's well within our $378,000 budget appropriated for this truck purchase. As such, CMI-TECO's lowest bid is recommended for a bid award by the City Council.

Funding:

The Solid Waste Budget for FY24 contains $378,000 for this purchase from Solid Waste Account # 52832-7600, which covers the entirety of the budget item.

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

Project Name:	Discussion of Resolution 48-23 Authorizing an Amendment to Increase the Amount of the WWDC Grant for the NE Transmission Main Project for a Total of $2,660,570 - Utilities Director Dan Roberts
From:	Dan Roberts, Utilities Director
To:	Mayor and Council
CC:	
Date:	08/29/2023

Recommendation:

Staff recommends that the Mayor and City Council approve Resolution 48-23 authorizing an increase to the WWDC Grant for the NE Transmission Main Project to the amount of $2,660,570.00 for the construction portion of the project.

Background:

The Sheridan Water System Master Plan identified the Northeast Transmission Main Extension project as the number two priority transmission main project in the Sheridan area water system and the number one priority within the City's portion of the water system. This water transmission main extension would satisfy a critical water supply need for northeast Sheridan while providing redundancy and improving the water supply capacity for the overall water system.

Discussion:

The City submitted an application in August 2022, requesting $2,305,575.19, which was 67% of the estimated total project cost, of which $213,000.00 was awarded for the design. The project is now in design with easements anticipated to be secured by November 2023. The City is now requesting funding for the construction portion of this project, by way of an amendment to the previously approved grant. Based on current estimates for construction being higher, the City of Sheridan is requesting an increase in WWDC grant, in the amount of $2,660,570.00, which is 67% of the updated total project costs of $3,971,000.00. The City is committing to funding its sponsor's 33% match in the form of a $1,310,430.00 Drinking Water State Revolving Fund (DWSRF) loan.

Attachments

Resolution 48-23
Amendment Request Letter
Cost Estimate
Recommendation

CITY OF SHERIDAN
RESOLUTION 48-23

A RESOLUTION AUTHORIZING THE AMENDMENT OF AN APPLICATION TO THE WYOMING WATER DEVELOPMENT COMMISSION FOR LEVEL III CONSTRUCTION FUNDING.

WHEREAS, the Sheridan Water System Master Plan identified the Northeast Transmission Main Extension project as the number two priority transmission main project in the Sheridan area water system and the number one priority project within the City's portion of the water system; and

WHEREAS, this water transmission main extension would satisfy a critical water supply need for northeast Sheridan while providing redundancy and improving the water supply capacity of the overall water system; and

WHEREAS, the City of Sheridan submitted an application in August 2022, requesting $2,305,575.19 which is 67% of the estimated total project cost, of which $213,060.00 was awarded for the design only; and

WHEREAS, the project is now in design with easements anticipated to be secured by November 2023; and

WHEREAS, the City of Sheridan is now requesting funding for the construction of this project by way of an amendment to the previously approved grant; and

WHEREAS, based on current estimates for construction be higher, the City of Sheridan is requesting an increased amount in WWDC grant, in the amount of $2,660,570.00, which is 67% of the updated total project costs of $3,971,000.00; and

WHEREAS, the City of Sheridan is committing to fund its sponsor's 33% match in the form of a $1,310,430.00 Drinking Water State Revolving Fund (DWSRF) loan.

BE IT RESOLVED BY THE CITY GOVERNING BODY OF THE CITY OF SHERIDAN:

(1) That a Level III funding application amendment, requesting $2,660,570.00 in WWDC Level III Construction Funding, be submitted to the WWDC for the above described project.

(2) The City of Sheridan plans to apply for a $1,310,430.00 DWSRF loan for its 33% sponsor's match.

PASSED, APPROVED AND ADOPTED this 18th day of September, 2023.

City of Sheridan

_____
Richard Bridger, Mayor

ATTEST:

_____
Cecilia Good, City Clerk

CITY OF Sheridan
WYOMING

Office of the
Public Works Director
55 Grinnell Plaza
Sheridan, WY 82801
307-675-4237

August 29, 2023

Wyoming Water Development Commission
6920 Yellowtail Road
Cheyenne, WY 82002

RE: Sheridan Northeast Transmission Main Extension 2023, Level III – Amendment Request

Commissioners and Water Development Office Staff:

The City of Sheridan would like to thank you for the Levell III grant that was approved by the Wyoming Water Development Commission at their November 2022 meeting for design engineering and easement acquisition. We have selected a consultant to provide these services. The project is now in design with easements anticipated to be secured by November 2023. The City is now requesting funding for the construction of this project by way of an amendment to the previously approved grant.

Our consultant, DOWL, has updated the engineer's estimate for construction. The new estimate for the total project cost is now $3,971,000. This revised project cost estimate is attached.

We prepared the estimate to be able to award the whole project or possibly by schedules. We would like the option to award portions of the project, as funding allows. We are also applying for DWSRF funding for the construction of this project.

I have attached the 2023 WWDC recommendation for the Sheridan Northeast Transmission Project between the City of Sheridan and WWDC, as well as the current cost estimate.

Thank you for your consideration of amending the Sheridan Northeast Transmission Main Extension agreement by increasing the amount of the WWDC grant for this project to a total of $2,660,570, (67% of $3,971,000).

Sincerely,

David Ford, Project Engineer
City of Sheridan

Attachments: 2023 WWDC recommendation, Updated Project Cost Estimate

NE Sheridan Transmission Main Project
Cost Estimate for Level III Application

Preparation of Final Design, Specs, Bidding (10%)	$	277,500		
Permitting and Mitigation	$	25,000		
Legal Fees	$	25,000		
Acquisition of Access & Easements	$	133,000		
Pre-Construction Costs (Subtotal)			$	460,500
Cost of Components:				
Mobilization		$275,000		
10,900' of 16" Main @ $180/ft		$1,962,000		
I-90 (400' @$750/ft)		$300,000		
Additional Restoration/crossings		$185,000		
Connections		$53,000		
Total Cost of Components		**$2,775,000**		
Construction Engineering Cost	$	277,500		
Components & Engineering Cost (Subtotal)	$	3,052,500		
Contingency (Subtotal 15%)	$	457,875		
Construction Cost Total				**$3,510,375**
Total Project Cost				$3,970,875
				$3,971,000

2023 RECOMMENDATION-CONSTRUCTION PROJECTS

Project Name: Sheridan Northeast Transmission Main Extension 2023

Program: New Development

Project Type: Municipal

County: Sheridan

Sponsor: City of Sheridan

WWDO Recommendation: Level III

Proposed Budget: $213,060 (Pre-Construction Only)[1]

Current Recommendation:	
WWDC Grant[2] (67%)	$ 213,060
Other Funding Source[3] (33%)	$ 104,940
Total	$ 318,000
Funding for Total Project:	
WWDC Grant[2]	$ 1,577,850
Other Funding Source[3]	$ 777,150
Total	$ 2,355,000

[1] Pre-Construction costs consist of: Design, Bidding Documents, Access Permits, Easements and Title Opinion
[2] Not to exceed 67% of eligible project costs
[3] Sponsor or Other funding source

Project Manager: Larry Mallo

Project Description: The proposed water transmission main was described in the the 2019 Sheridan Water System Master Plan, Level I Study, and is intended to extend the water supply system through an area of Sheridan that is currently underserved, both on a location and capacity basis. The extension will complete a transmission loop for the City and will provide major water transmission improvements to the northeast side of Sheridan to meet domestic needs, improve health & safety, improve pressure, and increase fire flows in the area.

1. **Describe existing status in the program and previous appropriations.**
   Prior Legislation

Year	Project	Appropriation
2018	L-I, Sheridan Water Master Plan	$ 250,000

2. **Describe existing water supply using information in the application.**
   The City of Sheridan's water is from direct flow rights from a diversion dam and headgate on Big Goose Creek and storage rights in Twin Lakes Reservoir, Park Reservoir, and Dome Lake. Water is provided from the storage reservoirs to the City via gravity flow with a capacity of 25 MGD treated through two water treatment plants. Treated water is stored in 9 buried concrete tanks with 13.9 MG of collective storage and is distributed to the City and surrounding areas through transmission mains and distribution lines.

3. **Summarize the request.**
   To construct a new transmission main to improve service to the northeast side of Sheridan.

4. Summarize the reasons for the request.

The 2019 Sheridan Water Master Plan, Level I Study identified the critical need to install this new transmission main pipeline to improve water quality, pressure, and flow to the northeast side of Sheridan due to the age, condition, pipe material, and size of the existing distribution system that extends into this area.

Estimated Level III WWDC Eligible Costs:

Preparation of Final Designs and Specifications	$ 143,000	
Site Access Permit Fees (BOR, USFS, etc.)	$ 20,000	
Title Opinion	$ 5,000	
Acquisition of Access and Rights of Way	$ 150,000	
Pre-Construction Costs (Subtotal # 1)		$ 318,000
Cost of Project Components		
Mobilization	$ 112,500	
10,900' of 16" Main	$ 1,018,000	
Crossing I-90	$ 277,000	
Connections	$ 22,500	
Construction Cost (Subtotal #2)		$ 1,430,000
Construction Engineering Costs (Subtotal # 2 x 10%)		$ 143,000
Components and Engineering Costs (Subtotal # 3)		$ 1,573,000
Contingency (Subtotal #3 x 15%)		$ 235,950
Construction Cost Total (Subtotal #4)		$ 1,808,950
Total Project Cost (Subtotal #1 + Subtotal #4)		$ 2,126,950
Inflation Costs (4% per 1 year)		$ 85,078
COVID Specific Inflation Costs (10%) Project components		$ 143,000
Total Project Costs		**$ 2,355,028**
Total Project Costs (Rounded)		**$ 2,355,000**
Level III Recommended Funding @ 67% Grant – Total Costs:		**$ 1,577,850**
Level III Recommended Funding @ 67% Grant - Pre-Construction Only		**$ 213,060**

Ineligible Expenses

Total Ineligible Project Costs	**$ 0**

PROJECT INFORMATION:

A. FINANCIAL INFORMATION

1. Service Area Information

a. Population (2020 Census) 18,737 (City Only) (Current Estimate) 19,200 (City & SAWS JPB combined)

b. Does the entity have a comprehensive planning boundary? Yes

If so, what is the estimated additional population that could be served in the future? 20,000.

	Pre-Project	Post Project
c. Taps served within the entity boundaries?	8,295	8,400
d. Taps outside the entity boundaries?	2,000+	2,000+

e. Names of other water systems served? Raw water is supplied to the Veteran Affairs Medical Center. In addition to the City and the Sheridan Area Water Supply Joint Powers Board (SAWS JPB), treated water is supplied to the Downer Improvement and Service District, and State Girl's School.

2. Water Usage (Potable water system only)	Pre-Project	Post Project
a. Total number of gallons produced by the water sources annually:	942 MG	942MG
b. Gallons used <u>per capita</u> per day:		
Average Day:	140	140
Peak Day:	380	380

3. System capacity (Potable water system only):	Pre-Project	Post-Project
a. Maximum capacity of the water supply system		
Acre feet per day:	77	77
Gallons per day:	25 MGD	25 MGD
b. What is the factor (bottleneck) limiting the ability to provide water (supply, canals, etc.):	None	None

No current bottlenecks, but the capacity of the intake facility could become a bottleneck in the long-term future and eventually, surface water supply will become the limiting factor.

c. Increased capacity needed:	No increase needed	
Acre feet per day	0	0
Gallons per day	0	0
d. Estimated system water losses (percentage):	~10-15%	~10-15%

4. Does the entity have an independent raw water irrigation system? Yes, for the cemetery and the golf course; not for individual users within the City/SAWS JPB system. The SAWS JPB system has several neighborhoods with separate irrigation systems and separate systems are required when irrigation rights are available. There is a 3.0 cfs water right for the cemetery, which is completely separate from other municipal water supply. Raw water capacity is also available in the 30-inch transmission main for the Kendrick Golf Course and VA Medical Center.

a. Raw water system capacity (acre feet per day & gallons per day): 3.21AF/day, 1.05MG/day

b. Average annual raw water usage (acre feet & gallons): 675AF, 220MG

5. Rates

	Pre-Project	Post-Project
a. Tap fees:		
Residential: (3/4" - 1")	$ 3,000	$ 3,000
Commercial: (1")	$ 5,010	$ 5,010
b. Average monthly water bill: (¾")	$ 32.73	$ 32.73

c. Water Rates

Base for 3/4" residential:

¾" $19.89 for 1500 Gallons, $1.92/1000 for 1500-6000 Gallons, $2.63/1000 gallons above that.

Note: Water rates will not change because of the project, but rates are reviewed regularly and adjusted as required.

6. Financial Statement

	Pre-Project	Post-Project
Annual revenues generated from water sales:	$ 3,859,800	$ 3,976,366
Annual revenues from tap fees:	$ 421,700	$ 425,917
Annual revenues from other sources:	$ 1,192,880	$ 1,216,738
Total annual revenues:	$ 5,474,380	$ 5,619,021
Annual budget for operation and maintenance expenses:	$ 3,162,410	$ 3,230,890
Annual payments for debt retirement:	$ 981,944	$ 1,198,393
Annual payments to a repair and replacement fund:	$ 543,449	$ 558,619
Annual payments to an emergency fund:	$ 17,120	$ 17,606
Annual payments for other purposes:	$ 553,886	$ 151,000
Total annual payments:	$ 5,258,809	$ 5,156,508
Balance in repair and replacement fund: O&M & Capital Cash & Depreciation Reserves	$ 2,910,585	$ 3,729,971
Balance in emergency fund: Emergency items are paid out of Operations, and Capital & Depreciation Reserve Accounts	$ 607,677	$ 624,797
Annual cost of water quality testing:	$ 48,224	$ 49,429

B. COMPARISON WITH OPERATING CRITERIA

1. Project Priority according to the Criteria? Account I, Priority 3 – Level III transmission pipelines

2. Is the project supported by the City Council or County Commission, which has jurisdiction over the project area? Yes

3. Will the project serve at least 15 water taps? Yes Number of taps 8,295

4. Is the sponsor under any federal (EPA) mandates to improve your system? (eg. Administrative orders, violations, actions taken): No

5. Does anyone in the service area haul water? No

6. Is the sponsor eligible for funding from other state or federal programs? Yes
If so, what are they: MRG, DWSRF, ARPA

7. Is water metered? Yes Are billings based on meter readings? Yes

8. What is monthly water bill for 5,000 gallons? $26.61 20,000 gallons? $65.35

9. Theoretical reasonable monthly water bill ($59,380 (AMHI) x 2.5%/12) $123.71 (Sheridan County)

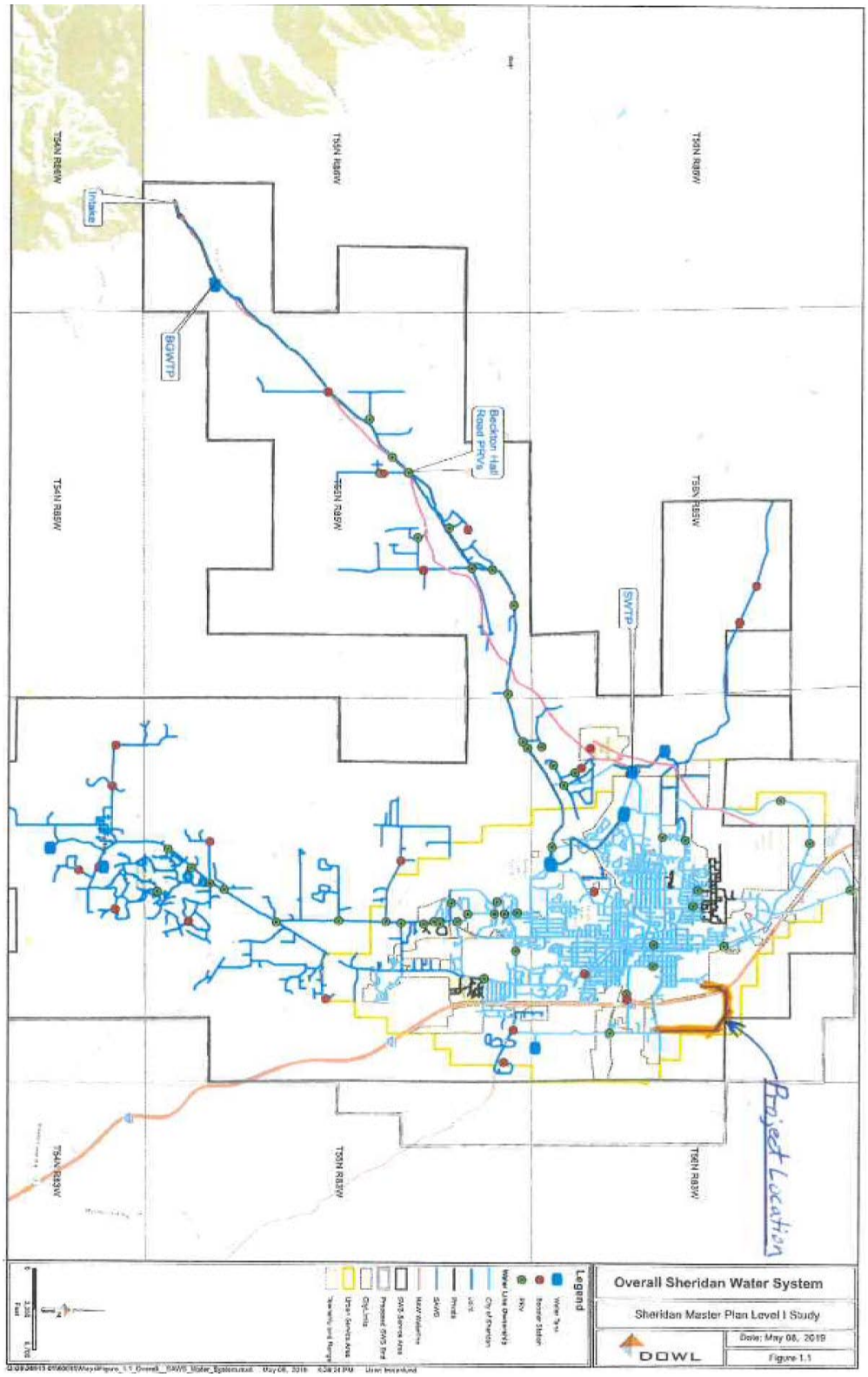
10. What water conservation measures are employed by the sponsor? Yes, this system has had a successful water conservation program. The City publishes notices and encourages smart water usage. Tiered water rates are used to encourage conservation.

11. Is the operation of the water supply system self-supporting in terms of revenues offsetting costs for operation, maintenance, debt retirement, replacement funds and emergency funds? Yes

12. Will the project consider regional solutions? No, regional solutions were considered in 2019 Level I.

13. Can the project be delayed or staged? No Should it be? No, see below

14. Basis for the funding recommendation: The 2019 Sheridan Water Master Plan, Level I Study identified the replacement of the Sheridan Airport Transmission Main Project as the highest priority project, which is in design. This request for a WWDC 2023 Level III main transmission pipeline extension is a critical next step need of the Sheridan combined water supply system.


Intake
BGWTP
Beckton Hall Road PRVs
SWTP
T54N R86W
T55N R86W
T56N R86W
T54N R85W
T55N R85W
T56N R85W
T54N R83W
T55N R83W
T56N R83W
Project Location
Legend
Overall Sheridan Water System
Sheridan Master Plan Level I Study
DOWL
Date: May 08, 2019
Figure 1.1


Northeast Transmission Line
10,900 LF 16-Inch PVC (4040 HGL)
Legend
Northeast Sheridan Tranmission Line
Prepared for Funding Applications
DOWL
Date: July 26, 2022
Figure 1

CITY OF SHERIDAN
RESOLUTION 39-22

A RESOLUTION AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE WYOMING WATER DEVELOPMENT COMMISSION FOR LEVEL III CONSTRUCTION FUNDING.

WHEREAS, the Wyoming Water Development Commission (WWDC) has provided funding for several Level I, II and III water system projects for the City of Sheridan over the years including planning projects such as the Sheridan Water System Master Plan (Master Plan) funded by the WWDC and completed in 2019; and

WHEREAS, the Sheridan Water System Master Plan identified the Northeast Transmission Main Extension project as the number two priority transmission main project in the sheridan area water system and the number one priority project within the City's portion of the water system; and

WHEREAS, this water transmission main extension would satisfy a critical water supply need for northeast Sheridan while providing redundancy and improving the water supply capacity of the overall water system; and

WHEREAS, growth and development prospects in northeast Sheridan have presented a need for water supply that is intended, based on the Master Plan, to be satisfied by this project; and

WHEREAS, the estimated project costs are $3,441,157 and would represent the WWDC Level III grant request which, if approved, would be funded at 67%, or $2,305,575.19, by the WWDC and 33%, or $1,135,581.81, by the City as the sponsor and owner of the project; and

WHEREAS, as a commitment in funding for the sponsor's 33% match, the City of Sheridan Governing Body pledges $1,135,581.81 in funding from the City's Water Enterprise Fund; and

WHEREAS, the WWDC has a process for applying for these funds and this Resolution and accompanying application are part of that process.

BE IT RESOLVED BY THE CITY GOVERNING BODY OF THE CITY OF SHERIDAN:

(1) That a Level III funding application be submitted to the WWDC for the above described project.

(2) The City of Sheridan Governing Body pledges $1,135,581.81 in funding from the City's Water Enterprise Fund.

(3) That Dan Roberts, Utilities Director, is hereby designated as the authorized representative of the City of Sheridan, to act on behalf of the Governing Body on all matters relating to this application.

PASSED, APPROVED AND ADOPTED this 8th day of Aug, 2022.

City of Sheridan

Richard Bridger, Mayor

ATTEST:

Cecilia Good, City Clerk

CITY OF SHERIDAN MUNICIPAL SEAL SHERIDAN COUNTY, WYOMING

CITY OF SHERIDAN, WYOMING

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

Utilities

MEMORANDUM

Project Name:	Discussion of Sliding Plant Investment Fees (PIF) Scale - Utilities Director Dan Roberts
From:	Dan Roberts, Utilities Director
To:	Mayor and Council
CC:	City Administrator Stuart McRae
Date:	09/11/2023

Recommendation:

Please see attachments

Attachments

Sliding Scale PIF Memo
Letter of Support
Memo attachments

CITY OF SHERIDAN, WYOMING

55 Grinnell Street, Sheridan Wyoming 82801
Ph (307)674-6483 Fax (307)674-2195

Utilities Department

MEMORANDUM

Project Name: Discussion of Sliding Scale Plant Investment Fees
From: Dan Roberts, P.E., Utilities Director
To: Mayor, City Council, and City Administrator
Date: September 11, 2023

RECOMMENDATION

Staff recommends that the Mayor and City Council adopt a Sliding Scale Plant Investment Fee structure, by Resolution, as discussed and described herein.

BACKGROUND

The City and Sheridan County commissioned a housing study entitled "Real Estate Economic Analysis of Residential Development Alternatives" conducted by Gruen Gruen + Associates dated November 2021 (Study). One of the recommendations from the Study was for the City to change plant investment fees (PIFs) from a fixed fee to a sliding scale that gives consideration to the size of a home and the lot it sits on. The general theory is that the smaller the home and lot, the smaller the demand it will have on the water system capacity; therefore, the PIF to be paid by that home for its share of system capacity should be incrementally less as well.

In the fall of 2023, the City's Utilities Department hired SCS Engineers to conduct a PIF study with the aim of developing a sliding scale PIF schedule for housing units. The analysis was completed and some "sliding scale" PIF methodologies were established. These methods (there were 4 developed) along with examples of their corresponding PIFs were presented to the City Council, for discussion, during the April 10, 2023 Study Session.

Staff was asked to put together some real world examples of how the four (4) various sliding scale PIF structures developed would be applied and what the results would look like.

Staff has proceeded in refining the sliding scale PIF methods and applied them to actual housing examples from four categories: Small, Medium, Large, and Multi-Family. PIFs were calculated for an actual housing example, from each category, using each of the four (4) methodologies described below. The comparison of PIFs for each example are attached.

1. **EDU (Our Current Structure - based on meter size)**
    - All residential dwelling units charged a fixed fee per equivalent dwelling unit (EDU) for water and sewer, based on meter size. Our current schedule does scale upward based on meter size, but not downward as a ¾" meter is the minimum meter size and has sufficient capacity for most residences and its associated lot.

2. **EDU/EIU (based on meter size and scaled on irrigable area and average irrigation demand)**
    - For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
    - For exterior water usage - All residential dwelling units charged a fixed fee per equivalent irrigation unit (EIU) for water, based on irrigable area and irrigation demand relative to the average residential home.

3. **EAU (scale based on home square footage and irrigable area)**
    - For interior water and sewer usage - All residential dwelling units charged a fee per equivalent area unit (EAU) for water ($267/EAU) and sewer ($173/EAU), for each 250 square foot increment (250 sf = 1 EAU) of proposed developed square footage.
    - For exterior water usage - All residential dwelling units charged a fee of $81 per EAU for water, based on irrigable lot area.
      **EAU is equal to 250 square feet.*

4. **EDU/EAU (based on meter size and scaled on irrigable area and irrigation demand)**
    - For interior water and sewer usage - All residential dwelling units charged a fixed fee per EDU for water and sewer, based on meter size.
    - For exterior water usage - All residential dwelling units charged a fee per EAU for water, based on irrigable area and irrigation demand.
      **EAU is equal to 250 square feet.*

DISCUSSION

The EAU method scales PIF's based on increments of dwelling unit square footage and the associated lot's irrigable square footage. In consideration of these two factors we are able to come up with a PIF structure that scales the PIF in a way that more specifically defines a home's system impact which lessens the PIF cost the smaller the home and irrigable area gets.

As you can see with the "Large" home and irrigable lot example, the PIF under the proposed EAU structure would calculate 140% higher than the current PIF and would calculate infinitely higher the larger the home and irrigable lot area. To avoid inequitable PIF charges for large homes and large lots, it is recommended that any residence where the EAU calculated PIF amount exceeds that of the next meter size PIF, which for residences would be the 1" meter size, then the PIF charged will be limited to the 1" meter charge of $5,010 for water and $4,180 for sewer. The residence would also be provided with a 1" meter as well.

City Staff presented the scalable PIF methods and findings discussed herein, to the Big Horn Home Builders, on August 9th. The overall feedback was good, pointing to the EAU methodology being the most preferred and considered a positive step in the right direction regarding PIFs. Doug Carlton with Carlton Construction/ Carlton Homes LLC was particularly in support of the EAU PIF structure and proceeded to send a letter of support in favor of adopting it (letter attached).

The EAU methodology and associated PIF structure most completely achieves the objective of developing a "sliding scale" PIF structure and it is recommended to the City Council for consideration of adoption by resolution as directed.



PO Box 708 Big Horn, WY 82833 Contact: 307-763-3263

Dan Roberts
Sheridan City Utilities

August 21, 2023

RE: Proposed Scalable Plant Investment Fees

Dear Mr. Roberts,

My firm attended the August 9th, 2023 Big Horn Builder presentation regarding PIF. The scalable model(s) presented is nothing short of exactly what our City needs to reduce housing costs to our most vulnerable housing sector. The housing sector that I'm referring creates home ownership opportunity for first-time buyers, middle income buyers and those looking to downsize.

Without attainable housing our City will be challenged to fill much needed job positions that are so necessary to keep Sheridan safe, educated and economically stable.

As a Sheridan based land developer and builder, we fully support the scalable plant investment fee. The savings on PIF could, and certainly in many cases will, be the difference between a working family owning a home in Sheridan or not. By scaling the PIF it will reduce the cost of home ownership in the thousands of dollars for each home buyer.

Great job to you and your Team to create such a much needed PIF plan. Please let the Carlton Team know what we can do to assist to see the scalable PIF become reality.

Regards,

Doug Carlton
Carlton Construction/Carlton Homes

MEDIUM HOUSE	
Building Footprint & Livable ft²	2231
Non-Irrigated Area	1430
Irrigable Area	6479
Lot Size	10140



Dwelling Type	Water PIF - EDU/ Current	Sewer PIF - EDU/ Current	EDU/EIU PIF Water	EDU/EIU PIF Sewer	EAU PIF (sliding) Water	EAU PIF (sliding) Sewer	EDU/EAU PIF Water	EDU/EAU PIF Sewer
Single Family - Medium	$2,897.00	$2,462.00	$3,271.76	$2,462.00	$3,081.00	$2,184.00	$2,243.00	$2,462.00



SMALL HOUSE	
Building Footprint & Livable ft²	1315
Non-Irrigated Area	800
Irrigable Area	2008
Lot Size	4123

Dwelling Type	Water PIF - EDU/ Current Model	Sewer PIF - EDU/ Current Model	EDU/EIU PIF Water	EDU/EIU PIF Sewer	EAU PIF (sliding) Water	EAU PIF (sliding) Sewer	EDU/EAU PIF Water	EDU/EAU PIF Sewer
Single Family - Small	$2,897.00	$2,462.00	$1,833.14	$2,462.00	$1,308.00	$1,365.00	$1,847.00	$2,462.00

LARGE HOUSE	
Building Footprint & Livable ft²	5043
Non-Irrigated Area	7885
Irrigable Area	15996
Lot Size	27900



Dwelling Type	Water PIF - EDU/ Current Model	Sewer PIF - EDU/ Current Model	EDU/EIU PIF Water	EDU/EIU PIF Sewer	EAU PIF (sliding) Water	EAU PIF (sliding) Sewer	EDU/EAU PIF Water	EDU/EAU PIF Sewer
Single Family - Large	$2,897.00	$2,462.00	$6,334.27	$2,462.00	$7,743.00	$5,460.00	$3,827.00	$2,462.00



DUPLEX	
Building Footprint & Livable ft²	1826
Non-Irrigated Area	951
Irrigable Area	1581
Lot Size	4358

Dwelling Type	Water PIF - EDU/ Current Model	Sewer PIF - EDU/ Current Model	EDU/EIU PIF Water	EDU/EIU PIF Sewer	EAU PIF (sliding) Water	EAU PIF (sliding) Sewer	EDU/EAU PIF Water	EDU/EAU PIF Sewer
Duplex - Multi Family	$2,897.00	$2,462.00	$1,695.74	$2,462.00	$1,410.00	$1,911.00	$2,111.00	$2,462.00